

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

July 25, 2023

AGENDA

Saddle Creek Preserve of Polk County

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 18, 2023

**Board of Supervisors
Saddle Creek Preserve of Polk County
Community Development District**

Dear Board Members:

The next meeting of the Board of Supervisors of the **Saddle Creek Preserve of Polk County Community Development District** will be held **Tuesday, July 25, 2023 at 1:00 PM** at **The Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

Zoom Link: <https://us06web.zoom.us/j/85458044464>

Call-In Information: 1-646-876-9923

Meeting ID: 854 5804 4464

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting (Kelly Evans)
4. Approval of Minutes of the April 25, 2023 Board of Supervisors Meeting
5. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget
 - i. Consideration of Resolution 2023-08 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2023-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024

¹ Comments will be limited to three (3) minutes

7. Consideration of Resolution 2023-11 Appointing an Assistant Treasurer
8. Acceptance of Fiscal Year 2022 Audit Report
9. Staff Reports
 - A. Attorney
 - i. Memo Regarding Ethics Training for Elected Officials
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals from ConstaFlow, Inc.
 - a) Contract for Maintenance Services
 - b) Lift Station Pump Inspections
 - c) Install Monitoring System
 - ii. Consideration of Proposals from Barney's Pumps, Inc.
 - a) Contract for Maintenance Services
 - b) Install Monitoring System
 - iii. Consideration of Proposal for Pest Control Services
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Registered Voters—143
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

MINUTES

**MINUTES OF MEETING
SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **April 25, 2023** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Scott Shapiro	Chairman
Mike Seney	Vice Chairman
Ben Pridgeon	Assistant Secretary
Lori Campagna	Assistant Secretary
Sean Finotti	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Grace Kobitter	District Counsel, KVV Law
Clayton Smith	Field Manager, GMS
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the April 25, 2023 Saddle Creek Preserve of Polk County Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present or joining via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting (Kelly Evans)**

Ms. Burns swore in Lori Campagna prior to the start of the meeting and Kelly was not in attendance today so she will be sworn in at a later date.

B. Acceptance of Resignation from Benjamin Pridgeon

Ms. Burns stated a letter of resignation had been received from Benjamin Pridgeon. She asked for a motion to accept.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Acceptance of Resignation from Benjamin Pridgeon, was approved.

C. Appointment to Fill the Vacant Board Seat #5

Ms. Burns asked for a nomination to fill Board Seat #5. Ms. Campagna nominated Sean Finotti.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Appointment to Fill Vacant Board Seat #5 with Sean Finotti, was approved.
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D. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Sean Finotti. Ms. Kobitter congratulated Mr. Finotti and stated there are three main statutory requirements that apply to Mr. Finotti. She noted first is the Sunshine Law, all District business must be conducted in the sunshine so at a dully noticed public meeting where minutes are taken. She stated in between meetings, he is not to talk to fellow supervisors about any business that might foreseeably come before the Board. She noted that he can talk about unrelated District business and talk to staff, herself, District Manager or District Engineer about any District business but nothing between meetings amongst fellow supervisors. The second is Public Records Law. She noted unless a very narrow exception applies, all District business is public record and can be produced pursuant to a public records request so we recommend keeping any District business separate in a separate email, separate folder if hard copies, copying District Manager on District related emails that way if there is a request it is easy to pull and separate from any personal items. The third is Ethics Law and stated many of it is intuitive such as not taking bribes, not voting on things on which there would be a conflict of interest. She noted if there is ever a question on

whether there is a conflict, you can always reach out to District Manager or herself to help navigate that. She stated there are also some financial disclosures that will need to be filled out with District management. Ms. Burns stated she would get all of those forms to Mr. Finotti.

E. Consideration of Resolution 2023-05 Appointed Supervisor

Ms. Burns suggested that Sean Finotti be appointed as Assistant Secretary.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, Resolution 2023-05 Appointing Sean Finotti in as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 24, 2023 Board of Supervisors Meeting

Ms. Burns asked for approval of the minutes from the January 24, 2023 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Minutes of the January 24, 2023 Board of Supervisors meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 25, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns stated Resolution 2023-06 approving a proposed Fiscal Year 2024 budget and sets a public hearing for July 25th at 1:00 p.m. at this location on the adoption of the budget as well as a hearing to impose operations and maintenance assessments for Phase 2. She noted the resolution was included in the agenda package. She noted changes from the current year to next year are that estimates have been added for maintaining Phase 2 as that is coming online soon. She noted there have been increases in landscape maintenance, street lights, contingency with a little

more land to maintain. She noted previously Phase 2 had an unplatted ERU rate so they were assessed for just admin during the current year and now that it is platted, it will have the full platted rate. She stated that gives a little capacity given the shift in the ERU so even with all of the increases, an assessment increase has not been shown to the Phase 1 platted lots.

Ms. Campagna questioned the insurance, as she noted they went down but in 2024 it is at \$5,000. Ms. Burns stated it showed a 15% increase working on the actuals and the amenity is not included yet because it has not been turned over yet. She stated about \$9,000 will be shifted to account for that plus any other infrastructure in Phase 2 if there are walls and things like that, it will need to be added. She stated it will probably be closer to \$12,000 or \$13,000 and will be taken out of the capital reserve of transfer and move it up for when the final budget is done. She noted there should be actual numbers on that then as the amenity will be conveyed well before this budget is adopted. Ms. Campagna stated she has seen increases. Ms. Burns stated she had reached out on existing and was told to count on a 15% increase so that is what is being used in the budget. Ms. Burns suggested adopting this for notice purposes that way Phase 2 mailed notice can be sent at the same rate for Phase 1. Ms. Burns stated this likely could be lowered a little bit but is hesitant to do that before everything is at build out.

Ms. Burns stated Clayton has some quotes and noted \$37,000 had been added for lift station maintenance that was not in the budget. She noted that some of the capital reserves could be allocated throughout the budget once they get to the final budget. Ms. Burns noted that the residents will not receive a mailed notice as an increase is not contemplated to their assessment. Ms. Campagna asked if anything needed to be done for the pool lift. Ms. Burns stated that will come out of the current year budget. She noted for the current year, there was \$15,000 for security services so instead of hiring any limited security on the weekends, we are going to pay for the pool lift out of that. Ms. Burns stated that the hearing date listed here is July 25th and they need at least three Board members there.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Resolution 2023-06 Approving a Proposed Budget for FY2024 and Setting the Public Hearing on Budget and Imposing O&M Assessments for Phase 2 for July 25, 2023, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-07 Authorizing Bank Account Signatories

Ms. Burns noted this appoints offices instead of specific people as bank account signatories that way if those officers change, we can give this resolution to the bank along with the officer resolution and is really just administrative.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Resolution 2023-07 Authorizing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing additional to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Consideration of Quote for Grinder Pump Upgrades

Mr. Smith noted that he would review the reports first and then a few quotes for the amenity center that should be discussed. The reports ran since the last meeting, the wildlife connect has been installed on site in eight locations and they went where previously proposed. He noted the amenity security system is up and running according to the vendor and the amenity access staff is coordinating with the vendor to learn how to use it. He noted the street signs comes into a large discussion about the road. He stated they are going to straighten some of the street signs but not in too much of a hurry because there is still a lot of construction going on.

Mr. Smith stated they are continuing to pick up pond debris and also see lawn people picking up pond debris. He stated landscape overall is looking good. He stated a lot of it is starting to plush back out now and get flowers as it's moving into spring. He noted there is a new resod area that is pretty brown and stated he is just waiting to see if that will establish and pickup. He noted with aquatic maintenance, the ponds are looking much clearer right now even though they are low in some areas but looking clear.

Mr. Smith stated as far he knows now is that lift station two is the only one that is fully up and running at this moment. He said that is the one in the back a Yellow Trail. The other one up in Phase 2 is approved but is going through clearance. He stated this is the one on Yellow Trail

and there is one on the bottom on the South end and the one in the new phase. He noted it is his understanding that this is the only one up and running and what happens is that it is getting clogged about every 10 days. He noted about every 10 days a resident there throws maybe 10-15 baby wipes down the drain and that is what clogged it up and it will be a clump of baby wipes that clogs it up. He stated additionally what that does is it causes the whole thing to fill up and then the back truck has to be called and have to call the maintenance company to come pull the pumps to clear it out then it goes back down and then 10 days later it repeats. He noted he got a quote to basically put in a new grinder pump instead that will actually grind some of the smaller matter down. Ms. Campagna asked for a copy of the monthly maintenance to be sent to her so she can compare. Ms. Burns stated the maintenance will be tabled until some other venues are explored.

ii. Consideration of Quote for Monitoring Systems

Mr. Smith stated another thing is an email about remote monitoring, to install a remote monitoring system is \$500 per lift station and then \$180 per year for the cellular service which is a necessity. Instead of just blaring an alarm, the community will send us an email stating lift station one or lift station two has high water alarm and then I will know as soon as it is initiated. Mr. Smith noted to install the modules parameter and then the \$180 per year to be online. Ms. Burns asked if they will be doing just the one now or put them on all three. Mr. Smith stated yes do them altogether.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Quote for the Monitoring Systems, was approved.

Mr. Smith stated the last item under separate cover is all the different various quotes of maintaining the amenity center. He noted two quotes for janitorial services which starts at three times a week for two trash cans since any under the overhang close to the amenity are included that is two on the pool deck and one dog station that is factoring in the dog station that is upcoming in the dog park, with all of those things included, the same scope at Clean Star Service is \$7,500. He noted this is a really good company that is used at a lot of the amenity places. He noted they are also amenable if we ever want to add any trash cans or do anything like that, they just add to the contract where they have per unit price for all of those different things. Ms. Burns asked for a motion to approve CSS.

On MOTION by Mr. Shapiro, seconded by Mr. Finotti, with all in favor, the CSS Quote for Janitorial Services, was approved.

Mr. Smith stated for pool maintenance he could have gotten a bunch of pool vendors that he does not know or work with in the area but this pool vendor that we do work with in the area and have had to have them replace other pool vendors that I have worked within the area at a couple of sites now. Ms. Burns state they do everything in Polk County. Mr. Smith recommended Resort Pools, stated their service is good. He noted they install the lift and have a great rapport with the health inspector.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Quote from Resort Pools, was approved.

Mr. Smith stated last is landscaping services. He recommended for the amenity to include the extra services. There are a lot of palms there and the amenity should be mulched more regularly than perhaps some of the other areas. He noted out front there is a long strip of plants that really doesn't need to be mulched often because of pine trees and other things there. He noted to just much as needed. He noted the amenity center would need the consistent twice a year mulching just to keep it looking nice and trimming of the palms. It was asked if Prince is doing the whole area and if this was in addition to their contract. Ms. Campagna stated they are really only mowing in the dog park area and there is not a whole lot of other mowing in there. Mr. Smith stated they detail all of the beds, detail around the parking lot, and plant beds get cleaned up. Mr. Smith stated that this is all included and current year. Ms. Burns stated it is under \$1,000 a month just for the initial scope and then the extra services. Ms. Burns stated as far as amenity opening, application for the permit has been submitted and that is really all we are waiting on. Ms. Campagna asked how the permit was submitted and how was it approved. She asked if they have to wait for the lift station to go in. Ms. Burns stated your risking an ADA complaint violation which on a first offense can be up to \$75,000. Ms. Campagna asked where they are on that. Mr. Smith stated about a month out hopefully on that but really depended on the permit approval. He noted as soon as it is approved, they can get out in a week and install it and it only takes a couple days to do it. He noted once the county approves it, it is good to go. He noted they had to get the engineering drawings

and get everything done and it has been with the county now for a couple of weeks. Ms. Burns noted hopefully if they can get the permit in the next couple of weeks, that will line up.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the Contract Addendum from Prince & Sons, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for approval that is included in the agenda package for review. She asked for any questions. She noted the total is \$38,857.42.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials were in the package for review. These are through the end of March. There was no action needed.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2023-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“Board”) of the Saddle Creek Preserve of Polk County Community Development District (“District”) a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“Fiscal Year 2023/2024”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET.

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Saddle Creek Preserve of Polk County Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS.

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS.

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of July 2023.

ATTEST:

**SADDLE CREEK PRESERVE OF
POLK COUNTY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Saddle Creek Preserve of Polk County
Community Development District

Proposed Budget
FY 2024



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14	Capital Reserve Fund

Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments - On Roll	\$318,629	\$319,614	\$0	\$319,614	\$604,543
Assessments - Direct	\$89,772	\$67,328	\$22,444	\$89,772	\$0

Total Revenues	\$ 408,401	\$ 386,942	\$ 22,444	\$ 409,386	\$ 604,543
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Expenditures

Administrative

Supervisor Fees	\$7,200	\$2,400	\$2,400	\$4,800	\$7,200
Engineer Fees	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Attorney Fees	\$25,000	\$3,606	\$3,000	\$6,606	\$25,000
Annual Audit	\$6,000	\$0	\$7,000	\$7,000	\$7,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Dissemination	\$7,500	\$5,000	\$2,500	\$7,500	\$7,500
Arbitrage	\$900	\$0	\$900	\$900	\$900
Trustee Fees	\$8,082	\$6,398	\$1,684	\$8,082	\$8,082
Management Fees	\$37,853	\$25,235	\$12,618	\$37,853	\$40,124
Information Technology	\$1,800	\$1,200	\$600	\$1,800	\$1,800
Website Maintenance	\$1,200	\$800	\$400	\$1,200	\$1,200
Postage & Delivery	\$500	\$180	\$150	\$330	\$500
Insurance	\$5,822	\$5,563	\$0	\$5,563	\$6,397
Copies	\$500	\$0	\$20	\$20	\$500
Legal Advertising	\$3,300	\$1,820	\$1,480	\$3,300	\$3,500
Other Current Charges	\$2,000	\$317	\$188	\$505	\$1,000
Office Supplies	\$400	\$12	\$10	\$22	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$ 128,232	\$ 57,706	\$ 37,950	\$ 95,656	\$ 131,778
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Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$10,000	\$4,987	\$0	\$4,987	\$5,000
Field Management	\$15,750	\$5,250	\$2,625	\$7,875	\$16,695
Landscape Maintenance	\$75,000	\$37,064	\$18,532	\$55,596	\$90,000
Landscape Replacement	\$8,500	\$0	\$2,833	\$2,833	\$25,000
Mitigation Monitoring	\$25,000	\$0	\$8,333	\$8,333	\$25,000
Lake Maintenance	\$13,200	\$8,800	\$4,400	\$13,200	\$13,200
Streetlights	\$25,000	\$13,806	\$10,500	\$24,306	\$45,000
Electric	\$5,000	\$2,135	\$1,200	\$3,335	\$5,000
Water & Sewer	\$3,000	\$168	\$240	\$408	\$1,000
Sidewalk & Asphalt Maintenance	\$2,500	\$0	\$833	\$833	\$2,500
Irrigation Repairs	\$5,000	\$1,393	\$1,667	\$3,060	\$7,500
Lift Station Maintenance	\$0	\$0	\$0	\$0	\$35,000
General Repairs & Maintenance	\$7,500	\$7,204	\$3,000	\$10,204	\$10,000
Contingency	\$5,000	\$4,095	\$1,500	\$7,500	\$10,000
Subtotal Field Expenses	\$ 200,450	\$ 84,903	\$ 55,664	\$ 142,472	\$ 290,895
Amenity Expenditures					
Amenity - Electric	\$14,400	\$0	\$4,800	\$4,800	\$14,400
Amenity - Water	\$5,000	\$0	\$1,667	\$1,667	\$5,000
Internet	\$3,000	\$261	\$328	\$589	\$1,082
Pest Control	\$720	\$0	\$240	\$240	\$1,280
Janitorial Service	\$5,400	\$0	\$1,800	\$1,800	\$10,200
Security Services	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Pool Maintenance	\$16,200	\$1,350	\$17,900	\$19,250	\$19,200
Amenity Repairs & Maintenance	\$10,000	\$0	\$3,333	\$3,333	\$10,000
Contingency	\$5,000	\$0	\$1,667	\$1,667	\$10,000
Subtotal Amenity Expenditures	\$ 74,720	\$ 1,611	\$ 36,735	\$ 38,346	\$ 86,162
Total Operations & Maintenance	\$ 275,170	\$ 86,514	\$ 92,398	\$ 180,817	\$ 377,057
<i>Other Expenditures</i>					
Capital Reserves	\$5,000	\$0	\$5,000	\$5,000	\$95,708
Total Other Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 95,708
Total Expenditures	\$ 408,402	\$ 144,220	\$ 135,348	\$ 281,473	\$ 604,543
Excess Revenues/(Expenditures)	\$ (0)	\$ 242,723	\$ (112,905)	\$ 127,913	\$ (0)

Net Assessments	\$604,543
Add: Discounts & Collections 7%	\$45,503
Gross Assessments	\$650,046

	Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	Platted	224.00	224	1.00	\$318,630	\$1,422.45	\$1,529.52
Phase 2	Platted	201.00	201	1.00	\$285,913	\$1,422.45	\$1,529.52
		425.00	425		\$604,543		

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Todd Amaden, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski I Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau and Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 and Series 2022 bonds. Governmental Management Services-Central Florida, LLC, provides these services.

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022 bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

The District incurs charges for mailing overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Mitigation Monitoring

To provide scheduled monitoring of mitigation areas located throughout the District.

Lake Maintenance

The District has contracted with Sitex Aquatics for the care and maintenance of its ponds which includes shoreline grass, brush, and vegetation control.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lift Station Maintenance

Represents the cost of maintaining and repairing the lift station. This includes cost of grinder pumps and remote monitoring of the system.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Internet

Represents internet service for use at the Amenity Facilities. Services are provided by Spectrum.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
Debt Service Fund
Series 2020

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 313,500	\$ 314,598	\$ -	\$ 314,598	\$ 313,500
Interest Income	\$ -	\$ 8,282	\$ 2,761	\$ 11,042	\$ -
Carry Forward Surplus	\$ 107,565	\$ 108,231	\$ -	\$ 108,231	\$ 119,221
Total Revenues	\$ 421,065	\$ 431,111	\$ 2,761	\$ 433,871	\$ 432,721
Expenses					
Interest- 12/15	\$ 99,825	\$ 99,825	\$ -	\$ 99,825	\$ 98,388
Principal - 6/15	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 115,000
Interest - 6/15	\$ 99,825	\$ -	\$ 99,825	\$ 99,825	\$ 98,388
Total Expenditures	\$ 314,650	\$ 99,825	\$ 214,825	\$ 314,650	\$ 311,775
Excess Revenues/(Expenditures)	\$ 106,415	\$ 331,286	\$ (212,064)	\$ 119,221	\$ 120,946

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 12/15/24	<u>\$96,950</u>
Total	<u><u>\$96,950</u></u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	89	\$111,161	\$1,250	\$1,344
Single Family - 50'	135	\$202,339	\$1,500	\$1,612
	224	\$313,500		

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
12/15/23	\$	5,170,000.00	\$	-	\$	98,387.50	\$ 313,212.50
06/15/24	\$	5,170,000.00	\$	115,000.00	\$	98,387.50	\$ -
12/15/24	\$	5,055,000.00	\$	-	\$	96,950.00	\$ 310,337.50
06/15/25	\$	5,055,000.00	\$	120,000.00	\$	96,950.00	\$ -
12/15/25	\$	4,935,000.00	\$	-	\$	95,450.00	\$ 312,400.00
06/15/26	\$	4,935,000.00	\$	120,000.00	\$	95,450.00	\$ -
12/15/26	\$	4,815,000.00	\$	-	\$	93,650.00	\$ 309,100.00
06/15/27	\$	4,815,000.00	\$	125,000.00	\$	93,650.00	\$ -
12/15/27	\$	4,690,000.00	\$	-	\$	91,775.00	\$ 310,425.00
06/15/28	\$	4,690,000.00	\$	130,000.00	\$	91,775.00	\$ -
12/15/28	\$	4,560,000.00	\$	-	\$	89,825.00	\$ 311,600.00
06/15/29	\$	4,560,000.00	\$	135,000.00	\$	89,825.00	\$ -
12/15/29	\$	4,425,000.00	\$	-	\$	87,800.00	\$ 312,625.00
06/15/30	\$	4,425,000.00	\$	140,000.00	\$	87,800.00	\$ -
12/15/30	\$	4,285,000.00	\$	-	\$	85,700.00	\$ 313,500.00
06/15/31	\$	4,285,000.00	\$	145,000.00	\$	85,700.00	\$ -
12/15/31	\$	4,140,000.00	\$	-	\$	82,800.00	\$ 313,500.00
06/15/32	\$	4,140,000.00	\$	150,000.00	\$	82,800.00	\$ -
12/15/32	\$	3,990,000.00	\$	-	\$	79,800.00	\$ 312,600.00
06/15/33	\$	3,990,000.00	\$	155,000.00	\$	79,800.00	\$ -
12/15/33	\$	3,835,000.00	\$	-	\$	76,700.00	\$ 311,500.00
06/15/34	\$	3,835,000.00	\$	160,000.00	\$	76,700.00	\$ -
12/15/34	\$	3,675,000.00	\$	-	\$	73,500.00	\$ 310,200.00
06/15/35	\$	3,675,000.00	\$	165,000.00	\$	73,500.00	\$ -
12/15/35	\$	3,510,000.00	\$	-	\$	70,200.00	\$ 308,700.00
06/15/36	\$	3,510,000.00	\$	175,000.00	\$	70,200.00	\$ -
12/15/36	\$	3,335,000.00	\$	-	\$	66,700.00	\$ 311,900.00
06/15/37	\$	3,335,000.00	\$	180,000.00	\$	66,700.00	\$ -
12/15/37	\$	3,155,000.00	\$	-	\$	63,100.00	\$ 309,800.00
06/15/38	\$	3,155,000.00	\$	190,000.00	\$	63,100.00	\$ -
12/15/38	\$	2,965,000.00	\$	-	\$	59,300.00	\$ 312,400.00
06/15/39	\$	2,965,000.00	\$	195,000.00	\$	59,300.00	\$ -
12/15/39	\$	2,770,000.00	\$	-	\$	55,400.00	\$ 309,700.00
06/15/40	\$	2,770,000.00	\$	205,000.00	\$	55,400.00	\$ -
12/15/40	\$	2,565,000.00	\$	-	\$	51,300.00	\$ 311,700.00
06/15/41	\$	2,565,000.00	\$	215,000.00	\$	51,300.00	\$ -
12/15/41	\$	2,350,000.00	\$	-	\$	47,000.00	\$ 313,300.00
06/15/42	\$	2,350,000.00	\$	220,000.00	\$	47,000.00	\$ -
12/15/42	\$	2,130,000.00	\$	-	\$	42,600.00	\$ 309,600.00
06/15/43	\$	2,130,000.00	\$	230,000.00	\$	42,600.00	\$ -
12/15/43	\$	1,900,000.00	\$	-	\$	38,000.00	\$ 310,600.00
06/15/44	\$	1,900,000.00	\$	240,000.00	\$	38,000.00	\$ -

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
12/15/44	\$	1,660,000.00	\$	-	\$	33,200.00	\$	311,200.00
06/15/45	\$	1,660,000.00	\$	250,000.00	\$	33,200.00	\$	-
12/15/45	\$	1,410,000.00	\$	-	\$	28,200.00	\$	311,400.00
06/15/46	\$	1,410,000.00	\$	260,000.00	\$	28,200.00	\$	-
12/15/46	\$	1,150,000.00	\$	-	\$	23,000.00	\$	311,200.00
06/15/47	\$	1,150,000.00	\$	270,000.00	\$	23,000.00	\$	-
12/15/47	\$	880,000.00	\$	-	\$	17,600.00	\$	310,600.00
06/15/48	\$	880,000.00	\$	280,000.00	\$	17,600.00	\$	-
12/15/48	\$	600,000.00	\$	-	\$	12,000.00	\$	309,600.00
06/12/49	\$	600,000.00	\$	295,000.00	\$	12,000.00	\$	-
12/15/49	\$	305,000.00	\$	-	\$	6,100.00	\$	313,100.00
06/15/50	\$	305,000.00	\$	305,000.00	\$	6,100.00	\$	311,100.00
			\$	5,170,000.00	\$	3,332,075.00	\$	8,716,900.00

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$ 287,653	\$ 88,808	\$ 198,846	\$ 287,653	\$ 287,653
Interest Income	\$ -	\$ 5,069	\$ 1,690	\$ 6,759	\$ -
Carry Forward Surplus	\$ 220,705	\$ 221,386	\$ -	\$ 221,386	\$ 206,476

Total Revenues	\$ 508,358	\$ 315,262	\$ 200,535	\$ 515,798	\$ 494,129
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Expenses

Interest- 12/15	\$ 90,514	\$ 90,514	\$ -	\$ 90,514	\$ 88,808
Principal - 12/15	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 110,000
Interest - 6/15	\$ 88,808	\$ -	\$ 88,808	\$ 88,808	\$ 87,364

Total Expenditures	\$ 309,321	\$ 220,514	\$ 88,808	\$ 309,321	\$ 286,171
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Excess Revenues/(Expenditures)	\$ 199,036	\$ 94,749	\$ 111,728	\$ 206,476	\$ 207,958
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*Carry forward less amount in Reserve funds.

<u>Series 2022</u>	
Principal - 12/15/24	\$110,000
Interest - 12/15/24	\$87,364
Total	\$197,364

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	55	\$ 68,727	\$1,250	\$1,344
Single Family - 50'	146	\$ 218,926	\$1,500	\$1,612
	201	\$ 287,653		

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/23	\$ 5,025,000.00	\$ 110,000.00	\$ 88,807.50	\$ -
06/15/24	\$ 4,915,000.00	\$ -	\$ 87,363.75	\$ 286,171.25
12/15/24	\$ 4,915,000.00	\$ 110,000.00	\$ 87,363.75	\$ -
06/15/25	\$ 4,805,000.00	\$ -	\$ 85,920.00	\$ 283,283.75
12/15/25	\$ 4,805,000.00	\$ 115,000.00	\$ 85,920.00	\$ -
06/15/26	\$ 4,690,000.00	\$ -	\$ 84,410.63	\$ 285,330.63
12/15/26	\$ 4,690,000.00	\$ 115,000.00	\$ 84,410.63	\$ -
06/15/27	\$ 4,455,000.00	\$ -	\$ 82,901.25	\$ 282,311.88
12/15/27	\$ 4,455,000.00	\$ 120,000.00	\$ 82,901.25	\$ -
06/15/28	\$ 4,455,000.00	\$ -	\$ 81,326.25	\$ 284,227.50
12/15/28	\$ 4,455,000.00	\$ 125,000.00	\$ 81,326.25	\$ -
06/15/29	\$ 4,330,000.00	\$ -	\$ 79,388.75	\$ 285,715.00
12/15/29	\$ 4,330,000.00	\$ 125,000.00	\$ 79,388.75	\$ -
06/15/30	\$ 4,205,000.00	\$ -	\$ 77,451.25	\$ 281,840.00
12/15/30	\$ 4,205,000.00	\$ 130,000.00	\$ 77,451.25	\$ -
06/15/31	\$ 4,075,000.00	\$ -	\$ 75,436.25	\$ 282,887.50
12/15/31	\$ 4,075,000.00	\$ 135,000.00	\$ 75,436.25	\$ -
06/15/32	\$ 3,800,000.00	\$ -	\$ 73,343.75	\$ 283,780.00
12/15/32	\$ 3,800,000.00	\$ 140,000.00	\$ 73,343.75	\$ -
06/15/33	\$ 3,800,000.00	\$ -	\$ 71,173.75	\$ 284,517.50
12/15/33	\$ 3,800,000.00	\$ 145,000.00	\$ 71,173.75	\$ -
06/15/34	\$ 3,655,000.00	\$ -	\$ 68,745.00	\$ 284,918.75
12/15/34	\$ 3,800,000.00	\$ 150,000.00	\$ 68,745.00	\$ -
06/15/35	\$ 3,800,000.00	\$ -	\$ 66,232.50	\$ 284,977.50
12/15/35	\$ 3,655,000.00	\$ 155,000.00	\$ 66,232.50	\$ -
06/15/36	\$ 3,655,000.00	\$ -	\$ 63,636.25	\$ 284,868.75
12/15/36	\$ 3,505,000.00	\$ 160,000.00	\$ 63,636.25	\$ -
06/15/37	\$ 3,505,000.00	\$ -	\$ 60,956.25	\$ 284,592.50
12/15/37	\$ 3,350,000.00	\$ 165,000.00	\$ 60,956.25	\$ -
06/15/38	\$ 3,350,000.00	\$ -	\$ 58,192.50	\$ 284,148.75
12/15/38	\$ 3,190,000.00	\$ 170,000.00	\$ 58,192.50	\$ -
06/15/39	\$ 3,190,000.00	\$ -	\$ 55,345.00	\$ 283,537.50
12/15/39	\$ 3,025,000.00	\$ 175,000.00	\$ 55,345.00	\$ -
06/15/40	\$ 3,025,000.00	\$ -	\$ 52,413.75	\$ 282,758.75
12/15/40	\$ 2,855,000.00	\$ 180,000.00	\$ 52,413.75	\$ -
06/15/41	\$ 2,855,000.00	\$ -	\$ 49,398.75	\$ 281,812.50
12/15/41	\$ 2,680,000.00	\$ 185,000.00	\$ 49,398.75	\$ -
06/15/42	\$ 2,315,000.00	\$ -	\$ 46,300.00	\$ 280,698.75
12/15/42	\$ 2,315,000.00	\$ 190,000.00	\$ 46,300.00	\$ -
06/15/43	\$ 2,125,000.00	\$ -	\$ 42,500.00	\$ 278,800.00
12/15/43	\$ 2,125,000.00	\$ 200,000.00	\$ 42,500.00	\$ -
06/15/44	\$ 1,925,000.00	\$ -	\$ 38,500.00	\$ 281,000.00
12/15/44	\$ 1,925,000.00	\$ 210,000.00	\$ 38,500.00	\$ -
06/15/45	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ 282,800.00
12/15/45	\$ 1,715,000.00	\$ 215,000.00	\$ 34,300.00	\$ -
06/15/46	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ 279,300.00
12/15/46	\$ 1,500,000.00	\$ 225,000.00	\$ 30,000.00	\$ -
06/15/47	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ 280,500.00
12/15/47	\$ 1,275,000.00	\$ 235,000.00	\$ 25,500.00	\$ -
06/15/48	\$ 1,040,000.00	\$ -	\$ 20,800.00	\$ 281,300.00
12/15/48	\$ 1,040,000.00	\$ 245,000.00	\$ 20,800.00	\$ -

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$	281,700.00	
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$	-	
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$	281,700.00	
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$	-	
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$	281,300.00	
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$	280,500.00	
			\$	5,025,000.00	\$	3,176,278.75	\$	8,201,278.75	

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget Capital Reserve

Description	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
REVENUES:					
Beginning Fund Balance	\$0	\$0	\$0	\$0	\$5,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 5,000
EXPENDITURES:					
Lift Station Improvements	\$0	\$0	\$0	\$0	\$47,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 47,000
OTHER SOURCES/(USES)					
Transfer In	\$5,000	\$0	\$5,000	\$5,000	\$95,708
TOTAL OTHER SOURCES/(USES)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 95,708
EXCESS REVENUES	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 53,708

SECTION B

SECTION 1

RESOLUTION 2023-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Saddle Creek Preserve of Polk County Community Development District (“**Assessment Roll**”) attached to this

Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK
COUNTY COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of July 2023.

**ATTEST:
POLK COUNTY
DEVELOPMENT DISTRICT**

**SADDLE CREEK PRESERVE OF
COMMUNITY**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Saddle Creek Preserve of Polk County
Community Development District

Proposed Budget
FY 2024



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Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments - On Roll	\$318,629	\$319,614	\$0	\$319,614	\$604,543
Assessments - Direct	\$89,772	\$67,328	\$22,444	\$89,772	\$0

Total Revenues	\$ 408,401	\$ 386,942	\$ 22,444	\$ 409,386	\$ 604,543
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Expenditures

Administrative

Supervisor Fees	\$7,200	\$2,400	\$2,400	\$4,800	\$7,200
Engineer Fees	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Attorney Fees	\$25,000	\$3,606	\$3,000	\$6,606	\$25,000
Annual Audit	\$6,000	\$0	\$7,000	\$7,000	\$7,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Dissemination	\$7,500	\$5,000	\$2,500	\$7,500	\$7,500
Arbitrage	\$900	\$0	\$900	\$900	\$900
Trustee Fees	\$8,082	\$6,398	\$1,684	\$8,082	\$8,082
Management Fees	\$37,853	\$25,235	\$12,618	\$37,853	\$40,124
Information Technology	\$1,800	\$1,200	\$600	\$1,800	\$1,800
Website Maintenance	\$1,200	\$800	\$400	\$1,200	\$1,200
Postage & Delivery	\$500	\$180	\$150	\$330	\$500
Insurance	\$5,822	\$5,563	\$0	\$5,563	\$6,397
Copies	\$500	\$0	\$20	\$20	\$500
Legal Advertising	\$3,300	\$1,820	\$1,480	\$3,300	\$3,500
Other Current Charges	\$2,000	\$317	\$188	\$505	\$1,000
Office Supplies	\$400	\$12	\$10	\$22	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$ 128,232	\$ 57,706	\$ 37,950	\$ 95,656	\$ 131,778
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Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$10,000	\$4,987	\$0	\$4,987	\$5,000
Field Management	\$15,750	\$5,250	\$2,625	\$7,875	\$16,695
Landscape Maintenance	\$75,000	\$37,064	\$18,532	\$55,596	\$90,000
Landscape Replacement	\$8,500	\$0	\$2,833	\$2,833	\$25,000
Mitigation Monitoring	\$25,000	\$0	\$8,333	\$8,333	\$25,000
Lake Maintenance	\$13,200	\$8,800	\$4,400	\$13,200	\$13,200
Streetlights	\$25,000	\$13,806	\$10,500	\$24,306	\$45,000
Electric	\$5,000	\$2,135	\$1,200	\$3,335	\$5,000
Water & Sewer	\$3,000	\$168	\$240	\$408	\$1,000
Sidewalk & Asphalt Maintenance	\$2,500	\$0	\$833	\$833	\$2,500
Irrigation Repairs	\$5,000	\$1,393	\$1,667	\$3,060	\$7,500
Lift Station Maintenance	\$0	\$0	\$0	\$0	\$35,000
General Repairs & Maintenance	\$7,500	\$7,204	\$3,000	\$10,204	\$10,000
Contingency	\$5,000	\$4,095	\$1,500	\$7,500	\$10,000
Subtotal Field Expenses	\$ 200,450	\$ 84,903	\$ 55,664	\$ 142,472	\$ 290,895
Amenity Expenditures					
Amenity - Electric	\$14,400	\$0	\$4,800	\$4,800	\$14,400
Amenity - Water	\$5,000	\$0	\$1,667	\$1,667	\$5,000
Internet	\$3,000	\$261	\$328	\$589	\$1,082
Pest Control	\$720	\$0	\$240	\$240	\$1,280
Janitorial Service	\$5,400	\$0	\$1,800	\$1,800	\$10,200
Security Services	\$15,000	\$0	\$5,000	\$5,000	\$15,000
Pool Maintenance	\$16,200	\$1,350	\$17,900	\$19,250	\$19,200
Amenity Repairs & Maintenance	\$10,000	\$0	\$3,333	\$3,333	\$10,000
Contingency	\$5,000	\$0	\$1,667	\$1,667	\$10,000
Subtotal Amenity Expenditures	\$ 74,720	\$ 1,611	\$ 36,735	\$ 38,346	\$ 86,162
Total Operations & Maintenance	\$ 275,170	\$ 86,514	\$ 92,398	\$ 180,817	\$ 377,057
<i>Other Expenditures</i>					
Capital Reserves	\$5,000	\$0	\$5,000	\$5,000	\$95,708
Total Other Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 95,708
Total Expenditures	\$ 408,402	\$ 144,220	\$ 135,348	\$ 281,473	\$ 604,543
Excess Revenues/(Expenditures)	\$ (0)	\$ 242,723	\$ (112,905)	\$ 127,913	\$ (0)

Net Assessments	\$604,543
Add: Discounts & Collections 7%	\$45,503
Gross Assessments	\$650,046

	Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1	Platted	224.00	224	1.00	\$318,630	\$1,422.45	\$1,529.52
Phase 2	Platted	201.00	201	1.00	\$285,913	\$1,422.45	\$1,529.52
		425.00	425		\$604,543		

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Todd Amaden, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kilinski I Wyk, PLLC, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau and Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 and Series 2022 bonds. Governmental Management Services-Central Florida, LLC, provides these services.

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022 bonds.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Postage & Delivery

The District incurs charges for mailing overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Mitigation Monitoring

To provide scheduled monitoring of mitigation areas located throughout the District.

Lake Maintenance

The District has contracted with Sitex Aquatics for the care and maintenance of its ponds which includes shoreline grass, brush, and vegetation control.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Lift Station Maintenance

Represents the cost of maintaining and repairing the lift station. This includes cost of grinder pumps and remote monitoring of the system.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Internet

Represents internet service for use at the Amenity Facilities. Services are provided by Spectrum.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments	\$ 313,500	\$ 314,598	\$ -	\$ 314,598	\$ 313,500
Interest Income	\$ -	\$ 8,282	\$ 2,761	\$ 11,042	\$ -
Carry Forward Surplus	\$ 107,565	\$ 108,231	\$ -	\$ 108,231	\$ 119,221
Total Revenues	\$ 421,065	\$ 431,111	\$ 2,761	\$ 433,871	\$ 432,721
Expenses					
Interest- 12/15	\$ 99,825	\$ 99,825	\$ -	\$ 99,825	\$ 98,388
Principal - 6/15	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 115,000
Interest - 6/15	\$ 99,825	\$ -	\$ 99,825	\$ 99,825	\$ 98,388
Total Expenditures	\$ 314,650	\$ 99,825	\$ 214,825	\$ 314,650	\$ 311,775
Excess Revenues/(Expenditures)	\$ 106,415	\$ 331,286	\$ (212,064)	\$ 119,221	\$ 120,946

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 12/15/24	<u>\$96,950</u>
Total	<u><u>\$96,950</u></u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	89	\$111,161	\$1,250	\$1,344
Single Family - 50'	135	\$202,339	\$1,500	\$1,612
	224	\$313,500		

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
12/15/23	\$	5,170,000.00	\$	-	\$	98,387.50	\$ 313,212.50
06/15/24	\$	5,170,000.00	\$	115,000.00	\$	98,387.50	\$ -
12/15/24	\$	5,055,000.00	\$	-	\$	96,950.00	\$ 310,337.50
06/15/25	\$	5,055,000.00	\$	120,000.00	\$	96,950.00	\$ -
12/15/25	\$	4,935,000.00	\$	-	\$	95,450.00	\$ 312,400.00
06/15/26	\$	4,935,000.00	\$	120,000.00	\$	95,450.00	\$ -
12/15/26	\$	4,815,000.00	\$	-	\$	93,650.00	\$ 309,100.00
06/15/27	\$	4,815,000.00	\$	125,000.00	\$	93,650.00	\$ -
12/15/27	\$	4,690,000.00	\$	-	\$	91,775.00	\$ 310,425.00
06/15/28	\$	4,690,000.00	\$	130,000.00	\$	91,775.00	\$ -
12/15/28	\$	4,560,000.00	\$	-	\$	89,825.00	\$ 311,600.00
06/15/29	\$	4,560,000.00	\$	135,000.00	\$	89,825.00	\$ -
12/15/29	\$	4,425,000.00	\$	-	\$	87,800.00	\$ 312,625.00
06/15/30	\$	4,425,000.00	\$	140,000.00	\$	87,800.00	\$ -
12/15/30	\$	4,285,000.00	\$	-	\$	85,700.00	\$ 313,500.00
06/15/31	\$	4,285,000.00	\$	145,000.00	\$	85,700.00	\$ -
12/15/31	\$	4,140,000.00	\$	-	\$	82,800.00	\$ 313,500.00
06/15/32	\$	4,140,000.00	\$	150,000.00	\$	82,800.00	\$ -
12/15/32	\$	3,990,000.00	\$	-	\$	79,800.00	\$ 312,600.00
06/15/33	\$	3,990,000.00	\$	155,000.00	\$	79,800.00	\$ -
12/15/33	\$	3,835,000.00	\$	-	\$	76,700.00	\$ 311,500.00
06/15/34	\$	3,835,000.00	\$	160,000.00	\$	76,700.00	\$ -
12/15/34	\$	3,675,000.00	\$	-	\$	73,500.00	\$ 310,200.00
06/15/35	\$	3,675,000.00	\$	165,000.00	\$	73,500.00	\$ -
12/15/35	\$	3,510,000.00	\$	-	\$	70,200.00	\$ 308,700.00
06/15/36	\$	3,510,000.00	\$	175,000.00	\$	70,200.00	\$ -
12/15/36	\$	3,335,000.00	\$	-	\$	66,700.00	\$ 311,900.00
06/15/37	\$	3,335,000.00	\$	180,000.00	\$	66,700.00	\$ -
12/15/37	\$	3,155,000.00	\$	-	\$	63,100.00	\$ 309,800.00
06/15/38	\$	3,155,000.00	\$	190,000.00	\$	63,100.00	\$ -
12/15/38	\$	2,965,000.00	\$	-	\$	59,300.00	\$ 312,400.00
06/15/39	\$	2,965,000.00	\$	195,000.00	\$	59,300.00	\$ -
12/15/39	\$	2,770,000.00	\$	-	\$	55,400.00	\$ 309,700.00
06/15/40	\$	2,770,000.00	\$	205,000.00	\$	55,400.00	\$ -
12/15/40	\$	2,565,000.00	\$	-	\$	51,300.00	\$ 311,700.00
06/15/41	\$	2,565,000.00	\$	215,000.00	\$	51,300.00	\$ -
12/15/41	\$	2,350,000.00	\$	-	\$	47,000.00	\$ 313,300.00
06/15/42	\$	2,350,000.00	\$	220,000.00	\$	47,000.00	\$ -
12/15/42	\$	2,130,000.00	\$	-	\$	42,600.00	\$ 309,600.00
06/15/43	\$	2,130,000.00	\$	230,000.00	\$	42,600.00	\$ -
12/15/43	\$	1,900,000.00	\$	-	\$	38,000.00	\$ 310,600.00
06/15/44	\$	1,900,000.00	\$	240,000.00	\$	38,000.00	\$ -

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL
12/15/44	\$	1,660,000.00	\$	-	\$	33,200.00	\$	311,200.00
06/15/45	\$	1,660,000.00	\$	250,000.00	\$	33,200.00	\$	-
12/15/45	\$	1,410,000.00	\$	-	\$	28,200.00	\$	311,400.00
06/15/46	\$	1,410,000.00	\$	260,000.00	\$	28,200.00	\$	-
12/15/46	\$	1,150,000.00	\$	-	\$	23,000.00	\$	311,200.00
06/15/47	\$	1,150,000.00	\$	270,000.00	\$	23,000.00	\$	-
12/15/47	\$	880,000.00	\$	-	\$	17,600.00	\$	310,600.00
06/15/48	\$	880,000.00	\$	280,000.00	\$	17,600.00	\$	-
12/15/48	\$	600,000.00	\$	-	\$	12,000.00	\$	309,600.00
06/12/49	\$	600,000.00	\$	295,000.00	\$	12,000.00	\$	-
12/15/49	\$	305,000.00	\$	-	\$	6,100.00	\$	313,100.00
06/15/50	\$	305,000.00	\$	305,000.00	\$	6,100.00	\$	311,100.00
			\$	5,170,000.00	\$	3,332,075.00	\$	8,716,900.00

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$ 287,653	\$ 88,808	\$ 198,846	\$ 287,653	\$ 287,653
Interest Income	\$ -	\$ 5,069	\$ 1,690	\$ 6,759	\$ -
Carry Forward Surplus	\$ 220,705	\$ 221,386	\$ -	\$ 221,386	\$ 206,476

Total Revenues	\$ 508,358	\$ 315,262	\$ 200,535	\$ 515,798	\$ 494,129
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Expenses

Interest- 12/15	\$ 90,514	\$ 90,514	\$ -	\$ 90,514	\$ 88,808
Principal - 12/15	\$ 130,000	\$ 130,000	\$ -	\$ 130,000	\$ 110,000
Interest - 6/15	\$ 88,808	\$ -	\$ 88,808	\$ 88,808	\$ 87,364

Total Expenditures	\$ 309,321	\$ 220,514	\$ 88,808	\$ 309,321	\$ 286,171
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Excess Revenues/(Expenditures)	\$ 199,036	\$ 94,749	\$ 111,728	\$ 206,476	\$ 207,958
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*Carry forward less amount in Reserve funds.

<u>Series 2022</u>	
Principal - 12/15/24	\$110,000
Interest - 12/15/24	\$87,364
Total	<u>\$197,364</u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	55	\$ 68,727	\$1,250	\$1,344
Single Family - 50'	146	\$ 218,926	\$1,500	\$1,612
	201	\$ 287,653		

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/23	\$ 5,025,000.00	\$ 110,000.00	\$ 88,807.50	\$ -
06/15/24	\$ 4,915,000.00	\$ -	\$ 87,363.75	\$ 286,171.25
12/15/24	\$ 4,915,000.00	\$ 110,000.00	\$ 87,363.75	\$ -
06/15/25	\$ 4,805,000.00	\$ -	\$ 85,920.00	\$ 283,283.75
12/15/25	\$ 4,805,000.00	\$ 115,000.00	\$ 85,920.00	\$ -
06/15/26	\$ 4,690,000.00	\$ -	\$ 84,410.63	\$ 285,330.63
12/15/26	\$ 4,690,000.00	\$ 115,000.00	\$ 84,410.63	\$ -
06/15/27	\$ 4,455,000.00	\$ -	\$ 82,901.25	\$ 282,311.88
12/15/27	\$ 4,455,000.00	\$ 120,000.00	\$ 82,901.25	\$ -
06/15/28	\$ 4,455,000.00	\$ -	\$ 81,326.25	\$ 284,227.50
12/15/28	\$ 4,455,000.00	\$ 125,000.00	\$ 81,326.25	\$ -
06/15/29	\$ 4,330,000.00	\$ -	\$ 79,388.75	\$ 285,715.00
12/15/29	\$ 4,330,000.00	\$ 125,000.00	\$ 79,388.75	\$ -
06/15/30	\$ 4,205,000.00	\$ -	\$ 77,451.25	\$ 281,840.00
12/15/30	\$ 4,205,000.00	\$ 130,000.00	\$ 77,451.25	\$ -
06/15/31	\$ 4,075,000.00	\$ -	\$ 75,436.25	\$ 282,887.50
12/15/31	\$ 4,075,000.00	\$ 135,000.00	\$ 75,436.25	\$ -
06/15/32	\$ 3,800,000.00	\$ -	\$ 73,343.75	\$ 283,780.00
12/15/32	\$ 3,800,000.00	\$ 140,000.00	\$ 73,343.75	\$ -
06/15/33	\$ 3,800,000.00	\$ -	\$ 71,173.75	\$ 284,517.50
12/15/33	\$ 3,800,000.00	\$ 145,000.00	\$ 71,173.75	\$ -
06/15/34	\$ 3,655,000.00	\$ -	\$ 68,745.00	\$ 284,918.75
12/15/34	\$ 3,800,000.00	\$ 150,000.00	\$ 68,745.00	\$ -
06/15/35	\$ 3,800,000.00	\$ -	\$ 66,232.50	\$ 284,977.50
12/15/35	\$ 3,655,000.00	\$ 155,000.00	\$ 66,232.50	\$ -
06/15/36	\$ 3,655,000.00	\$ -	\$ 63,636.25	\$ 284,868.75
12/15/36	\$ 3,505,000.00	\$ 160,000.00	\$ 63,636.25	\$ -
06/15/37	\$ 3,505,000.00	\$ -	\$ 60,956.25	\$ 284,592.50
12/15/37	\$ 3,350,000.00	\$ 165,000.00	\$ 60,956.25	\$ -
06/15/38	\$ 3,350,000.00	\$ -	\$ 58,192.50	\$ 284,148.75
12/15/38	\$ 3,190,000.00	\$ 170,000.00	\$ 58,192.50	\$ -
06/15/39	\$ 3,190,000.00	\$ -	\$ 55,345.00	\$ 283,537.50
12/15/39	\$ 3,025,000.00	\$ 175,000.00	\$ 55,345.00	\$ -
06/15/40	\$ 3,025,000.00	\$ -	\$ 52,413.75	\$ 282,758.75
12/15/40	\$ 2,855,000.00	\$ 180,000.00	\$ 52,413.75	\$ -
06/15/41	\$ 2,855,000.00	\$ -	\$ 49,398.75	\$ 281,812.50
12/15/41	\$ 2,680,000.00	\$ 185,000.00	\$ 49,398.75	\$ -
06/15/42	\$ 2,315,000.00	\$ -	\$ 46,300.00	\$ 280,698.75
12/15/42	\$ 2,315,000.00	\$ 190,000.00	\$ 46,300.00	\$ -
06/15/43	\$ 2,125,000.00	\$ -	\$ 42,500.00	\$ 278,800.00
12/15/43	\$ 2,125,000.00	\$ 200,000.00	\$ 42,500.00	\$ -
06/15/44	\$ 1,925,000.00	\$ -	\$ 38,500.00	\$ 281,000.00
12/15/44	\$ 1,925,000.00	\$ 210,000.00	\$ 38,500.00	\$ -
06/15/45	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ 282,800.00
12/15/45	\$ 1,715,000.00	\$ 215,000.00	\$ 34,300.00	\$ -
06/15/46	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ 279,300.00
12/15/46	\$ 1,500,000.00	\$ 225,000.00	\$ 30,000.00	\$ -
06/15/47	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ 280,500.00
12/15/47	\$ 1,275,000.00	\$ 235,000.00	\$ 25,500.00	\$ -
06/15/48	\$ 1,040,000.00	\$ -	\$ 20,800.00	\$ 281,300.00
12/15/48	\$ 1,040,000.00	\$ 245,000.00	\$ 20,800.00	\$ -

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$	281,700.00	
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$	-	
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$	281,700.00	
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$	-	
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$	281,300.00	
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$	280,500.00	
			\$	5,025,000.00	\$	3,176,278.75	\$	8,201,278.75	

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget Capital Reserve

Description	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Projected Thru 9/30/23	Proposed Budget FY2024
REVENUES:					
Beginning Fund Balance	\$0	\$0	\$0	\$0	\$5,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 5,000
EXPENDITURES:					
Lift Station Improvements	\$0	\$0	\$0	\$0	\$47,000
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 47,000
OTHER SOURCES/(USES)					
Transfer In	\$5,000	\$0	\$5,000	\$5,000	\$95,708
TOTAL OTHER SOURCES/(USES)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 95,708
EXCESS REVENUES	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 53,708

Saddle Creek Preserve of Polk County CDD FY 24 Assessment Roll

PARCEL ID	Units	Type	O&M	Series 2020	Series 2022	Total
242801000000024010						
242801000000024030						
242801164900000010	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000020	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000030	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000040	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000050	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000060	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000070	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000080	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000090	1	40	\$1,529.52		\$1,344.00	\$2,873.52
2428011649000000740	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000750	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000760	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000770	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000780	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000790	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000800	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000810	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000820	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000830	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000840	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000850	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000860	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000870	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000880	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000890	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000900	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000910	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000920	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000930	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000940	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000950	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000960	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000970	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000980	1	50	\$1,529.52		\$1,612.00	\$3,141.52
2428011649000000990	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001000	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001010	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001020	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001030	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001040	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001050	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001060	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001070	1	50	\$1,529.52		\$1,612.00	\$3,141.52

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	Type	O&M	Series 2020	Series 2022	Total
242801164900004120	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004130	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004140	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004150	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004160	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004170	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004180	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004190	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004200	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004210	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004220	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004230	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004240	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004250	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900004260						
242801164900004270						
242801164900004280						
242801164900004290						
242801164900004300						
242801164900004310						
242801164900004320						
242801164900004340						
242801164900004350						
242812000000031010						
242812178758000100	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000110	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000120	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000130	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000140	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000150	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000160	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000170	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000180	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000190	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000200	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000210	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000220	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000230	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000240	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000250	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000260	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000270	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000280	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000290	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000300	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000310	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000320	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000330	1	40	\$1,529.52	\$1,344.00		\$2,873.52

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	Units	Type	O&M	Series 2020	Series 2022	Total
242812178758003820	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003830	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003840	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003850	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003860	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003870	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003880	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003890	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003901						
242812178758003902						
242812178758003911						
242812178758003912						
242812178758003921						
242812178758003922						
242812178758003930						
242812178758003940						
242812178758003950						
242812178758003960						
242812178758003970						
242812178758003980						
242812178758003991						
242812178758003992						
Total Gross Assessments	425		\$650,046.00	\$337,236.00	\$309,808.00	\$1,297,090.00
Total Net Assessments			\$604,542.78	\$313,629.48	\$288,121.44	\$1,206,293.70

SECTION VI

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of July 2023.

ATTEST:

**SADDLE CREEK PRESERVE OF POLK
COUNTY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

Exhibit A: Fiscal Year 2023/2024 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2023/2024**

The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2023/2024 at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809, on the 4th Tuesday of every month at 1:00 PM unless otherwise indicated as follows:

**October 24, 2023
November 28, 2023
December 26, 2023
January 23, 2024
February 27, 2024
March 26, 2024
April 23, 2024
May 28, 2024
June 25, 2024
July 23, 2024
August 27, 2024
September 24, 2024**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION VII

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Saddle Creek Preserve of Polk County Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Darrin Mossing, Sr. is appointed as an Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of July 2023.

ATTEST:

**SADDLE CREEK PRESERVE OF POLK
COUNTY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

**SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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Grau & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year ended September 30, 2022 then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such
- procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 23, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,385,295.
- The change in the District's total net position for the fiscal year ended September 30, 2022 was \$551,677, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,763,154, an increase of 1,682,650 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and the capital project fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2022	2021
Current and other assets	\$ 2,016,135	\$ 466,156
Capital assets, net of depreciation	10,350,536	6,295,609
Total assets	12,366,671	6,761,765
Current liabilities	364,012	444,685
Long-term liabilities	10,617,364	5,483,462
Total liabilities	10,981,376	5,928,147
Net position		
Net investment in capital assets	761,859	812,147
Restricted	519,162	203,865
Unrestricted	104,274	(182,394)
Total net position	\$ 1,385,295	\$ 833,618

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to Developer contributions for infrastructure improvements.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 770,471	\$ 352,796
Operating grants and contributions	7,030	155,642
Capital grants and contributions	525,971	886,739
General revenues		
Miscellaneous income	-	1,945
Total revenues	1,303,472	1,397,122
Expenses:		
General government	92,621	69,686
Maintenance and operations	60,540	4,833
Bond issue costs	287,600	282,358
Interest	311,034	197,792
Total expenses	751,795	554,669
Change in net position	551,677	842,453
Net position - beginning	833,618	(8,835)
Net position - ending	\$ 1,385,295	\$ 833,618

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$751,795. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and Developer contributions. The majority of the increase in current fiscal year expenses is primarily the result of the increase in interest expense related to the new Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$10,350,536 invested in capital assets for its governmental activities. No depreciation has been taken on the capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$10,440,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Saddle Creek Preserve of Polk County Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 94,446
Assessments receivable	94,457
Due from Developer	11,135
Prepaid items	12,453
Restricted assets:	
Investments	1,803,644
Capital assets:	
Nondepreciable	10,350,536
Total assets	<u>12,366,671</u>
LIABILITIES	
Accounts payable	12,937
Contracts and retainage payable	240,044
Accrued interest payable	111,031
Non-current liabilities:	
Due within one year	245,000
Due in more than one year	10,372,364
Total liabilities	<u>10,981,376</u>
NET POSITION	
Net investment in capital assets	761,859
Restricted for debt service	519,162
Unrestricted	104,274
Total net position	<u>\$ 1,385,295</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					Governmental Activities
Governmental activities:					
General government	\$ 92,621	\$ -	\$ 5,175	\$ -	\$ (87,446)
Maintenance and operations	60,540	173,600	-	525,971	639,031
Interest on long-term debt	311,034	596,871	1,855	-	287,692
Bond issue costs	287,600	-	-	-	(287,600)
Total governmental activities	751,795	770,471	7,030	525,971	551,677
					Change in net position
					551,677
					Net position - beginning
					833,618
					Net position - ending
					<u>\$ 1,385,295</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 92,223	\$ -	\$ 2,223	\$ 94,446
Investments	-	535,736	1,267,908	1,803,644
Assessments receivable	-	94,457	-	94,457
Due from Developer	-	-	11,135	11,135
Due from other funds	1,400	-	-	1,400
Prepaid items	12,453	-	-	12,453
Total assets	<u>\$ 106,076</u>	<u>\$ 630,193</u>	<u>\$ 1,281,266</u>	<u>\$ 2,017,535</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,802	\$ -	\$ 11,135	\$ 12,937
Contracts and retainage payable	-	-	240,044	240,044
Due to other funds	-	-	1,400	1,400
Total liabilities	<u>1,802</u>	<u>-</u>	<u>252,579</u>	<u>254,381</u>
Fund balances:				
Nonspendable:				
Prepaid items	12,453	-	-	12,453
Restricted for:				
Debt service	-	630,193	-	630,193
Capital projects	-	-	1,028,687	1,028,687
Unassigned	91,821	-	-	91,821
Total fund balances	<u>104,274</u>	<u>630,193</u>	<u>1,028,687</u>	<u>1,763,154</u>
Total liabilities and fund balances	<u>\$ 106,076</u>	<u>\$ 630,193</u>	<u>\$ 1,281,266</u>	<u>\$ 2,017,535</u>

See notes to the financial statement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	1,763,154
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	10,350,536	
Accumulated depreciation	-	10,350,536

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(111,031)	
Bonds payable	(10,617,364)	(10,728,395)
Net position of governmental activities	\$	1,385,295

See notes to the financial statement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	\$ 173,600	\$ 596,871	\$ -	\$ 770,471
Developer contributions	5,175	-	519,070	524,245
Interest earnings	-	1,855	6,901	8,756
Total revenues	<u>178,775</u>	<u>598,726</u>	<u>525,971</u>	<u>1,303,472</u>
EXPENDITURES				
Current:				
General government	92,444	-	177	92,621
Maintenance and operations	60,540	-	-	60,540
Debt service:				
Principal	-	110,000	-	110,000
Interest	-	265,257	-	265,257
Bond issuance costs	-	-	287,600	287,600
Capital outlay	-	-	4,054,927	4,054,927
Total expenditures	<u>152,984</u>	<u>375,257</u>	<u>4,342,704</u>	<u>4,870,945</u>
Excess (deficiency) of revenues over (under) expenditures	25,791	223,469	(3,816,733)	(3,567,473)
OTHER FINANCING SOURCES (USES)				
Original issue premium	-	-	95,123	95,123
Bond proceeds	-	143,826	5,011,174	5,155,000
Total other financing sources (uses)	<u>-</u>	<u>143,826</u>	<u>5,106,297</u>	<u>5,250,123</u>
Net change in fund balances	25,791	367,295	1,289,564	1,682,650
Fund balances - beginning	<u>78,483</u>	<u>262,898</u>	<u>(260,877)</u>	<u>80,504</u>
Fund balances - ending	<u>\$ 104,274</u>	<u>\$ 630,193</u>	<u>\$ 1,028,687</u>	<u>\$ 1,763,154</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 1,682,650
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	4,054,927
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	110,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(5,155,000)
In connection with the issuance of the Bonds, the original issue premium is reported as a financing source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(95,123)
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	6,221
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(51,998)
Change in net position of governmental activities	<u>\$ 551,677</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Saddle Creek Preserve of Polk County Community Development District (the "District") was established by the Board of County Commissioners of Polk County's approval of Ordinance No. 19-067 effective on November 20, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2022, three of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations Fd Cl Y	\$ 1,803,644	S&P AAAm	Weighted average of the fund portfolio: 9 days
	<u>\$ 1,803,644</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 6,295,609	\$ 4,054,927	\$ -	\$ 10,350,536
Total capital assets, not being depreciated	<u>6,295,609</u>	<u>4,054,927</u>	<u>-</u>	<u>10,350,536</u>
Governmental activities capital assets, net	<u>\$ 6,295,609</u>	<u>\$ 4,054,927</u>	<u>\$ -</u>	<u>\$ 10,350,536</u>

NOTE 5 – CAPITAL ASSETS (Continue)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$12,865,000. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the certain improvements will be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 - LONG-TERM LIABILITIES

Series 2020

In October 2020, the District issued \$5,500,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from June 15, 2025 to June 15, 2050 and fixed interest rates ranging from 2.5% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 1. Principal on the Bonds is to be paid serially commencing June 15, 2021 through June 15, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2020 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2022

On February 10, 2022, the District issued \$5,155,000 of Special Assessment Bonds, Series 2022 consisting of multiple term bonds with due dates ranging from December 15, 2027 to December 15, 2051, and fixed interest rates ranging from 2.625% to 4.000%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 1. Principal on the Bonds is to be paid serially commencing December 15, 2022 through December 15, 2051.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 5,395,000	\$ -	\$ 110,000	\$ 5,285,000	\$ 115,000
Plus: Original issue premium	88,462		3,050	85,412	-
Series 2022	-	5,155,000	-	5,155,000	130,000
Plus: Original issue premium	-	95,123	3,171	91,952	
Total	<u>\$ 5,483,462</u>	<u>\$ 5,250,123</u>	<u>\$ 116,221</u>	<u>\$ 10,617,364</u>	<u>\$ 245,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 245,000	\$ 378,971	\$ 623,971
2024	225,000	372,946	597,946
2025	230,000	367,184	597,184
2026	235,000	361,231	596,231
2027	240,000	354,612	594,612
2028-2032	1,335,000	1,659,250	2,994,250
2033-2037	1,585,000	1,407,675	2,992,675
2038-2042	1,900,000	1,090,156	2,990,156
2043-2047	2,290,000	692,400	2,982,400
2048-2052	2,155,000	202,900	2,357,900
	<u>\$ 10,440,000</u>	<u>\$ 6,887,325</u>	<u>\$ 17,327,325</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the costs of the construction project that exceed proceeds from Bonds issued. In connection with that agreement, Developer contributions to the capital projects fund were \$519,070 as of September 30, 2022. In addition, \$11,135 is due from the Developer as of September 30, 2022.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 173,600	\$ 173,600	\$ -
Developer Contributions	175,745	5,175	(170,570)
Total revenues	<u>349,345</u>	<u>178,775</u>	<u>(170,570)</u>
EXPENDITURES			
Current:			
General government	125,025	92,444	32,581
Maintenance and operations	135,600	60,540	75,060
Amenity expenses	83,720	-	83,720
Capital outlay	5,000	-	5,000
Total expenditures	<u>349,345</u>	<u>152,984</u>	<u>196,361</u>
Net change in fund balances	<u>\$ -</u>	25,791	<u>\$ 25,791</u>
Fund balance - beginning		<u>78,483</u>	
Fund balance - ending		<u>\$ 104,274</u>	

See notes to required supplementary information

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	14
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$4,493,833
Construction projects to begin on or after October 1; (\$65K)	
Series 2022	\$3,116,220
Amenity Project	\$648,580
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	Operations and maintenance - \$833 Debt service - \$1250 - \$1500
Special assessments collected FYE 9/30/2022	\$770,471
Outstanding Bonds:	
Series 2020 due June 15, 2050	see Note 6 for details
Series 2022, due November 15, 2051	see Note 6 for details

Note: Independent contractors are identified as vendors who earned nonemployee compensation.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 23, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 23, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

We have examined Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 23, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 23, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 23, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION IX

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION C



Saddle Creek Reserve CDD

Field Management Report



July 25th, 2023

Clayton Smith

Field Manager

GMS

Completed

Street Signs



- ✚ Street sign was damaged during the storms.
- ✚ Our team came out and replaced the broken blade.

Repaired Fence

- ✚ Lift station fenced was damaged.
- ✚ The Team was able to get the fence back together.



Complete

Amenity Registration



Information posted to start registering for amenity access.

Hydro Lift

The hydro lift is installed and working properly.



Complete

Abandoned Mirror



- Someone left a broken mirror near lift station two.
- The team cleared it out to avoid anyone getting hurt.

Site Items

Lift Stations Revisited

- ✚ The Lift Station currently being used (number 2) is being clogged continuously.
- ✚ The lift station is being serviced about every two weeks.
- ✚ We have a proposal to help address this on-going issue.
- ✚ The other stations will more than likely need the same additions.



Site Items

Erosion near Yellow Trail



- ✚ The area around the pond close to Yellow Trail has some major erosion.
- ✚ We are checking to see the progress on fix the issue because the rain is causing the problem to worsen.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

SECTION (a)



5574 Commercial Blvd
Winter Haven, Florida 33880
Office: (863) 965-2599, Fax (863) 965-1733
www.constaflow.com

This contract is made and entered into between Saddle Creek Preserve, hereinafter referred to as the CUSTOMER, and Consta Flow, Inc., a Florida corporation, hereinafter referred to as the CONTRACTOR, this 29th day of June 2023. Whereas, the parties desire to enter into a contract whereby the contractor shall provide services with regard to the Customer's (1) active lift station in Auburndale, Florida (no specific address-new construction) for and in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

I. SCOPE OF THE CONTRACT

1. The CONTRACTOR will visit the facility, for one time per month.
2. The CONTRACTOR agrees to service the facilities and complete necessary tasks as listed on the attached schedule "C".
3. The CONTRACTOR will promptly notify the CUSTOMER of necessary repairs.
4. The CUSTOMER will be responsible to provide pump truck hauling at the request of the technician. At the request and approval of the customer, Consta Flow may need to coordinate this effort. Customer understands fees from the hauling company varies.

II. TERMS OF CONTRACT:

The CONTRACTOR and the CUSTOMER mutually agree that this contract shall be valid July 1, 2023 until either party terminates this agreement with (30) days written notice sent registered or certified mail.

III. COMPENSATION:

The CUSTOMER will compensate the CONTRACTOR at the following rates:

- A. Flat rate of \$95.00 per month, not to exceed 1-1/2 hours. As additional lift stations become active a revised contract will be required. Under the signed contract CONTRACTOR may provide maintenance call-out at \$85/hr and boom truck labor at \$165/hr, 2 hr minimum. After hours and holiday call-out are billed at a higher rate.

III. INVOICING

The CUSTOMER agrees to pay for contracted services according to the conditions of this contract. Invoices for compensation for services and expenses will be submitted in detail, and will be sufficient for a proper pre-audit thereof. Payments are due in full within fifteen days after billing. An interest rate of 18 percent monthly may be applied to amounts delinquent over forty-five days.

V. NAME AND ADDRESS OF CONTRACTOR AND CUSTOMER:

Consta Flow, Inc.
5574 Commercial Blvd
Winter Haven, FL 33880

Saddle Creek Preserve
Auburndale, FL

SCHEDULE "C"
CONTRACTOR RESPONSIBILITY

(With 1 visit per month)

1. Run each pump and record amperage and voltage.
2. Record hour meter.
3. Clean floats and check operation.
4. Wash down walls with water provided.
5. Clean lift station each visit, with water provided by the customer
6. Pull pumps and complete visual inspection, annually.
7. Inspect & tighten wire connections and components in electrical panel.

Accepted by Customer:

Saddle Creek Preserve

By: _____

Date Accepted: _____

Accepted by Contractor:

Consta Flow Inc.

By: _____

Date Accepted; _____

Return executed document to:

Consta Flow Inc.

5574 Commercial Blvd

Winter Haven, Florida 33880

OR

Fax: 863-965-1733

SECTION (b)

Consta Flow Inc
5574 Commercial Blvd
Winter Haven, FL 33880 US
863-965-2599
constaflow.com



ADDRESS

Mr. Allen Bailey
Saddle Creek
6200 Lee Vista Blvd, Ste 300
Orlando, FL 32822 USA

Estimate 2023-1175

DATE 06/15/2023

DESCRIPTION	QTY	RATE	AMOUNT
Boom Truck	6	165.00	990.00
Labor	6	85.00	510.00

Scope of Job:

Evaluate 3 lift stations to determine pump information: total head conditions, pump capacities, amperage and overall condition of each lift station.

TOTAL **\$1,500.00**

Accepted By

Accepted Date

SECTION (c)

Consta Flow Inc

5574 Commercial Boulevard
Winter Haven, FL 33880
(863) 965-2599
cindy@constaflow.com

Estimate

ESTIMATE#	1023
DATE	06/29/2023
PO#	

CUSTOMER

Saddle Creek Preserve
6200 Lee Vista Blvd, Ste 300
Orlando FL 32822
(407) 460-4424

SERVICE LOCATION

Saddle Creek Preserve
Auburndale FL 33880
(407) 460-4424

DESCRIPTION

Estimate

Description	Qty	Rate	Total
Mission Autodialer	3.00	6,328.10	18,984.30

CUSTOMER MESSAGE

Scope of Job:
Install Autodialers on (3) lift stations
1-Nema 4 enclosure
2-50 hour battery backup
3-Report

QUOTE VALID FOR 30 DAYS

50% OF PROJECT DUE PRIOR TO ORDERING
AUTODIALERS
a)Loss of power
b)High level
c)Low level

Estimate Total: \$18,984.30

PRE-WORK SIGNATURE

Signed By:

SECTION 2

SECTION (a)



BARNEY'S PUMPS INC.

LAKELAND • CORAL SPRINGS • JACKSONVILLE

CORPORATE OFFICES
2965 BARNEY'S PUMPS PLACE
LAKELAND, FL 33812-4209
P.O. BOX 3529
LAKELAND, FL 33802-3529
PHONE (863) 665-8500
FAX (863) 669-0538

Re: Service Contract Agreement for

Thank you for your business regarding the maintenance service that Barney's Pumps provides. We appreciate this opportunity and look forward to continuing our services.

Each site inspection includes documentation of voltage, amperage and ETM readings, wash down of the wet well, and full function testing of controls. We recommend that this maintenance be performed . For the year , please select how often you would like the service to be performed:

Monthly _____ Bi-Monthly _____ Quarterly _____ Semi-Annually _____ Annually _____

During the site inspection, Barney's Pumps will repair and correct any minor deficiencies. These may or may not be done for an additional charge. Any significant repairs or modifications will be communicated in writing before they are performed. These types of changes will incur additional charges for time and material. However, the prices quoted will include a 10% discount on all parts because you are a service contract customer.

The standard site inspection charge is (plus tax) per visit for the first station and \$320.00 per additional station and will be invoiced after each visit. Any emergency call outs will be a charge of \$160.00 p/hr during regular business hours and \$240.00 p/hr for after regular business hours and weekends, with travel time included.

This contract will be in effect and will expire

Please sign below and provide any necessary changes regarding contacts, billing addresses and phone numbers. Please return via fax to my attention at 863-669-0538 or e-mail to stillwelld@barneypumps.com before

Please contact me if you have any questions, or if you need any additional information.

Thank you again.

Sincerely,

David Stillwell

David Stillwell
Customer Service Manager
Quotation acceptance / authorization to proceed:

Name

Date

SECTION (b)

QUOTATION



Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(863) 665-8500
Lakeland

QUOTE NUMBER	
1014033	
QUOTE DATE	Page
6/26/2023	1 of 2

Quote Expires On: 07/26/2023

Quoted by: LKWADE

Bill To:

Cash Account - Lakeland
863-665-8500

Ship To:

TBD
TBD

Requested By: Allen Bailey

Customer ID: 11844

Destination Country:

<i>PO Number</i>					<i>Terms</i>	<i>Freight Code</i>	<i>Job Name</i>	
					COD	Freight Allowed	Saddlecreek LS telemetry addition	
<i>Quantities</i>					<i>Item ID</i> <i>Item Description</i>		<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>	<i>UOM</i> <i>Unit Size</i>	<i>Disp.</i>				

3	0	3	EA		SELLPRICE	EA	2,100.0000	6,300.00
---	---	---	----	--	-----------	----	------------	----------

1.0	Total Sell Price	1.0
-----	------------------	-----

Additional of cellular telemetry unit to existing lift station. Unit will report high level alarms via text message. Includes labor and materials

Order Line Notes: A yearly subscription is required for this system to work. It must be purchased directly from Sealevel Systems and is approximately \$180 per year per station.

QUOTATION



Barney's Pumps Inc.
PO Box 3529
Lakeland, FL 33802
(863) 665-8500
Lakeland

QUOTE NUMBER	
1014033	
QUOTE DATE	Page
6/26/2023	2 of 2

Quote Expires On: 07/26/2023

Quoted by: LKWADE

<i>Quantities</i>					<i>Item ID</i>	<i>Unit Price</i>	<i>Extended Price</i>
<i>Ordered</i>	<i>Allocated</i>	<i>Remaining</i>	<i>UOM</i> <i>Unit Size</i>	<i>Disp.</i>	<i>Item Description</i>		

Total Lines: 1

SUB-TOTAL: 6,300.00

TAX: 428.00

AMOUNT DUE: 6,728.00

U.S. Dollars

Thank you for the opportunity to earn your business.

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. Lead time and/or ship dates are estimates only and are based on the information available at the time of quotation. Please note that these times/dates are subject to change. If shop drawings are required for approval, please request them from our office.

Order processed per Barney's Pumps standard terms and conditions of sale, and all terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set herein. Please visit <https://www.barneypumps.com/legal.html>

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

PRINT NAME

SIGNATURE

DATE

SECTION 3

Estimate Date: 7/3/2023
Estimate Number: 4937

Hello *Governmental Management Services,

Your estimate for service at 4353 Trotters Way is as follows:

	Estimate Description	Quantity	Rate	Amount
	Monthly Pest Prevention Amenity and pool	1	1440.00	1440.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
	• Monthly Pest Prevention	1	120.00	120.00
			Subtotal	\$1,440.00
			Total	\$1,440.00

Press the button below to sign your agreement and accept services

Terms and Conditions: Applicable to all recurring services: This is a one year agreement automatically renewing itself for a like period. American Lawn & Tree Specialist is hereby authorized and agrees to provide service as noted above. All American Lawn & Tree Specialist is not responsible for plant or sod replacement. The customer agrees to provide proper watering and other maintenance and also to make the premise available to accept service as scheduled (Customer is not required to be present at time of service). This agreement can be cancelled by either party with notice.

Payment Options: Payments by cash and check are accepted. Credit card payments are available upon request with an additional 3% processing fee. Payment by ACH transfer is available upon request with no additional fee.

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

April 18, 2023 to July 12, 2023

Fund	Date	Check No.'s		Amount
General Fund	4/19/23	199-200	\$	278.93
	4/25/23	201	\$	710.00
	5/4/23	202-209	\$	3,329.85
	5/11/23	210-211	\$	9,325.57
	5/17/23	212	\$	88,807.50
	5/23/23	213-215	\$	6,654.50
	5/31/23	216	\$	6,846.52
	6/9/23	217-222	\$	9,411.77
	6/19/23	223-225	\$	7,022.47
	6/27/23	226-227	\$	17,260.15
	7/7/23	228-230	\$	4,570.00
Total Amount			\$	154,217.26

*** CHECK DATES 04/18/2023 - 07/12/2023 *** SADDLE CREEK PRESERVE - GF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/19/23	00022	4/14/23 6350	202303 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	76.00	
				KILINSKI | VAN WYK, PLLC			76.00 000199
4/19/23	00023	4/13/23 8611	202304 320-53800-47300	IRRIGATION REPAIRS	*	202.93	
				PRINCE & SONS INC.			202.93 000200
4/25/23	00034	4/14/23 15239849	202304 320-53800-49000	SEPTIC TANK PUMP OUT	*	710.00	
				SEPTIC & DRAINFIELD DEPOT			710.00 000201
5/04/23	00030	4/25/23 BP042520	202304 310-51300-11000	SUPERVISOR FEE 04/25/23	*	200.00	
				BEN PRIDGEON			200.00 000202
5/04/23	00026	4/25/23 LC042520	202304 310-51300-11000	SUPERVISOR FEE 04/25/23	*	200.00	
				LORI CAMPAGNA			200.00 000203
5/04/23	00009	4/25/23 CS042520	202304 310-51300-11000	SUPERVISOR FEE 04/25/23	*	200.00	
				CHARLES M SENEY			200.00 000204
5/04/23	00023	5/02/23 8744	202305 320-53800-47300	IRRIGATION REPAIRS	*	79.85	
				PRINCE & SONS INC.			79.85 000205
5/04/23	00036	5/01/23 19283	202305 330-57200-48500	POOL MAINTENANCE - MAY 23	*	1,350.00	
				RESORT POOL SERVICES DBA			1,350.00 000206
5/04/23	00010	4/25/23 SS042520	202304 310-51300-11000	SUPERVISOR FEE 04/25/23	*	200.00	
				SCOTT SHAPIRO			200.00 000207
5/04/23	00028	5/01/23 7354	202305 320-53800-46000	MTHLY LAKE MAINT - MAY 23	*	1,100.00	
				SITEX AQUATICS			1,100.00 000208
5/04/23	00037	4/14/23 15239849	202304 320-53800-49000	SEPTIC TANK PUMP OUT	*	710.00	
		4/14/23 15239849	202304 320-53800-49000	SEPTIC TANK PUMP OUT	V	710.00-	
				STRONGHOLD PLUMBING & SEPTIC			.00 000209

SCPP SAD CREEK PRES CWRIGHT

SADDLE CREEK PRESERVE - GF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/11/23	00002	5/01/23	66	202305	310-51300-34000					*	3,154.42		
			MANAGEMENT FEES - MAY 23										
		5/01/23	66	202305	310-51300-35200					*	100.00		
			WEBSITE ADMIN - MAY 23										
		5/01/23	66	202305	310-51300-35100					*	150.00		
			INFORMATION TECH - MAY 23										
		5/01/23	66	202305	310-51300-31300					*	625.00		
			DISSEMINATION SVCS-MAY 23										
		5/01/23	66	202305	310-51300-51000					*	2.74		
			OFFICE SUPPLIES										
		5/01/23	66	202305	310-51300-42000					*	4.16		
			POSTAGE										
		5/01/23	67	202305	320-53800-34000					*	656.25		
			FIELD MANAGEMENT - MAY 23										
									GOVERNMENTAL MANAGEMENT SERVICES			4,692.57	000210
5/11/23	00023	5/01/23	8804	202305	320-53800-46200					*	4,633.00		
			LANDSCAPE MAINT - MAY 23										
									PRINCE & SONS INC.			4,633.00	000211
5/17/23	00013	5/15/23	05152023	202305	300-20700-10200					*	87,765.19		
			ASSESSMENT TRNSF S2022										
		5/15/23	05152023	202305	300-20700-10200					*	1,042.31		
			ASSESSMENT TRNSF S2022										
									SADDLE CREEK PRESERVE OF			88,807.50	000212
5/23/23	00003	5/22/23	18279	202304	320-53800-45000					*	3,097.00		
			FY23 INSURANCE POLICY										
									EGIS INSURANCE ADVISORS LLC			3,097.00	000213
5/23/23	00022	5/17/23	6570	202304	310-51300-31500					*	1,357.50		
			GEN.COUNSEL/MTHLY MEETING										
									KILINSKI | VAN WYK, PLLC			1,357.50	000214
5/23/23	00028	3/01/23	7343B	202303	320-53800-46000					*	1,100.00		
			MTHLY LAKE MAINT - MAR 23										
		4/01/23	7641	202304	320-53800-46000					*	1,100.00		
			MTHLY LAKE MAINT - APR 23										
									SITEX AQUATICS			2,200.00	000215
5/31/23	00038	5/30/23	05302023	202305	300-20700-10000					*	6,846.52		
			AMOUNT DUE TO FL FROM SCP										
									FOREST LAKE CDD			6,846.52	000216
6/09/23	00002	4/30/23	70	202304	320-53800-48000					*	1,164.38		
			GEN MAINTENANCE APR23										
									GOVERNMENTAL MANAGEMENT SERVICES			1,164.38	000217
									SCPP SAD CREEK PRES CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/09/23	00012	6/02/23 24281	202306 310-51300-32200	AUDIT FYE 09/30/22	*	4,000.00	
				GRAU AND ASSOCIATES			4,000.00 000218
6/09/23	00022	6/06/23 6821	202305 310-51300-31500	GEN COUNSEL/MONTHLY MTG	*	400.50	
				KILINSKI | VAN WYK, PLLC			400.50 000219
6/09/23	00036	6/01/23 19532	202306 330-57200-48500	POOL MAINTENANCE JUN23	*	1,350.00	
				RESORT POOL SERVICES DBA			1,350.00 000220
6/09/23	00013	5/30/23 05302023	202305 300-20700-10200	ASSESSMENT TRANSFER S2020	*	1,396.89	
				SADDLE CREEK PRESERVE OF			1,396.89 000221
6/09/23	00028	6/01/23 7474	202306 320-53800-46000	MTHLY LAKE MAINT JUN23	*	1,100.00	
				SITEX AQUATICS			1,100.00 000222
6/19/23	00002	6/01/23 68	202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,154.42	
		6/01/23 68	202306 310-51300-35200	WEBSITE ADMIN JUN23	*	100.00	
		6/01/23 68	202306 310-51300-35100	INFORMATION TECH JUN23	*	150.00	
		6/01/23 68	202306 310-51300-31300	DISSEMINATION SVCS JUN23	*	625.00	
		6/01/23 68	202306 310-51300-51000	OFFICE SUPPLIES JUN23	*	.12	
		6/01/23 68	202306 310-51300-42000	POSTAGE JUN23	*	2.40	
		6/01/23 69	202306 320-53800-34000	FIELD MANAGEMENT JUN23	*	656.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,688.19 000223
6/19/23	00013	6/19/23 06192023	202306 300-20700-10200	ASSESSMENT TRANS - S2020	*	1,984.28	
				SADDLE CREEK PRESERVE OF			1,984.28 000224
6/19/23	00037	5/18/23 15555251	202305 320-53800-49000	SEPTIC TANK PUMP OUT	*	350.00	
				STRONGHOLD PLUMBING & SEPTIC			350.00 000225
6/27/23	00023	6/01/23 9147	202306 320-53800-46200	LANDSCAPE MAINT JUN23	*	4,633.00	

SCPP SAD CREEK PRES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		6/07/23 9049	202306 320-53800-47300		*	127.15	
			IRRIGATION REPAIRS				
				PRINCE & SONS INC.			4,760.15 000226
6/27/23 00036		6/11/23 19579	202306 330-57200-48500		*	12,500.00	
			WATER ACTIVATED POOL LIFT				
				RESORT POOL SERVICES DBA			12,500.00 000227
7/07/23 00036		7/01/23 19801	202307 330-57200-48500		*	1,350.00	
			POOL MAINTENANCE JUL23				
				RESORT POOL SERVICES DBA			1,350.00 000228
7/07/23 00028		7/01/23 7594B	202307 320-53800-46000		*	1,100.00	
			MTHLY LAKE MAINT JUL23				
				SITEX AQUATICS			1,100.00 000229
7/07/23 00037		6/13/23 15828387	202306 320-53800-48000		*	2,120.00	
			SEPTIC TANK PUMP OUT				
				STRONGHOLD PLUMBING & SEPTIC			2,120.00 000230
TOTAL FOR BANK A						154,217.26	
TOTAL FOR REGISTER						154,217.26	

SCPP SAD CREEK PRES CWRIGHT

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
May 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2020 Debt Service Fund</u>
5	<u>Series 2022 Debt Service Fund</u>
6	<u>Series 2020 Capital Projects Fund</u>
7	<u>Series 2022 Capital Projects Fund</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>

Saddle Creek Preserve

Community Development District

Combined Balance Sheet

May 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 350,608	\$ -	\$ -	\$ 350,608
Capital Projects Account	\$ -	\$ -	\$ 823	\$ 823
<u>Series 2020</u>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 327,905	\$ -	\$ 327,905
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2022</u>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 94,748	\$ -	\$ 94,748
Construction	\$ -	\$ -	\$ 122,721	\$ 122,721
Prepaid Expenses	\$ 1,684	\$ -	\$ -	\$ 1,684
Due from General Fund	\$ -	\$ 3,381	\$ -	\$ 3,381
Total Assets	\$ 352,292	\$ 726,610	\$ 123,546	\$ 1,202,448
Liabilities:				
Accounts Payable	\$ 3,312	\$ -	\$ -	\$ 3,312
Due to Debt Service	\$ 1,984	\$ -	\$ -	\$ 1,984
Retainage Payable	\$ -	\$ -	\$ 164,867	\$ 164,867
Total Liabilities	\$ 5,296	\$ -	\$ 164,867	\$ 170,163
Fund Balances:				
Nonspendable				
Deposits & Prepaid Items	\$ 1,684	\$ -	\$ -	\$ 1,684
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 488,036	\$ -	\$ 488,036
Debt Service - Series 2022	\$ -	\$ 238,574	\$ -	\$ 238,574
Capital Projects - Series 2020	\$ -	\$ -	\$ 825	\$ 825
Capital Projects - Series 2022	\$ -	\$ -	\$ (42,146)	\$ (42,146)
Unassigned	\$ 345,312	\$ -	\$ -	\$ 345,312
Total Fund Balances	\$ 346,996	\$ 726,610	\$ (41,321)	\$ 1,032,285
Total Liabilities & Fund Balance	\$ 352,292	\$ 726,610	\$ 123,546	\$ 1,202,448

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues				
Assessments - On Roll	\$ 318,629	\$ 318,629	\$ 319,614	\$ 985
Assessments - Direct	\$ 89,772	\$ 67,328	\$ 67,328	\$ -
Total Revenues	\$ 408,401	\$ 385,957	\$ 386,942	\$ 985
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 4,800	\$ 2,400	\$ 2,400
Engineer Fees	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Dissemination Fees	\$ 7,500	\$ 5,000	\$ 5,000	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Attorney Fees	\$ 25,000	\$ 16,667	\$ 3,606	\$ 13,061
Audit Fees	\$ 6,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,082	\$ 6,398	\$ 6,398	\$ -
Management Fees	\$ 37,853	\$ 25,235	\$ 25,235	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 500	\$ 333	\$ 180	\$ 153
Insurance	\$ 5,822	\$ 5,822	\$ 5,563	\$ 259
Copies	\$ 500	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 3,300	\$ 2,200	\$ 1,820	\$ 380
Other Current Charges	\$ 2,000	\$ 1,333	\$ 317	\$ 1,016
Office Supplies	\$ 400	\$ 267	\$ 12	\$ 255
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 128,232	\$ 85,563	\$ 57,706	\$ 27,857

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 4,987	\$ 5,013
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 5,250
Landscape Maintenance	\$ 75,000	\$ 50,000	\$ 37,064	\$ 12,936
Landscape Replacement	\$ 8,500	\$ 5,667	\$ -	\$ 5,667
Mitigation Monitoring	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Lake Maintenance	\$ 13,200	\$ 8,800	\$ 8,800	\$ -
Streetlights	\$ 25,000	\$ 16,667	\$ 13,806	\$ 2,861
Electric	\$ 5,000	\$ 3,333	\$ 2,135	\$ 1,198
Water & Sewer	\$ 3,000	\$ 2,000	\$ 168	\$ 1,832
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 5,000	\$ 3,333	\$ 1,393	\$ 1,940
General Repairs & Maintenance	\$ 7,500	\$ 5,000	\$ 7,204	\$ (2,204)
Contingency	\$ 5,000	\$ 3,333	\$ 4,095	\$ (762)
Subtotal Field Expenditures	\$ 200,450	\$ 136,967	\$ 84,903	\$ 52,064
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 9,600	\$ -	\$ 9,600
Amenity - Water	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Internet	\$ 3,000	\$ 2,000	\$ 261	\$ 1,739
Pest Control	\$ 720	\$ 480	\$ -	\$ 480
Janitorial Service	\$ 5,400	\$ 3,600	\$ -	\$ 3,600
Security Services	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Pool Maintenance	\$ 16,200	\$ 10,800	\$ 1,350	\$ 9,450
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Contingency	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Subtotal Amenity Expenditures	\$ 74,720	\$ 49,813	\$ 1,611	\$ 48,202
Total Expenditures	\$ 403,402	\$ 272,343	\$ 144,220	\$ 128,123
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 242,723	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)		\$ -	
Net Change in Fund Balance	\$ (0)		\$ 242,723	
Fund Balance - Beginning	\$ -		\$ 104,273	
Fund Balance - Ending	\$ (0)		\$ 346,996	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 314,598	\$ 1,098
Interest	\$ -	\$ -	\$ 8,282	\$ 8,282
Total Revenues	\$ 313,500	\$ 313,500	\$ 322,880	\$ 9,380
Expenditures:				
Interest Expense - 12/15	\$ 99,825	\$ 99,825	\$ 99,825	\$ -
Principal Expense - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 99,825	\$ -	\$ -	\$ -
Total Expenditures	\$ 314,650	\$ 99,825	\$ 99,825	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,150)		\$ 223,055	
Fund Balance - Beginning	\$ 107,565		\$ 264,981	
Fund Balance - Ending	\$ 106,415		\$ 488,036	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Assessments - Direct	\$ 287,653	\$ 88,808	\$ 88,808	\$ -
Interest	\$ -	\$ -	\$ 5,069	\$ 5,069
Total Revenues	\$ 287,653	\$ 88,808	\$ 93,876	\$ 5,069
Expenditures:				
Interest Expense - 12/15	\$ 90,514	\$ 90,514	\$ 90,514	\$ -
Principal Expense - 12/15	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest Expense - 6/15	\$ 88,808	\$ -	\$ -	\$ -
Total Expenditures	\$ 309,321	\$ 220,514	\$ 220,514	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (21,668)	\$ -	\$ (126,637)	\$ 5,069
Fund Balance - Beginning	\$ 220,705	\$ -	\$ 365,212	\$ -
Fund Balance - Ending	\$ 199,036	\$ -	\$ 238,574	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues				
Developers Contribution	\$ -	\$ -	\$ 3,995	\$ 3,995
Total Revenues	\$ -	\$ -	\$ 3,995	\$ 3,995
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,995	\$ (3,995)
Total Expenditures	\$ -	\$ -	\$ 3,995	\$ (3,995)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 825	
Fund Balance - Ending	\$ -		\$ 825	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 17,751	\$ 17,751
Interlocal Revenue Contribution	\$ -	\$ -	\$ 246,958	
Total Revenues	\$ -	\$ -	\$ 264,708	\$ 17,751
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,334,716	\$ (1,334,716)
Total Expenditures	\$ -	\$ -	\$ 1,334,716	\$ (1,334,716)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (1,070,007)	
Net Change in Fund Balance	\$ -		\$ (1,070,007)	
Fund Balance - Beginning	\$ -		\$ 1,027,862	
Fund Balance - Ending	\$ -		\$ (42,146)	

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 2,852	\$ 313,327	\$ -	\$ -	\$ -	\$ 1,419	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ 319,614
Assessments - Direct	\$ -	\$ -	\$ 44,886	\$ -	\$ -	\$ 22,179	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,328
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 2,852	\$ 358,213	\$ -	\$ -	\$ 22,179	\$ 1,683	\$ 2,016	\$ -	\$ -	\$ -	\$ -	\$ 386,942
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$ 1,078	\$ 353	\$ -	\$ 304	\$ 38	\$ 76	\$ 1,358	\$ 401	\$ -	\$ -	\$ -	\$ -	\$ 3,606
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,398
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ 25,235
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 2	\$ 5	\$ 110	\$ 10	\$ 4	\$ 39	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 180
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 948	\$ -	\$ 872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,820
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 39	\$ 38	\$ 38	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 317
Office Supplies	\$ 0	\$ 5	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 12
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 17,838	\$ 8,468	\$ 4,945	\$ 5,082	\$ 4,119	\$ 6,505	\$ 6,265	\$ 4,483	\$ -	\$ -	\$ -	\$ -	\$ 57,706

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 1,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,987
Field Management	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Landscape Maintenance	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ -	\$ -	\$ -	\$ -	\$ 37,064
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ 8,800
Streetslights	\$ 1,726	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,708	\$ 1,746	\$ -	\$ -	\$ -	\$ -	\$ 13,806
Electric	\$ 191	\$ 141	\$ 205	\$ 279	\$ 123	\$ 255	\$ 323	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ 2,135
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16	\$ 94	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ 168
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111	\$ 203	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 1,393
General Repairs & Maintenance	\$ 865	\$ -	\$ -	\$ 1,041	\$ 4,133	\$ -	\$ 1,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,204
Contingency	\$ -	\$ -	\$ 925	\$ -	\$ 2,110	\$ -	\$ 710	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ 4,095
Subtotal Field Expenditures	\$ 11,061	\$ 8,255	\$ 9,244	\$ 9,434	\$ 14,480	\$ 9,496	\$ 13,689	\$ 9,243	\$ -	\$ -	\$ -	\$ -	\$ 84,903
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ 1,611
Total Expenditures	\$ 28,900	\$ 16,723	\$ 14,189	\$ 14,516	\$ 18,599	\$ 16,262	\$ 19,954	\$ 15,077	\$ -	\$ -	\$ -	\$ -	\$ 144,220
Excess (Deficiency) of Revenues over Expenditures	\$ (28,900)	\$ (13,871)	\$ 344,023	\$ (14,516)	\$ (18,599)	\$ 5,917	\$ (18,271)	\$ (13,061)	\$ -	\$ -	\$ -	\$ -	\$ 242,723
<u>Other Financing Sources/(Uses)</u>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (28,900)	\$ (13,871)	\$ 344,023	\$ (14,516)	\$ (18,599)	\$ 5,917	\$ (18,271)	\$ (13,061)	\$ -	\$ -	\$ -	\$ -	\$ 242,723

Saddle Creek Preserve of Polk County
Community Development District
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 342,612.48 \$ 337,236.00 \$ 679,848.48
Net Assessments \$ 318,629.61 \$ 313,629.48 \$ 632,259.09

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	50.40%	49.60%	100.00%
							O&M Portion	2020 Debt Service	Total
11/21/22	11/1-11/6/22	\$2,873.52	(\$114.93)	(\$55.17)	\$0.00	\$2,703.42	\$1,362.40	\$1,341.02	\$2,703.42
11/25/22	11/7-11/13/22	\$3,141.52	(\$125.67)	(\$60.32)	\$0.00	\$2,955.53	\$1,489.45	\$1,466.08	\$2,955.53
12/12/22	11/14-11/23/22	\$6,283.04	(\$251.34)	(\$120.63)	\$0.00	\$5,911.07	\$2,978.91	\$2,932.16	\$5,911.07
12/21/22	11/24-11/30/22	\$661,803.36	(\$26,472.50)	(\$12,706.62)	\$0.00	\$622,624.24	\$313,774.09	\$308,850.15	\$622,624.24
12/31/22	1% Adj	(\$6,798.48)	\$0.00	\$0.00	\$0.00	(\$6,798.48)	(\$3,426.12)	(\$3,372.36)	(\$6,798.48)
04/11/23	3/1-3/31/23	\$2,873.52	\$0.00	(\$57.47)	\$0.00	\$2,816.05	\$1,419.16	\$1,396.89	\$2,816.05
05/11/23	4/1-4/30/23	\$2,959.73	\$0.00	(\$59.19)	\$0.00	\$2,900.54	\$1,461.74	\$1,438.80	\$2,900.54
05/24/23	10/1-3/31/23	\$1,099.65	\$0.00	\$0.00	\$0.00	\$1,099.65	\$554.17	\$545.48	\$1,099.65
TOTAL		\$ 674,235.86	\$ (26,964.44)	\$ (13,059.40)	\$ -	\$ 634,212.02	\$ 319,613.80	\$ 314,598.22	\$ 634,212.02

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

AG EHC II LEN MULTI STATE 1 LCC						
2023-01						
			Net Assessments	\$372,957.00	\$88,717.65	\$284,239.35
Date	Due	Check	Net	Amount	Operation &	Series 2022
Received	Date	Number	Assessed	Received	Maintenance	Debt Service Fund
12/13/22	10/1/22	1930413	\$22,179.41	\$22,179.41	\$22,179.41	
12/13/22	1/1/23	1930413	\$22,179.41	\$22,179.41	\$22,179.41	
3/15/23	4/1/23	1983084	\$22,179.41	\$22,179.41	\$22,179.41	
4/26/23	5/1/23	2009176	\$87,765.19	\$87,765.19		\$87,765.19
	7/1/23		\$22,179.41			
	11/1/23		\$196,474.15			
			\$ 372,956.98	\$ 154,303.42	\$ 66,538.23	\$ 87,765.19

Lennar Homes LLC						
2023-02						
			Net Assessments	\$4,429.27	\$1,053.62	\$3,375.65
Date	Due	Check	Net	Amount	Operation &	Series 2022
Received	Date	Number	Assessed	Received	Maintenance	Debt Service Fund
12/13/22	10/1/22	1930413	\$263.40	\$263.40	\$263.40	
12/13/22	1/1/23	1930413	\$263.40	\$263.40	\$263.40	
4/26/23	4/1/23	2009176	\$263.40	\$263.40	\$263.40	
4/26/23	5/1/23	2009176	\$1,042.31	\$1,042.31		\$1,042.31
	7/1/23		\$263.40			
	11/1/23		\$2,333.35			
			\$ 4,429.26	\$ 1,832.51	\$ 790.20	\$ 1,042.31

SECTION 3



April 21, 2023

Samantha Hoxie – Recording Secretary
Saddle Creek Preserve CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: Saddle Creek Preserve Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **143** voters within the Saddle Creek Preserve Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida