

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*October 24, 2023*

# AGENDA



# *Saddle Creek Preserve of Polk County*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

October 17, 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, October 24, 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 (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Approval of Minutes of the July 25, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District
5. Consideration of Proposal for Arbitrage Rebate Services from AMTEC for Series 2020 and Series 2022 Bonds
6. Presentation of Arbitrage Rebate Reports from AMTEC for:
  - A. Series 2020 Bonds
  - B. Series 2022 Bonds
7. Consideration of Engagement Letter for Fiscal Year 2023 Audit Services from Grau & Associates
8. Consideration of Proposal from Securitas for District Security Services (**CLOSED SESSION DISCUSSION AVAILABLE—if needed**)
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Aquatic Management Agreement from Sitex Aquatics
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **July 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
Kelly Evans <i>by phone</i>	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 July 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 and one member joining via Zoom 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 Kelly Evans outside of the meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the April 25, 2023  
Board of Supervisors Meeting**

Ms. Burns asked for approval of the minutes from the April 25, 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. Finotti, with all in favor, the Minutes of the April 25, 2023 Board of Supervisors meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget**

Ms. Burns stated this public hearing has been advertised in the paper. The date was announced at the prior meeting. She asked for a motion to open the public hearing.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present so looking for a motion to close the public hearing portion.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2023-08 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds**

Ms. Burns stated Resolution 2023-08 Adopting the District's Fiscal Year 2024 Budget is included in the agenda package. She noted one change that was talked about at the last meeting but did not get updated in the agenda was the number received from the property insurance. At the time it was sent out with the amenity being delayed it was not included so instead of \$5,000, I am going to move that back to \$10,000 so ultimately will have room for the dog park as well. She noted she will change the capital reserve transfer and take \$5,000 off that line item so it will be \$90,708. All of the other budget numbers that will tie in assessments will be the same, so will just shift \$5,000 from the capital reserve to the property insurance. She noted other changes from the

last meeting was the lift station maintenance had \$35,000 added and adjusted that number based on quotes received outside the meeting. She stated they did also put a line item for the pump grinders that were discussed so if the Board wanted to do those, that would come out of the capital reserve budget as a fixed improvement rather than maintenance. She stated for those three were estimated at about \$45,000. There were a couple of adjustments to actuals. She stated there wasn't a lot of actuals for the amenity just based on the timing of the opening but a little bit of utilities to adjust that. She noted the total gross per unit assessment amount per unit for phase one and two would be \$1,529.52 which is the same as the current year so there would not be an increase for those phase one platted lots. There is \$15,000 in security services that would not be to hire full time pool guards by any means but would be more for maybe to do off duty police controls during peak weekends during the summer. She stated she is comfortable with this budget.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Resolution 2023-08 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds as amended, was approved as amended.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated this public hearing was advertised and a mailed notice was sent to the Phase 2 landowners. Do we have a motion to open?

On MOTION by Mr. Finotti, seconded by Mr. Seney, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated there are no members of the public present at this time. She asked for a motion to close the public hearing.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this is included in the agenda package for review. She noted all this resolution does is certifies our assessments for collection based on the budget that the Board just adopted. You will also note the debt assessments that were previously levied are noted. She asked for any questions.

On MOTION by Mr. Finotti, seconded by Ms. Campagna, with all in favor, Resolution 2023-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024**

Ms. Burns noted the schedule in the agenda package contemplates leaving the schedule the same. If this still works for everyone, it works for us. If you guys want to change it, we can.

On MOTION by Mr. Seney, seconded by Ms. Campagna, with all in favor, Resolution 2023-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-11 Appointing an Assistant Treasurer**

Ms. Burns noted this appoints Darrin Mossing in our office as an Assistant Treasurer of the District. He is the owner of GMS and will be added as a signer on the account if we need a backup.

On MOTION by Ms. Campagna seconded by Mr. Shapiro, with all in favor, Resolution 2023-11 Appointing Darrin Mossing as Assistant Treasurer, was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Acceptance of Fiscal Year 2022 Audit Report**

Ms. Burns noted page 28 of the agenda starts the report to management which summarizes the audit. She noted it was a clean audit with no instances of noncompliance. The District does not meet any conditions for financial emergency. She noted it was submitted to the state by the June

30<sup>th</sup> deadline. Since it is an independent audit, all we are looking for is a motion from the Board to accept that report but if any questions, I would be happy to answer.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Memo Regarding Ethics Training for Elected Officials**

Ms. Kobitter stated in the agenda package is a memo from her office regarding the new requirement that resulted from this past legislative session which requires Supervisors to obtain four hours of ethics training every calendar year beginning in January of 2024. She noted the Board of Commission on Ethics has provided some courses, both free and for charge. Her office is compiling a training as well either in conjunction with a Board meeting or a workshop.

#### **B. Engineer**

There being no comments, the next item followed.

#### **C. Field Manager's Report**

##### **i. Consideration of Proposals from Consta Flow, Inc.**

###### **a) Contract for Maintenance Services**

###### **b) Lift Station Pump Inspections**

###### **c) Install Monitoring System**

Mr. Bailey stated some of the signs were tilted so we got them straightened back out and some of the fencing around lift station two was broken out so our guys fixed that putting it back together. He noted amenity registration is up. The hydrolift is in place and working. There was an abandoned mirror out near lift station two so we cleared that out. He stated a few site items of course the lift station is still in question. He noted the last time they spoke about the cost of it and what Barney's proposed. We were waiting for some ideas and if we needed to get some other quotes. He noted he does have another company that is interested in looking at our system to see what they can do. He stated we are still experiencing alarms about every two to three weeks. July 4<sup>th</sup> weekend alarms were going off and it was pretty full when we got there so it was all hands-on deck trying to get that one fixed and pumped out from using Barneys and stronghold. Mr. Bailey stated the section to the East flows directly to the main lift station and then the South one and the

third down near the golf course is working. He noted the one over on the Western parcel is operational but it is not taking any flows yet. Mr. Bailey stated so the answer to your question is we have not had any issues with the ones down near the golf course yet but it sounds like it doesn't take nearly as much flow as the one on Yellow Trail does which we have a chronic issue with. Ms. Campagna asked if any of this could be tied back to the issue where it was the County causing the issue and then forced ours to back up. She noted she would hate to spend the money to fix ours if it is truly something needing to be fixed out there. Mr. Bailey stated there was the situation where the counties lift station breaker tripped and they decided to act like we needed to fix everything but they finally turned it back on and a separate issue which has been resolved. Mr. Shapiro stated once the golf course lift station begins getting more houses with more people, we will probably start running into issues there as well.

Mr. Bailey stated the first proposal is Consta Flow which is for monthly maintenance for them to come out and check one lift station. They are looking at a flat rate of \$95 for about an hour and half of work which is pulling up the pumps and checking them. He noted if they are called out, it is \$85 an hour and if they have to bring a Boom truck out to pull anything out it is \$165 for a minimum of two hours and then holidays, weekends and after hours would be at a higher rate. He noted this was planned for Yellow Trail as he wasn't aware the one at the golf course was active yet. I would assume it would just be double but we would have to check. Mr. Bailey noted Barneys was extremely expensive so at the last meeting we agreed to collect other quotes. He noted he did reach out to Consta Flow who felt pretty confident that they could take over the periodic maintenance of it. He noted calling them out on a regular basis to clear the pumps is not included in this. He stated the one-time visit includes running each pump, recording the hours of the meter, clear flows, washing down the walls, and cleaning the lift station. He noted they will visually inspect the pumps. We have never worked with this company before but they are local. Mr. Shapiro stated they need to check some references on this company. Mr. Bailey noted they reached out to companies that they know and work with but they will not service this area. We wanted to get someone who is based nearby. Ms. Campagna stated she would like to give the Chair the ability to approve this based on this contract outside of the next meeting. Ms. Burns asked if they want to do a motion for a quote for general maintenance at \$95 per month with other as needed services pending verification with the Chair working with staff regarding references and delegate the authority to the Chair to approve a second pump as well.



On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Monitoring Quote of \$95 per month from Consta Flow delegated by the Chair plus adding a second pump, was approved.

**ii. Consideration of Proposals from Barney's Pumps, Inc.**

**a) Contract for Maintenance Services**

**b) Install Monitoring System**

Mr. Bailey stated this was one that we got an inconclusive quote from Barneys but we went out and now have clear quotes from the both of them. He stated on page 123 is the Consta Flow monitoring system which is about \$6,300 for the install on each lift station so this does include installing on all three lift stations. He noted this is a little bit of a higher end system that gives us some other options but it is a bit more expensive than Barney's. He noted on page 128 is the Barney's option which is \$6,300 total. He stated that Barney's is an auto dialer which will send a text message and the one Consta Flow is suggesting is live real time, if you check on it you can see what is going on in the system and why its messed up and where the levels are. Barneys is essentially a notification system. Mr. Shapiro stated either way if there is a problem someone is going to have to come out. He asked if Barney's was not as sophisticated. Mr. Bailey stated Barney's could give the option for it. Mr. Shapiro asked wouldn't they need to use the same company. Ms. Campagna stated until we know about this Consta Flow company, she wouldn't want to entertain any other bids until the information comes back about them to see how legit they are. Mr. Bailey stated right now when that thing gets to critical mass, it has an alarm that is blaring and Ms. Burns stated residents are calling all the time. Ms. Campagna stated if they could get one more month and get all of the information with it being \$18,000, she would like to know more before making a true decision. Mr. Bailey said we can get an option for lesser scope from Consta Flow but we could have a similar concern and Barneys clarified to us that this is not a special Barney's system, this is something they install so it's not like you have Barney's overseeing the monitoring but then Consta Flow overseeing the maintenance. Mr. Shapiro stated that Barney's could install the system which is basically an alarm system which is passed off to us and we oversee it. Mr. Bailey stated it is not tied to Barney's. Mr. Shapiro stated we should get a quote from Consta Flow to do the same thing so we can see what their price is. If it is the same price or less then we will use Consta Flow. Ms. Burns asked if we want to do Barney's as not to extend because if Consta Flow cannot do that lower option or comes back higher, we could have Barney's do the

install of the system that they are proposing but Consta Flow could still do the monitoring of that system. Mr. Bailey stated it would tell you if there are electrical problems, the amperage and where that is located. Mr. Bailey stated he believes what will alleviate the most amount of money over time is to replace all of the pumps with grind pumps. He noted if we get the lesser monitor system and put the money down to get the grinder pumps, he thinks the monitoring system wouldn't have to be used as much because of less issues. Mr. Shapiro asked the cost of a grinder pump. Mr. Bailey answered about \$15,000 each. Ms. Burns stated the \$45,000 was intended for those grinder pumps. Ms. Campagna agrees with going with the monthly maintenance. Mr. Bailey stated Consta Flow did give an option for \$1,500 to go through and inspect our system and give us their suggestion on grinder pumps and what they would suggest compared to Barney's. Ms. Campagna stated let's see about giving them the contract and see if they will do the lower one and once, they get the business, they need to do the inspection. Ms. Burns stated sounds like consensus is that we are going to make a motion to approve Barney's not to exceed but delegate the authority to the Chair to work with staff to get a comparative quote for the same type system from Consta Flow and authorize the Chair to make the selection on either Consta Flow or Barney's without having to bring it back.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, to Approve NTE amount in Barney's Quote but ask Consta Flow for a Similar Quote Closer in Comparison and Delegate Authority of Chair to Select Quote, was approved.
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### **iii. Consideration of Proposal for Pest Control Services**

Mr. Bailey stated the pest control quote from the company used for a lot of our amenity centers is about \$120 per spray. We recommend this company as we have used them in several amenities and get better pest service out of them than with Orkins or stuff like that. It is All American Lawn and Tree Specialists. He noted the reason it is a little more is they do around the pool deck and inside the pool area as well and take care of ant mounds around the amenity within the fenced area. He noted the only component this doesn't have currently right now because there is no playground or dog park there yet that we add in the future is we then add a quarterly ant and wasp service for anything within the amenity footprint that is an amenity but not the pool area itself. Ms. Campagna asked wouldn't we just add that to the landscape contract if we want them to do the pest control on that. Mr. Bailey stated he wouldn't have the landscape do that treating of

the ants and wasps. Ms. Campagna stated wasps are different but they have to treat the ants anyway throughout the rest of the common areas so why wouldn't they just do it. She noted it is not standard but we do have a price for them that they will do the ant treatment so let's look and see what theirs is for that too.

On MOTION by Mr. Seney, seconded by Mr. Finotti, with all in favor, the Pest Control Quote for the Amenity, 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 from April 18, 2023 through July 12 is \$154,217.26.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Check Register of \$154,217.26, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials were in the package for review. There was no action needed. These are for informational purposes only.

**iii. Presentation of Number of Registered Voters – 143**

Ms. Burns stated we are required to determine the number of registered voters within the District as of April 15<sup>th</sup> of each year and the number for this year was 143. We do that to track our threshold to turn over to residents but we haven't hit the six-year mark yet so we will probably hit that registered voter number before hitting the six-year threshold. She noted this is for informational purposes.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Campagna seconded by Mr. Shapiro, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**RESOLUTION 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.**

**WHEREAS**, the Saddle Creek Preserve of Polk County Community Development District (“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 (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on \_\_\_\_\_, \_\_\_\_\_, 2023, at 1:00 PM at the Hampton Inn Lakeland, 4420 N Socrum Loop Rd., Lakeland, FL 33809, United States.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 24th day of October 2023.

ATTEST:

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**  
***RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT***

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In accordance with Chapter 190, *Florida Statutes*, and on \_\_\_\_\_, at a duly noticed public meeting, the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District



roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s

expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

**EXHIBIT A – *Designated Parking Areas (highlighted areas)***

Effective date: \_\_\_\_\_

**EXHIBIT A**  
*Designated Parking Areas*

[Insert Map]

## SECTION V

**Arbitrage Rebate Computation  
Proposal For  
Saddle Creek Preserve of Polk County  
Community Development District  
(Polk County, Florida)  
\$5,500,000 Special Assessment Bonds, Series 2020  
\$5,155,000 Special Assessment Bonds, Series 2022**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

September 19, 2023

Saddle Creek Preserve of Polk County Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: Saddle Creek Preserve of Polk County Community Development District (Polk County, Florida)  
\$5,500,000 Special Assessment Bonds, Series 2020  
\$5,155,000 Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Saddle Creek Preserve of Polk County Community Development District (the “District”) bond issues (collectively, the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

## **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,300 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

## **Southeast Client Base**

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Lubbock (TX), the City of Tulsa (OK) and the States of Connecticut, New Jersey, Montana, West Virginia, Vermont, Mississippi and Alaska.

We have established “bond year ends” based upon the anniversary of the closing date for each series of Bonds.

## Proposal

We are proposing rebate computation services based on the following:

- \$5,500,000 Special Assessment Bonds, Series 2020
- \$5,155,000 Special Assessment Bonds, Series 2022
- Fixed Rate Debt
- Construction, Capitalized Interest, Cost of Issuance, Reserve and Debt Service Accounts

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our annual guaranteed fee for rebate computations is \$450 per year for each series of Bonds. AMTEC will encompass all activity from the date of each closing through the next Computation Date for each bond issue. Our fee is based upon the size of the debt as well its complexity. The fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

### **AMTEC's Professional Fee – \$5,500,000 Special Assessment Bonds, Series 2020**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
October 31, 2023	Rebate and Opinion	Closing – September 30, 2023 (3 Bond Years of Activity)	\$1,350
September 30, 2024	Rebate and Opinion	Closing – October 31, 2024	\$ 450
October 6, 2025	Rebate and Opinion	Closing – October 6, 2025	\$ 450

### **AMTEC's Professional Fee – \$5,155,000 Special Assessment Bonds, Series 2022**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
October 31, 2023	Rebate and Opinion	Closing – August 31, 2023	\$450
February 29, 2024	Rebate and Opinion	Closing – February 29, 2024	\$450
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	\$450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	\$450
February 10, 2027	Rebate and Opinion	Closing – February 10, 2027	\$450

**In order to begin, we are requesting copies of the following documentation related to each Series:**

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from the date of each closing, through each report date

## AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2023.

Saddle Creek Preserve of Polk County Community  
Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation



By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President



## SECTION VI

# SECTION A

# **REBATE REPORT**

**\$5,500,000**

**Saddle Creek Preserve of  
Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020**

**Dated: October 6, 2020  
Delivered: October 6, 2020**

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**Rebate Report to the Computation Date  
October 6, 2023  
Reflecting Activity To  
October 6, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

October 13, 2023

Saddle Creek Preserve of Polk County Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$5,500,000 Saddle Creek Preserve of Polk County Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2020

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Saddle Creek Preserve of Polk County Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of September 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 6, 2023 Computation Date  
Reflecting Activity from October 6, 2020 through October 6, 2023

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Fund	0.006043%	131.42	(89,203.42)
Debt Service Reserve Fund	1.580300%	7,521.22	(10,798.71)
Costs of Issuance Account	0.000000%	0.00	0.00
<b>Totals</b>	<b>0.287887%</b>	<b>\$7,652.64</b>	<b>\$(100,002.13)</b>
<b>Bond Yield</b>	<b>3.745542%</b>		
Rebate Computation Credits			(5,776.32)
<b>Net Rebatable Arbitrage</b>			<b>\$(105,778.45)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 6, 2020, the date of the closing, to October 6, 2023, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of October 6, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 6, 2020 and October 6, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is October 6, 2023.

## **DEFINITIONS**

### **7. Computation Date**

October 6, 2023.

## **8. Computation Period**

The period beginning on October 6, 2020, the date of the closing, and ending on October 6, 2023, the Computation Date.

## **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **12. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	273502000
Interest Fund	273502001
Sinking Fund Account	273502002
Debt Service Reserve Fund	273502003
Prepayment Account	273502004
Acquisition & Construction Fund	273502005



## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of October 6, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 6, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 6, 2023, is the Rebatable Arbitrage.

**\$5,500,000**  
**Saddle Creek Preserve of Polk County Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2020**  
**Delivered: October 6, 2020**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$5,500,000.00</b>
<b>Net Original Issue Premium</b>	<b>91,511.90</b>
<b>Total</b>	<b>\$5,591,511.90</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,152,261.90</b>
<b>Debt Service Reserve Fund</b>	<b>156,750.00</b>
<b>Costs of Issuance Account</b>	<b>172,500.00</b>
<b>Underwriter's Discount</b>	<b>110,000.00</b>
<b>Total</b>	<b>\$5,591,511.90</b>

## PROOF OF ARBITRAGE YIELD

\$5,500,000  
 Saddle Creek Preserve of Polk County Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 10/06/2020 @ 3.7455424210%
12/15/2020	39,296.46	39,017.95
06/15/2021	207,512.50	202,254.04
12/15/2021	101,200.00	96,822.28
06/15/2022	211,200.00	198,349.27
12/15/2022	99,825.00	92,027.56
06/15/2023	214,825.00	194,404.03
12/15/2023	98,387.50	87,398.15
06/15/2024	213,387.50	186,068.64
12/15/2024	96,950.00	82,983.91
06/15/2025	216,950.00	182,283.61
12/15/2025	95,450.00	78,723.75
06/15/2026	215,450.00	174,428.81
12/15/2026	93,650.00	74,425.44
06/15/2027	218,650.00	170,570.91
12/15/2027	91,775.00	70,278.38
06/15/2028	221,775.00	166,706.23
12/15/2028	89,825.00	66,279.37
06/15/2029	224,825.00	162,842.44
12/15/2029	87,800.00	62,425.12
06/15/2030	1,947,800.00	1,359,412.10
12/15/2030	51,300.00	35,145.20
06/15/2031	51,300.00	34,499.11
12/15/2031	51,300.00	33,864.90
06/15/2032	51,300.00	33,242.35
12/15/2032	51,300.00	32,631.24
06/15/2033	51,300.00	32,031.36
12/15/2033	51,300.00	31,442.52
06/15/2034	51,300.00	30,864.49
12/15/2034	51,300.00	30,297.10
06/15/2035	51,300.00	29,740.13
12/15/2035	51,300.00	29,193.41
06/15/2036	51,300.00	28,656.73
12/15/2036	51,300.00	28,129.92
06/15/2037	51,300.00	27,612.80
12/15/2037	51,300.00	27,105.18
06/15/2038	51,300.00	26,606.90
12/15/2038	51,300.00	26,117.77
06/15/2039	51,300.00	25,637.64
12/15/2039	51,300.00	25,166.33
06/15/2040	51,300.00	24,703.68
12/15/2040	51,300.00	24,249.55
06/15/2041	266,300.00	123,566.09
12/15/2041	47,000.00	21,407.59
06/15/2042	267,000.00	119,377.68
12/15/2042	42,600.00	18,696.63
06/15/2043	272,600.00	117,441.47
12/15/2043	38,000.00	16,070.19
06/15/2044	278,000.00	115,404.89
12/15/2044	33,200.00	13,528.80
06/15/2045	283,200.00	113,280.83
12/15/2045	28,200.00	11,072.72
06/15/2046	288,200.00	111,081.29
12/15/2046	23,000.00	8,701.95
06/15/2047	293,000.00	108,817.39
12/15/2047	17,600.00	6,416.31
06/15/2048	297,600.00	106,499.45

## PROOF OF ARBITRAGE YIELD

\$5,500,000  
 Saddle Creek Preserve of Polk County Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 10/06/2020 @ 3.7455424210%
12/15/2048	12,000.00	4,215.39
06/15/2049	307,000.00	105,861.14
12/15/2049	6,100.00	2,064.76
06/15/2050	311,100.00	103,367.01
	8,975,533.96	5,591,511.90

Proceeds Summary

Delivery date	10/06/2020
Par Value	5,500,000.00
Premium (Discount)	91,511.90
Target for yield calculation	5,591,511.90

## PROOF OF ARBITRAGE YIELD

\$5,500,000

Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)

Special Assessment Bonds, Series 2020

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM03	06/15/2031	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2032	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2033	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2034	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2035	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2036	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2037	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2038	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2039	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2040	4.000%	3.600%	06/15/2030	100.000	3.6010216%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM03	06/15/2031	4.000%	3.600%			3.6316459%	0.0306243%
TERM03	06/15/2032	4.000%	3.600%			3.6569663%	0.0559447%
TERM03	06/15/2033	4.000%	3.600%			3.6782361%	0.0772145%
TERM03	06/15/2034	4.000%	3.600%			3.6963427%	0.0953211%
TERM03	06/15/2035	4.000%	3.600%			3.7119319%	0.1109103%
TERM03	06/15/2036	4.000%	3.600%			3.7254849%	0.1244634%
TERM03	06/15/2037	4.000%	3.600%			3.7373680%	0.1363464%
TERM03	06/15/2038	4.000%	3.600%			3.7478643%	0.1468427%
TERM03	06/15/2039	4.000%	3.600%			3.7571965%	0.1561749%
TERM03	06/15/2040	4.000%	3.600%			3.7655422%	0.1645207%

## BOND DEBT SERVICE

\$5,500,000

Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/06/2020					
12/15/2020			39,296.46	39,296.46	
06/15/2021	105,000	2.500%	102,512.50	207,512.50	246,808.96
12/15/2021			101,200.00	101,200.00	
06/15/2022	110,000	2.500%	101,200.00	211,200.00	312,400.00
12/15/2022			99,825.00	99,825.00	
06/15/2023	115,000	2.500%	99,825.00	214,825.00	314,650.00
12/15/2023			98,387.50	98,387.50	
06/15/2024	115,000	2.500%	98,387.50	213,387.50	311,775.00
12/15/2024			96,950.00	96,950.00	
06/15/2025	120,000	2.500%	96,950.00	216,950.00	313,900.00
12/15/2025			95,450.00	95,450.00	
06/15/2026	120,000	3.000%	95,450.00	215,450.00	310,900.00
12/15/2026			93,650.00	93,650.00	
06/15/2027	125,000	3.000%	93,650.00	218,650.00	312,300.00
12/15/2027			91,775.00	91,775.00	
06/15/2028	130,000	3.000%	91,775.00	221,775.00	313,550.00
12/15/2028			89,825.00	89,825.00	
06/15/2029	135,000	3.000%	89,825.00	224,825.00	314,650.00
12/15/2029			87,800.00	87,800.00	
06/15/2030	140,000	3.000%	87,800.00	227,800.00	315,600.00
12/15/2030			85,700.00	85,700.00	
06/15/2031	145,000	4.000%	85,700.00	230,700.00	316,400.00
12/15/2031			82,800.00	82,800.00	
06/15/2032	150,000	4.000%	82,800.00	232,800.00	315,600.00
12/15/2032			79,800.00	79,800.00	
06/15/2033	155,000	4.000%	79,800.00	234,800.00	314,600.00
12/15/2033			76,700.00	76,700.00	
06/15/2034	160,000	4.000%	76,700.00	236,700.00	313,400.00
12/15/2034			73,500.00	73,500.00	
06/15/2035	165,000	4.000%	73,500.00	238,500.00	312,000.00
12/15/2035			70,200.00	70,200.00	
06/15/2036	175,000	4.000%	70,200.00	245,200.00	315,400.00
12/15/2036			66,700.00	66,700.00	
06/15/2037	180,000	4.000%	66,700.00	246,700.00	313,400.00
12/15/2037			63,100.00	63,100.00	
06/15/2038	190,000	4.000%	63,100.00	253,100.00	316,200.00
12/15/2038			59,300.00	59,300.00	
06/15/2039	195,000	4.000%	59,300.00	254,300.00	313,600.00
12/15/2039			55,400.00	55,400.00	
06/15/2040	205,000	4.000%	55,400.00	260,400.00	315,800.00
12/15/2040			51,300.00	51,300.00	
06/15/2041	215,000	4.000%	51,300.00	266,300.00	317,600.00
12/15/2041			47,000.00	47,000.00	
06/15/2042	220,000	4.000%	47,000.00	267,000.00	314,000.00
12/15/2042			42,600.00	42,600.00	
06/15/2043	230,000	4.000%	42,600.00	272,600.00	315,200.00
12/15/2043			38,000.00	38,000.00	
06/15/2044	240,000	4.000%	38,000.00	278,000.00	316,000.00
12/15/2044			33,200.00	33,200.00	
06/15/2045	250,000	4.000%	33,200.00	283,200.00	316,400.00
12/15/2045			28,200.00	28,200.00	
06/15/2046	260,000	4.000%	28,200.00	288,200.00	316,400.00
12/15/2046			23,000.00	23,000.00	
06/15/2047	270,000	4.000%	23,000.00	293,000.00	316,000.00
12/15/2047			17,600.00	17,600.00	
06/15/2048	280,000	4.000%	17,600.00	297,600.00	315,200.00

## BOND DEBT SERVICE

\$5,500,000

Saddle Creek Preserve of Polk County Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2048			12,000.00	12,000.00	
06/15/2049	295,000	4.000%	12,000.00	307,000.00	319,000.00
12/15/2049			6,100.00	6,100.00	
06/15/2050	305,000	4.000%	6,100.00	311,100.00	317,200.00
	5,500,000		3,875,933.96	9,375,933.96	9,375,933.96

\$5,500,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-5,152,261.90	-5,758,994.35
11/03/20		182,770.93	203,726.31
11/03/20		12,257.84	13,663.25
11/03/20		2,633.00	2,934.88
11/03/20		92,606.04	103,223.68
11/03/20		2,125.00	2,368.64
11/03/20		56,310.76	62,767.00
11/03/20		10,336.00	11,521.06
11/03/20		54,263.76	60,485.31
12/03/20		2,564.00	2,849.15
12/03/20		7,434.67	8,261.50
12/21/20		81,895.00	90,834.02
12/21/20		40,555.60	44,982.34
12/21/20		427,551.97	474,220.24
12/21/20		2,125.00	2,356.95
12/21/20		243,838.57	270,454.10
12/22/20		4,500.00	4,990.67
12/28/20		318.93	353.49
12/28/20		1,177.40	1,304.97
12/28/20		300.75	333.34
01/19/21		394,828.90	436,663.23
01/19/21		25,472.00	28,170.90
01/19/21		60,514.72	66,926.59
01/19/21		3,703.50	4,095.91
01/19/21		786.89	870.27
01/20/21		54,299.00	60,046.09
01/20/21		698.50	772.43
01/25/21		11,875.00	13,125.10
02/02/21		51,052.30	56,385.97
02/02/21		1,802.95	1,991.31
02/02/21		6,213.18	6,862.30
02/02/21		28,583.88	31,570.17
02/08/21		28,583.88	31,550.65
02/08/21		18.45	20.36
02/12/21		706.50	779.51
02/12/21		1,156.25	1,275.73
02/12/21		5,108.78	5,636.70
02/12/21		1,870.00	2,063.24
02/24/21		492,440.28	542,655.74
02/24/21		35,994.00	39,664.40
02/24/21		7,071.28	7,792.36
03/02/21		6,682.20	7,357.53
03/17/21		393,896.51	433,035.31
03/17/21		8,347.32	9,176.74
03/17/21		29,315.91	32,228.83
03/17/21		2,125.00	2,336.15
03/17/21		6,500.00	7,145.86
03/17/21		16,390.00	18,018.56



\$5,500,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
03/17/21		2,460.36	2,704.83
03/26/21		49,872.21	54,776.83
03/26/21		191.84	210.71
03/26/21		1,161.80	1,276.06
03/26/21		24,400.00	26,799.59
03/26/21		2,805.00	3,080.85
04/09/21		702,219.49	770,245.52
04/09/21		12,242.50	13,428.47
04/09/21		18,053.20	19,802.07
04/09/21		259.91	285.09
04/09/21		1,347.75	1,478.31
04/27/21		1,419.35	1,553.96
04/27/21		6,562.12	7,184.47
05/04/21		701,404.81	767,371.84
05/04/21		39,482.50	43,195.82
05/04/21		192.22	210.30
05/04/21		828.75	906.69
06/16/21		18,300.00	19,934.62
07/09/21		667,585.08	725,494.06
10/06/23	de minimis	2.03	2.03
-----			
10/06/23	TOTALS:	131.42	-89,203.42
-----			

ISSUE DATE:	10/06/20	REBATABLE ARBITRAGE:	-89,203.42
COMP DATE:	10/06/23	NET INCOME:	131.42
BOND YIELD:	3.745542%	TAX INV YIELD:	0.006043%

\$5,500,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-156,750.00	-175,208.94
11/03/20		0.67	0.75
12/02/20		0.77	0.86
01/05/21		0.80	0.89
02/02/21		0.80	0.88
03/02/21		0.72	0.79
04/02/21		0.80	0.88
05/04/21		0.78	0.85
06/02/21		0.80	0.87
07/02/21		0.77	0.84
08/03/21		0.80	0.87
09/02/21		0.80	0.86
10/04/21		0.77	0.83
11/02/21		0.80	0.86
12/02/21		0.78	0.84
12/30/21		0.02	0.02
01/04/22		0.80	0.85
02/02/22		0.80	0.85
03/02/22		0.72	0.76
04/04/22		0.80	0.85
05/03/22		0.77	0.81
06/02/22		39.51	41.53
07/05/22		90.23	94.52
08/02/22		157.53	164.57
09/02/22		237.30	247.14
10/04/22		271.08	281.39
11/02/22		355.06	367.50
12/02/22		432.70	446.47
01/04/23		488.86	502.76
02/02/23		520.51	533.77
03/02/23		498.91	510.04
04/04/23		563.96	574.64
05/02/23		569.50	578.61
06/02/23		619.55	627.52
07/05/23		606.40	612.11
08/02/23		633.57	637.76
09/05/23		657.84	659.95
10/06/23	MMkt Bal	156,750.00	156,750.00
10/06/23	MMkt Acc	763.94	763.94
-----			
10/06/23	TOTALS:	7,521.22	-10,798.71
-----			

ISSUE DATE:	10/06/20	REBATABLE ARBITRAGE:	-10,798.71
COMP DATE:	10/06/23	NET INCOME:	7,521.22
BOND YIELD:	3.745542%	TAX INV YIELD:	1.580300%

\$5,500,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-172,500.00	-192,813.67
10/06/20		172,500.00	192,813.67
-----			
10/06/23	TOTALS:	0.00	0.00
-----			
ISSUE DATE:	10/06/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/06/23	NET INCOME:	0.00
BOND YIELD:	3.745542%	TAX INV YIELD:	0.000000%

\$5,500,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2020  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/21		-1,780.00	-1,917.13
10/06/22		-1,830.00	-1,899.19
10/06/23		-1,960.00	-1,960.00
-----			
10/06/23	TOTALS:	-5,570.00	-5,776.32
-----			

ISSUE DATE: 10/06/20 REBATABLE ARBITRAGE: -5,776.32  
COMP DATE: 10/06/23  
BOND YIELD: 3.745542%

## SECTION B

# **REBATE REPORT**

**\$5,155,000**

**Saddle Creek Preserve of  
Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022**

**Dated: February 10, 2022  
Delivered: February 10, 2022**

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**Rebate Report to the Computation Date  
February 10, 2025  
Reflecting Activity To  
September 30, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

October 13, 2023

Saddle Creek Preserve of Polk County Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$5,155,000 Saddle Creek Preserve of Polk County Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Saddle Creek Preserve of Polk County Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of January 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 10, 2025 Computation Date  
Reflecting Activity from February 10, 2022 through September 30, 2023

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Fund	1.104548%	26,454.95	(58,950.82)
Debt Service Reserve Fund	2.865931%	6,772.63	(1,289.67)
Costs of Issuance Account	0.008944%	0.01	(4.13)
<b>Totals</b>	<b>1.261872%</b>	<b>\$33,227.59</b>	<b>\$(60,244.62)</b>
<b>Bond Yield</b>	<b>3.377437%</b>		
Rebate Computation Credit			(2,095.79)
<b>Net Rebatable Arbitrage</b>			<b>\$(62,340.41)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 10, 2022, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 10, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 10, 2022 and September 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is February 10, 2025.

## **DEFINITIONS**

### **7. Computation Date**

February 10, 2025.

## **8. Computation Period**

The period beginning on February 10, 2022, the date of the closing, and ending on September 30, 2023.

## **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **12. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Funds / Accounts</b>	<b>Account Number</b>
Revenue Account	251737000
Interest Fund	251737001
Sinking Fund Account	251737002
Debt Service Reserve Fund	251737003
Prepayment Account	251737004
Acquisition & Construction Fund	251737005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 10, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 10, 2025, is the Rebatable Arbitrage.

**\$5,155,000**  
**Saddle Creek Preserve of Polk County Community Development District**  
**(Polk County, Florida)**  
**Special Assessment Bonds, Series 2022**  
**Delivered: February 10, 2022**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$5,155,000.00</b>
<b>Net Original Issue Premium</b>	<b>95,123.35</b>
<b>Total</b>	<b>\$5,250,123.35</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Fund</b>	<b>\$4,818,697.10</b>
<b>Debt Service Reserve Fund</b>	<b>143,826.25</b>
<b>Costs of Issuance Account</b>	<b>184,500.00</b>
<b>Underwriter's Discount</b>	<b>103,100.00</b>
<b>Total</b>	<b>\$5,250,123.35</b>

## PROOF OF ARBITRAGE YIELD

\$5,155,000  
 Saddle Creek Preserve of Polk County Community Development District  
 (Polk County, Florida)  
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 02/10/2022 @ 3.3774368166%
06/15/2022	62,856.77	62,130.02
12/15/2022	220,513.75	214,344.51
06/15/2023	88,807.50	84,889.42
12/15/2023	198,807.50	186,880.46
06/15/2024	87,363.75	80,758.76
12/15/2024	197,363.75	179,412.62
06/15/2025	85,920.00	76,808.11
12/15/2025	200,920.00	176,629.49
06/15/2026	84,410.63	72,973.37
12/15/2026	199,410.63	169,528.53
06/15/2027	82,901.25	69,307.91
12/15/2027	202,901.25	166,814.45
06/15/2028	81,326.25	65,751.69
12/15/2028	206,326.25	164,043.07
06/15/2029	79,388.75	62,071.12
12/15/2029	204,388.75	157,150.17
06/15/2030	77,451.25	58,561.68
12/15/2030	207,451.25	154,251.13
06/15/2031	75,436.25	55,159.41
12/15/2031	210,436.25	151,316.86
06/15/2032	73,343.75	51,862.94
12/15/2032	2,528,343.75	1,758,155.69
06/15/2033	24,873.75	17,009.43
12/15/2033	169,873.75	114,235.72
06/15/2034	22,445.00	14,843.03
12/15/2034	172,445.00	112,145.21
06/15/2035	19,932.50	12,747.33
12/15/2035	174,932.50	110,015.80
06/15/2036	17,336.25	10,721.78
12/15/2036	177,336.25	107,854.07
06/15/2037	14,656.25	8,765.75
12/15/2037	179,656.25	105,666.13
06/15/2038	11,892.50	6,878.50
12/15/2038	181,892.50	103,457.68
06/15/2039	9,045.00	5,059.22
12/15/2039	184,045.00	101,234.00
06/15/2040	6,113.75	3,307.02
12/15/2040	186,113.75	99,000.02
06/15/2041	3,098.75	1,620.95
12/15/2041	188,098.75	96,760.30
7,199,856.78		5,250,123.35

Proceeds Summary

Delivery date	02/10/2022
Par Value	5,155,000.00
Premium (Discount)	95,123.35
Target for yield calculation	5,250,123.35

## PROOF OF ARBITRAGE YIELD

\$5,155,000

Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)

Special Assessment Bonds, Series 2022

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	12/15/2042	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2043	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2044	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2045	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2046	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2047	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2048	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2049	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2050	4.000%	3.540%	12/15/2032	100.000	3.5409086%
TERM04	12/15/2051	4.000%	3.540%	12/15/2032	100.000	3.5409086%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	12/15/2042	4.000%	3.540%			3.7153415%	0.1744328%
TERM04	12/15/2043	4.000%	3.540%			3.7237630%	0.1828544%
TERM04	12/15/2044	4.000%	3.540%			3.7314065%	0.1904978%
TERM04	12/15/2045	4.000%	3.540%			3.7383700%	0.1974613%
TERM04	12/15/2046	4.000%	3.540%			3.7447358%	0.2038272%
TERM04	12/15/2047	4.000%	3.540%			3.7505736%	0.2096650%
TERM04	12/15/2048	4.000%	3.540%			3.7559427%	0.2150341%
TERM04	12/15/2049	4.000%	3.540%			3.7608937%	0.2199851%
TERM04	12/15/2050	4.000%	3.540%			3.7654705%	0.2245619%
TERM04	12/15/2051	4.000%	3.540%			3.7697108%	0.2288022%

## BOND DEBT SERVICE

\$5,155,000

Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)

Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/10/2022					
06/15/2022			62,856.77	62,856.77	
12/15/2022	130,000	2.625%	90,513.75	220,513.75	283,370.52
06/15/2023			88,807.50	88,807.50	
12/15/2023	110,000	2.625%	88,807.50	198,807.50	287,615.00
06/15/2024			87,363.75	87,363.75	
12/15/2024	110,000	2.625%	87,363.75	197,363.75	284,727.50
06/15/2025			85,920.00	85,920.00	
12/15/2025	115,000	2.625%	85,920.00	200,920.00	286,840.00
06/15/2026			84,410.63	84,410.63	
12/15/2026	115,000	2.625%	84,410.63	199,410.63	283,821.26
06/15/2027			82,901.25	82,901.25	
12/15/2027	120,000	2.625%	82,901.25	202,901.25	285,802.50
06/15/2028			81,326.25	81,326.25	
12/15/2028	125,000	3.100%	81,326.25	206,326.25	287,652.50
06/15/2029			79,388.75	79,388.75	
12/15/2029	125,000	3.100%	79,388.75	204,388.75	283,777.50
06/15/2030			77,451.25	77,451.25	
12/15/2030	130,000	3.100%	77,451.25	207,451.25	284,902.50
06/15/2031			75,436.25	75,436.25	
12/15/2031	135,000	3.100%	75,436.25	210,436.25	285,872.50
06/15/2032			73,343.75	73,343.75	
12/15/2032	140,000	3.100%	73,343.75	213,343.75	286,687.50
06/15/2033			71,173.75	71,173.75	
12/15/2033	145,000	3.350%	71,173.75	216,173.75	287,347.50
06/15/2034			68,745.00	68,745.00	
12/15/2034	150,000	3.350%	68,745.00	218,745.00	287,490.00
06/15/2035			66,232.50	66,232.50	
12/15/2035	155,000	3.350%	66,232.50	221,232.50	287,465.00
06/15/2036			63,636.25	63,636.25	
12/15/2036	160,000	3.350%	63,636.25	223,636.25	287,272.50
06/15/2037			60,956.25	60,956.25	
12/15/2037	165,000	3.350%	60,956.25	225,956.25	286,912.50
06/15/2038			58,192.50	58,192.50	
12/15/2038	170,000	3.350%	58,192.50	228,192.50	286,385.00
06/15/2039			55,345.00	55,345.00	
12/15/2039	175,000	3.350%	55,345.00	230,345.00	285,690.00
06/15/2040			52,413.75	52,413.75	
12/15/2040	180,000	3.350%	52,413.75	232,413.75	284,827.50
06/15/2041			49,398.75	49,398.75	
12/15/2041	185,000	3.350%	49,398.75	234,398.75	283,797.50
06/15/2042			46,300.00	46,300.00	
12/15/2042	190,000	4.000%	46,300.00	236,300.00	282,600.00
06/15/2043			42,500.00	42,500.00	
12/15/2043	200,000	4.000%	42,500.00	242,500.00	285,000.00
06/15/2044			38,500.00	38,500.00	
12/15/2044	210,000	4.000%	38,500.00	248,500.00	287,000.00
06/15/2045			34,300.00	34,300.00	
12/15/2045	215,000	4.000%	34,300.00	249,300.00	283,600.00
06/15/2046			30,000.00	30,000.00	
12/15/2046	225,000	4.000%	30,000.00	255,000.00	285,000.00
06/15/2047			25,500.00	25,500.00	
12/15/2047	235,000	4.000%	25,500.00	260,500.00	286,000.00
06/15/2048			20,800.00	20,800.00	
12/15/2048	245,000	4.000%	20,800.00	265,800.00	286,600.00
06/15/2049			15,900.00	15,900.00	
12/15/2049	255,000	4.000%	15,900.00	270,900.00	286,800.00



## BOND DEBT SERVICE

\$5,155,000

Saddle Creek Preserve of Polk County Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/15/2050			10,800.00	10,800.00	
12/15/2050	265,000	4.000%	10,800.00	275,800.00	286,600.00
06/15/2051			5,500.00	5,500.00	
12/15/2051	275,000	4.000%	5,500.00	280,500.00	286,000.00
	5,155,000		3,418,456.78	8,573,456.78	8,573,456.78

\$5,155,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/22	Beg Bal	-4,818,697.10	-5,328,025.21
04/14/22		487,153.88	535,447.55
04/14/22		119,446.18	131,287.40
04/14/22		366,428.20	402,753.81
04/25/22		10,960.00	12,034.19
05/03/22		19,822.02	21,748.58
05/03/22		51,110.72	56,078.33
05/03/22		4,275.00	4,690.50
05/03/22		146.00	160.19
05/03/22		816,448.49	895,801.69
05/09/22		105,240.00	115,404.17
05/09/22		12,852.40	14,093.70
05/17/22		1,100.00	1,205.34
05/17/22		30,095.00	32,977.05
05/17/22		76,714.56	84,061.13
06/08/22		8,771.40	9,592.63
06/09/22		171,578.04	187,624.80
06/09/22		133,302.51	145,769.57
06/29/22		258,346.13	281,982.66
07/05/22		4,176.13	4,555.67
07/25/22		2,524.48	2,748.79
07/25/22		651.00	708.84
07/25/22		2,920.00	3,179.46
07/25/22		66,900.33	72,844.74
07/28/22		230,378.00	250,778.17
08/02/22		85,515.12	93,052.92
08/10/22		3,010.00	3,272.88
08/24/22		328.50	356.73
08/26/22		30,340.00	32,940.71
09/01/22		32,966.10	35,775.27
09/01/22		301,310.69	326,986.57
09/07/22		117,080.25	126,986.22
09/15/22		-100,000.00	-108,380.14
09/19/22		278.19	301.39
09/19/22		219.00	237.26
09/19/22		7,560.00	8,190.49
09/19/22		30,340.00	32,870.30
09/26/22		36,520.18	39,540.14
09/26/22		30,880.00	33,433.56
10/03/22		2,810.98	3,041.45
10/03/22		2,247.80	2,432.09
10/05/22		50,755.59	54,906.72
10/11/22		18,215.26	19,694.03
11/03/22		9,010.75	9,722.35
11/03/22		782.50	844.30
11/03/22		27,202.35	29,350.58
11/14/22		152,544.26	164,422.69
11/15/22		365.00	393.39

\$5,155,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
12/13/22		18,102.03	19,459.04
12/16/22		89,925.00	96,639.21
01/05/23		32,110.00	34,446.54
01/05/23		8,639.19	9,267.83
01/10/23		6,600.00	7,076.97
01/23/23		79,489.91	85,131.44
01/30/23		28,558.00	30,564.90
02/09/23		3,025.00	3,234.87
02/09/23		2,400.00	2,566.51
02/09/23		75,900.37	81,166.23
02/23/23		32,515.00	34,725.59
02/28/23		-420.00	-448.35
03/08/23		382,700.48	408,149.04
03/17/23		15,673.98	16,702.27
03/22/23		4,581.00	4,879.27
04/13/23		31,191.26	33,157.25
04/17/23		124,149.25	131,925.31
05/08/23		-246,957.62	-261,913.54
05/09/23		181,968.78	192,970.98
05/09/23		28,593.41	30,322.22
05/19/23		73.00	77.34
05/30/23		182.50	193.16
07/18/23		73,929.82	77,898.10
08/22/23		-27,300.72	-28,675.27
09/07/23		55,242.84	57,943.32
09/30/23	MMkt Bal	22,417.28	23,462.86
09/30/23	MMkt Acc	239.30	250.46
-----			
02/10/25	TOTALS:	26,454.95	-58,950.82
-----			

ISSUE DATE:	02/10/22	REBATABLE ARBITRAGE:	-58,950.82
COMP DATE:	02/10/25	NET INCOME:	26,454.95
BOND YIELD:	3.377437%	TAX INV YIELD:	1.104548%

\$5,155,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/22	Beg Bal	-143,826.25	-159,028.44
03/02/22		0.45	0.50
04/04/22		0.74	0.81
05/03/22		0.71	0.78
06/02/22		36.26	39.68
07/05/22		82.79	90.31
08/02/22		144.54	157.28
09/02/22		217.74	236.27
10/04/22		248.73	269.10
11/02/22		325.78	351.54
12/02/22		397.03	427.23
01/04/23		448.55	481.23
02/02/23		477.60	511.07
03/02/23		457.77	488.48
04/04/23		517.46	550.54
05/02/23		522.54	554.49
06/02/23		568.47	601.55
07/05/23		556.40	586.97
08/02/23		581.34	611.75
09/05/23		603.60	633.22
09/30/23	MMkt Bal	143,826.25	150,534.58
09/30/23	MMkt Acc	584.13	611.37
-----			
02/10/25	TOTALS:	6,772.63	-1,289.67
-----			

ISSUE DATE:	02/10/22	REBATABLE ARBITRAGE:	-1,289.67
COMP DATE:	02/10/25	NET INCOME:	6,772.63
BOND YIELD:	3.377437%	TAX INV YIELD:	2.865931%

\$5,155,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022  
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/22	Beg Bal	-184,500.00	-204,001.34
02/10/22		51,000.00	56,390.61
02/10/22		45,000.00	49,756.42
02/10/22		6,000.00	6,634.19
02/10/22		1,750.00	1,934.97
02/10/22		30,000.00	33,170.95
02/10/22		45,000.00	49,756.42
02/17/22		5,750.00	6,353.63
03/28/22		0.01	0.01
-----			
02/10/25	TOTALS:	0.01	-4.13
-----			

ISSUE DATE:	02/10/22	REBATABLE ARBITRAGE:	-4.13
COMP DATE:	02/10/25	NET INCOME:	0.01
BOND YIELD:	3.377437%	TAX INV YIELD:	0.008944%

\$5,155,000  
Saddle Creek Preserve of Polk County Community Development District  
(Polk County, Florida)  
Special Assessment Bonds, Series 2022  
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/23		-1,960.00	-2,095.79
-----			
02/10/25	TOTALS:	-1,960.00	-2,095.79
-----			

ISSUE DATE: 02/10/22    REBATABLE ARBITRAGE: -2,095.79  
COMP DATE: 02/10/25  
BOND YIELD: 3.377437%

## SECTION VII



# 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](http://www.graucpa.com)

September 19, 2023

Board of Supervisors  
Saddle Creek Preserve of Polk County Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Saddle Creek Preserve of Polk County Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.



**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$7,100 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Saddle Creek Preserve of Polk County Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

**RESPONSE:**

This letter correctly sets forth the understanding of Saddle Creek Preserve of Polk County Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

## SECTION VIII



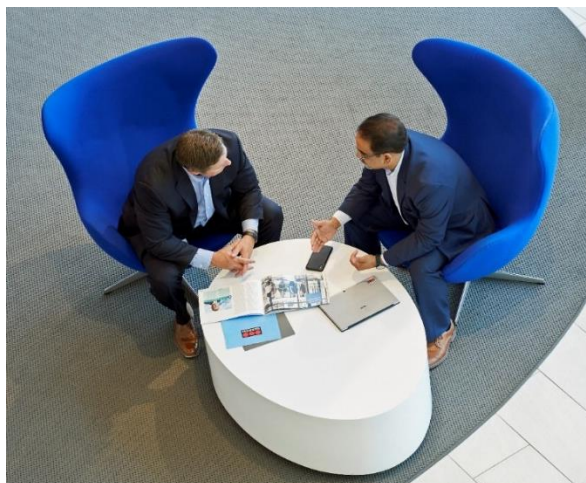
# A Security Program Solution for Saddle Creek Preserve

Michael Peters, Business Development Manager  
(407) 793-6438 | [Michael.Peters@securitasinc.com](mailto:Michael.Peters@securitasinc.com)



## Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of Saddle Creek Preserve. In addition, this proposal may be distributed only to those employees or affiliates within Saddle Creek Preserve who have direct responsibility for the proposal/decision-making process.





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## Investment Proposal

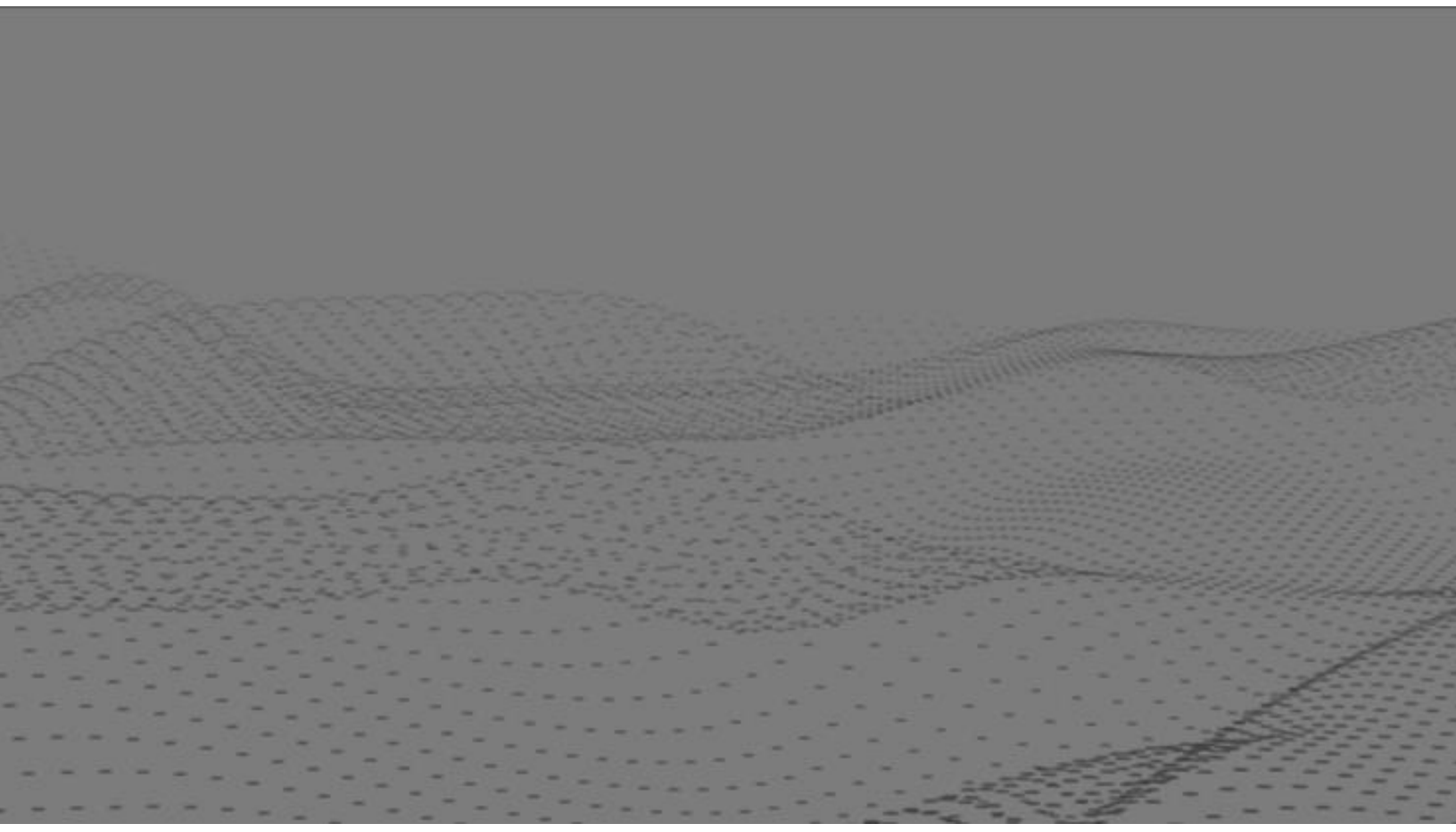
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# EXECUTIVE SUMMARY

September 15, 2023

Emily Grimes  
Assistant District Manager  
Governmental Management Services  
219 E. Livingston Street  
Orlando, FL 32801

RE: ***Integrated Guarding Solutions Proposal for Saddle Creek Preserve***

Dear Ms. Grimes,

On behalf of the entire Securitas Security Services team, thank you for providing us the opportunity to present our qualifications in response to your security program request. We are extremely confident our depth of resources and desire for service excellence will meet and exceed your expectations. Based on our discussion, we believe the following items will allow Securitas to provide Saddle Creek Preserve with the most value for its security investment:

- **Market Expertise:** Securitas is the most locally focused national provider of security services in North America and has the policies, procedures, and knowledge base to provide outstanding service and support to Saddle Creek Preserve. Over 350 organizations and associations in Central Florida alone are currently partnered with Securitas as their trusted security advisors and providers. Through this experience we have developed property specific security best practices which will be implemented at Saddle Creek Preserve during transition and ongoing.
- **Account Management:** A critical piece of any successful program is ensuring the on-site team receives leadership and support from local, area level management. Although Securitas is a large company, we aim to provide our customers with local, customized support. To that end, your property will be serviced by a dedicated District Manager and Operations/Human Resources team from our local area office. Each branch team handles a small portfolio of approximately 15 clients, versus the industry average of 50+ in order to ensure overall quality of service and provide close support for on-site staff.
- **On-Site Officer Team & Staffing:** Although all security companies hire from the same labor pool, our most recent statistics show we select less than 12% of applicants who apply. Our selectiveness allows us to provide our customers with higher caliber officers. The on-site officer team undergoes a rigorous hiring process and we look to find officers who will be the right fit specifically for Saddle Creek Preserve. Officers receive extensive training prior to site assignment, on-the-job training prior to working alone, as well as ongoing training. In addition, Securitas offers an industry-leading benefits package and retention tools to minimize turnover. Additional information regarding each of these items can be found in our full proposal.
- **Experience with Account Transitions:** Securitas managers are experts in startups and transitions. In 2022, they transitioned over \$400 million in services from in-house private security and other contract security providers using our Excellence in Service process. This was accomplished without any major issues or disruption to our clients' operations. We have the processes and procedures in place including checklists, timelines, and responsibilities. Furthermore, all tasks are carefully detailed and specifically designed for each client to ensure the security program is effectively transitioned. The transition process continues beyond the start date to ensure ongoing deliverables and that expectations are fully met. Please see the transition section of our proposal for additional information and a sample transition plan.

- **Protective Services Offerings & Alternative Solutions:** Securitas' goal is to look holistically at our customer's overall security program in order to provide them with the best possible solution from both an operational and cost perspective. In order to be your total security solutions expert, we look to drive program efficiencies through the integration of our six security pillars. Although all six pillars may not be of immediate need to Saddle Creek Preserve, please be aware these are available if the need ever arises. Additional information regarding each pillar can be found under the "Company Background – Protective Services" section of our proposal.
  - *On-Site Guarding*
  - *Mobile Guarding*
  - *Remote Guarding*
  - *Electronic Security*
  - *Fire & Safety*
  - *Corporate Risk Management*

We appreciate this opportunity to work with you and present our capabilities. We look forward to hearing your feedback on our proposal. Please do not hesitate to contact me should you have any questions regarding our response.

Sincerely,



Michael Peters  
Business Development Manager – Central Florida  
Securitas Security Services USA, Inc.



The background features a complex, abstract design. It consists of several layers of wavy, undulating lines in shades of purple and blue, creating a sense of depth and movement. Overlaid on these waves is a grid of small, glowing dots in a similar color palette. The dots are arranged in a regular pattern, but the overall effect is one of organic, flowing energy. The colors transition from a deep blue at the top to a vibrant purple towards the bottom.

# Company Background





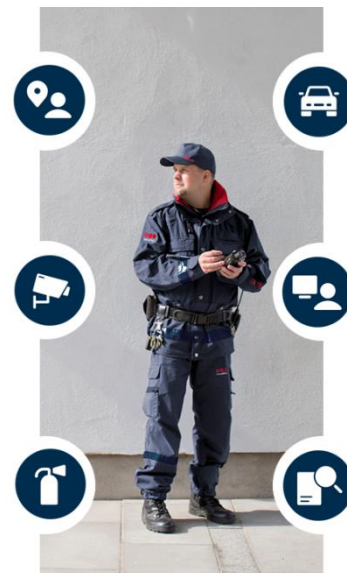
## Introduction

The security profession continues to expand, evolve, and diversify. At Securitas, we listen carefully to our clients to explore, discover and offer alternative methods for providing services and resources that enhance security, increase safety, improve efficiencies and result in cost savings. The Saddle Creek Preserve mission can be accomplished by leveraging the multiple services of Securitas Security Services USA, Inc. (Securitas).

As part of the leading international organization specializing in protective services based on people, technology and knowledge, Securitas offers a full spectrum of security services under the banner of **Securitas Protective Services**.

We are committed to providing security services for Saddle Creek Preserve, and to helping keep your people and property safe with a variety of tools. We feature The New Guarding with true solutions that create efficiency while saving both time and money.

Securitas understands the need to manage costs without compromising security. That's why we've developed The New Guarding, a three-dimensional approach to security. This innovative solution or any combination of On-site Guarding, Remote Guarding and Mobile Guarding provides the most efficient, cost-effective solution for your security requirements.



## Global Leader

We recognize that the primary objective of Saddle Creek Preserve is the selection of a security officer services provider. While Securitas' core competency is providing these services, we believe it also important to highlight our total solutions capabilities in order to demonstrate the value that Securitas will bring to Saddle Creek Preserve.

To make it as easy as possible for our clients, Securitas is now a single point of contact for their entire security solution. This includes On-site Guarding, Mobile Guarding, Remote Guarding, Electronic Security, Fire & Safety, and Corporate Risk Management – all offered by one company, a global leader in protective services, Securitas.

Securitas Protective Services offers:

- Security officers screened and trained to your requirements.
- The depth of knowledge and breadth of expertise you expect from your Protective Services partner.

## Local Focus

These services are managed by our geographic regions that guide and support our nearly 550 district managers and 90,000 security officers (123,000+ total employees). With district locations in every state, Securitas is by far the most locally-focused security company in the U.S.

Securitas is the only organization that offers this spectrum of guarding services and technology resources while providing a single point of contact for the client.

## World Class

It is Securitas' ongoing goal to set the industry standard and continually raise the bar so that every employee, service and product surpass that standard for quality. To this end, we have implemented a comprehensive Total Quality Management approach. Measuring and improving client satisfaction is emphasized throughout our organization. To help ensure promised quality, annual quality assurance surveys, part of our Excellence in Service program are distributed from division level management.



We not only strive to solve your initial security issues, but also to leverage our knowledge to allow us to anticipate and prevent future exposures to your business risks. Pointing out issues is easy; preventing them, working with you proactively, will be our mission at Saddle Creek Preserve.



## Protective Service Offerings

Our goal is to drive efficiencies within a client's security program and offer solutions. Protective Services includes On-site Guarding, Mobile Guarding, Remote Guarding, Electronic Security, Fire & Safety, and Corporate Risk Management. All are offered by one company, Securitas, with a single point of contact.



### On-site Guarding

We know that every business environment has different security needs, which is why we have leveraged our knowledge and expertise to develop a variety of guarding functions to meet your requirements. After performing a Risk Assessment, we recommend services that best fit your situation. These include:

- Reception/concierge services
- Console operations
- Special event guarding
- Fire patrol and equipment checks
- Alarm and emergency response
- Facilities badging and identification services
- Transportation and parking coordination services
- Customized and site-specific security functions

Through **SecuritasConnect**, you can have full visibility and control over your security program. This is your window to view your site's security, at any time of the day or night. **SecuritasVision** saves time and confirms compliance of your security operations, policies and best practices, as well as improving communication and officer accountability.



### Mobile Guarding

Mobile Guarding allows sites of all sizes to have access to the world-class protection, high-caliber officers and advanced technologies that make Securitas the knowledge leader in security.

**Mobile Guarding Officers** - Specially-trained, vigilant and helpful officers check in at random but regimented times to fulfill post orders, inspect the property and assist staff as necessary.

**Alarm Response** - Mobile Guarding officers can respond to alarms and react with the appropriate response required by the situation.



### Remote Guarding

When you have Remote Guarding managed by Securitas, we act on incidents in real-time and can deter trouble before it happens. The combination of smart technology and our security expertise creates unprecedented efficiency to help protect your facility 24/7.

Real-time security programs are achieved when video cameras, video analytics, monitoring centers and security officers work together as one integrated force. Potential threats are spotted by cameras and automatically analyzed based on predefined criteria. When necessary, an operator is alerted who then takes immediate action to prevent or minimize damage. We continually identify areas for creating efficiencies both in preventing incidents and lowering resource demand.

**Alarm Verification** - Gives you the shortest possible response time when an incident occurs. Cameras will scan your premises and parking lots for unauthorized activity and potential threats, advise status and deliver an audible message that security is monitoring in real-time.





**Remote Employee Escort** - Utilizes live video surveillance with audio notification to provide a safe environment as employees arrive and depart the area. In other situations, we can monitor visitors who have access to a building and follow their progress throughout the building.

**Remote Entry/Exit Management** - Provides on-demand processing of employees and contract workers who require access to your facility. We can verify their identity, confirm authorization for entry/exit, track and record activity and report any exceptions.

**Remote Perimeter Protection** – Leverages customized intelligent video analytics for each unique location to recognize potential threats and alert operators the moment there is suspicious activity.



## Electronic Security

The advantage of working with Securitas is that you will have one point of contact for the design, installation and service of your equipment. Securitas gives you state-of-the-art security in innovative and cost-effective packages. Securitas Electronic Security Solutions provides a simple approach to your security system needs. We can:

- Help you understand how to best utilize your current system
- Update outdated or broken parts of the system
- Replace the system with a more efficient and effective design

Our engineers can provide expertise on Access Control, Video Security Solutions, Design and Installation, and Maintenance.

Our Technology Service Centers (TSCs) are the hub of our technology activity. While technicians and service managers are deployed and ready to work across the country, the TSCs coordinate the activity to help provide quick action.



## Fire & Safety

We will work with you to develop a fire service plan to meet the specific needs of your facility. Certain industries that Securitas protects, such as the petrochemical, aerospace/defense, and energy industries, are more prone to fire hazards at their facilities. To strengthen our supportive relationship with these industries, we developed a specialized group to expertly fight fires, handle hazardous materials scenarios, and mitigate fire hazards that may threaten business operations.

Through Securitas Critical Infrastructure Services (SCIS), we bring you experience in assessing your facility and possible scenarios to find cost-effective ways to enhance the overall fire service program.

### Incident Response:

- |                              |                             |
|------------------------------|-----------------------------|
| – Fire suppression           | – Arson investigation       |
| – Emergency medical response | – Confined space operations |
| – Rescue operations          |                             |

### Fire Prevention:

- |                                  |                                |
|----------------------------------|--------------------------------|
| – Pre-development/fire pre-plans | – Life safety code enforcement |
| – Uniform fire code enforcement  | – Public education programs    |



## Corporate Risk Management

Over 150 years, the Pinkerton name has evoked memories of America's first detective agency and the man who founded it - Allan Pinkerton. His legacy continues to this day with a force of Pinkerton investigators and security specialists who maintain the same reputable dedication and commitment to helping protect clients and their assets worldwide.





Pinkerton's tradition of excellence continues with the experience you can trust, and the integrity you can rely on which as a respected leader in the security consulting and investigation practice. Pinkerton offers organizations comprehensive security services, a consultative approach to identifying risks and the professional expertise to partner in effective solutions. With offices located in North America, Latin America, Europe and Asia, you can depend on an organization with a rich history and a dynamic future. Services include:

- Security consulting
- Corporate investigations
- Computer forensics
- Electronic discovery
- Executive protection
- Crisis management

## Integrated Guarding

We continually seek methods to meet each client's unique security requirements while keeping the client's business goals and budget in mind. We are dedicated to using our resources and experience to create security solutions that address the rising costs of the security profession.

Securitas Integrated Guarding balances the expertise and innovation of two or more core security services — On-site Guarding, Remote Guarding, Mobile Guarding and Electronic Security— to cater optimal protection to your organization and unique security needs.

Securitas' strong focus and commitment to Integrated Guarding solutions is demonstrated by our on-going investment in the growth and capabilities of our technology services and solutions support team. Through our coast-to-coast footprint, Securitas and its affiliates can offer an all-inclusive approach, and provide not just the officers and the technology, but a flexible security plan to handle all aspects of your organization's security objectives.

The benefits of Integrated Guarding include:

- Cost efficiencies without compromising your security program
- Flexibility with customized security solutions
- A single provider for all your security services



## Company History

***Securitas Security Services USA, Inc. (Securitas) is the leading international company specialized in protective services based on people, technology, and knowledge. Securitas has over 550 district managers and employs approximately 123,000 people in North America. Securitas' revenues in 2020 were \$5.83 billion.***

### Overview

The parent company of Securitas USA is Securitas AB, the world's largest provider of security services. Securitas AB has three business segments: Security Services North America, Security Services Europe and Security Services Ibero-America. The publicly owned company is headquartered in Stockholm, Sweden has approximately 370,000 employees worldwide, with established operations in 48 markets with the ability to provide services in approximately 90 countries worldwide (<https://www.securitas.com/en/about-us/our-organization/>). Securitas AB has subsidiaries with business operations in North America, Europe, Latin America, the Middle East, Asia and Africa with 2020 revenues were \$13.17 billion.

### About Securitas AB

***"Our future is defined by our history."***



Greg Anderson  
President & CEO  
Securitas North America

Securitas AB had a visionary approach to security. The company had high ideals and set the standards for quality, service and professionalism that revolutionized the field. In 1934, when Securitas AB's founder, Erik Philip-Sörensen, established the forerunner of Securitas AB, a private security firm in Helsingborg, Sweden, he created a model for Western Europe of how a guarding company should operate. He pioneered training and developed a cooperative effort with the fire department to ensure that his guards possessed firefighting skills. In the late 1940s, after the two world wars, the demand for more advanced security services increased. Securitas Alarm was formed to offer technology as a complement to the guarding services. In 1972, all of Philip-Sörensen's companies were combined under the collective name of Securitas AB, the Latin word for security. Securitas AB's high ethical nature is another distinguishing characteristic of the company.

The firm's core values are summarized in three words – Integrity, Vigilance and Helpfulness. These are the guiding principles for Securitas AB and subsidiary employees. A logo with three red dots, representing each of the values, was created. It became the recognized symbol for Securitas AB in Sweden, and later throughout the world.

### About Securitas Security Services USA, Inc.

In 1999, when Securitas AB entered the U.S. market by acquiring Pinkerton, the company became the largest security firm in the world. At the time, Securitas AB was already the leading protective services company in Europe, but few in America were aware of the firm's stature in the industry or the respect associated with its name.

Like Securitas AB, Pinkerton had a rich history dating back to 1850 in Chicago, when Allan Pinkerton, the "**original private eye**," founded the Pinkerton National Detective Agency. Pinkerton was employed to protect railroad property and first gained fame for exposing the activities of a band of counterfeiters. In 1861, he achieved national recognition when he uncovered and foiled a plot to assassinate Abraham Lincoln. Soon after the outbreak of the Civil War, Pinkerton helped organize a federal



secret service, of which he became chief. His pursuits of notorious outlaws such as Jesse James, the Reno brothers and the Wild Bunch (a group of bandits led by Butch Cassidy and the Sundance Kid) brought extraordinary visibility to his agency.

In 2000, Securitas AB acquired the American private security firm, Burns International. Founded in 1909, the William J. Burns Detective Agency was also headquartered in Chicago. Burns was a man of integrity who had served as a national crime watchdog. During his career, he was known as “the greatest detective the U.S. had ever produced.” In 1921, he was appointed director of the newly formed Bureau of Investigation that later became the FBI. Burns’ drive, determination and commitment to service helped his company grow from a small detective agency to the second largest security provider in the U.S. That same year, Securitas AB made a number of other U.S. acquisitions. First Security, American Protective Services, Doyle Protective Service, Smith Security, and APG Security were all purchased, giving the company a strong American foundation. The acquisitions also positioned Securitas USA as the market leader in the United States.

In July 2003, all the U.S. guarding operations of Securitas AB united under the single name of Securitas Security Services USA, Inc.

## Acquisition Timeline

### FE Moran Security Solution 2020

Securitas acquires FE Moran Security Solutions, a top 30 alarm monitoring and electronic security systems integration. The company will strengthen and complement Securitas’ current alarm monitoring and electronic security.

### Global Elite Group 2019

Securitas acquires Global Elite Group is a leading security services provider to the aviation industry in the US. The company will strengthen and complement Securitas’ current aviation organization in North America, and our combined network, footprint, licenses, and know-how will increase the value we bring to existing and new customers.

### Kratos’ Public Safety & Security Division 2018

Securitas acquires Kratos which is to be combined with Securitas Electronic Security, Inc., aligns well with Securitas Electronic Security’s current operations and strategic focus. The acquisition will expand Securitas’ electronic security platform in the United States by strengthening field operation capabilities and adding local district infrastructure with highly skilled employees. It supports Securitas’ strategy of providing protective services across the entire Securitas North American customer base and brings increased value to our customers.

### Electronic Security 2015

Securitas AB acquires the electronic assets of Diebold, a leader in electronic security. Its roots trace back to its founding in 1859 as a manufacturer of safes and vaults for banks. Diebold’s North American Electronic Security business, based in Uniontown, OH, is the third largest commercial electronic security provider in North America. For more than 70 years, Diebold’s North American Electronic Security business has brought together technology innovations, security expertise and quality services to become a leading provider of comprehensive electronic security solutions and services to business customers.

### Remote Guarding by Securitas 2014

Securitas purchases a quarter of Iverify, one of the leading remote video services organizations in the United States and operator of a state-of-the-art remote video operations monitoring center, the largest of its kind, headquartered in Charlotte, North Carolina.

### Guarding by Securitas USA 2003

All the U.S. guarding operations of Securitas AB are united under the single name of Securitas Security Services USA, Inc.



### **Security Officers 2000**

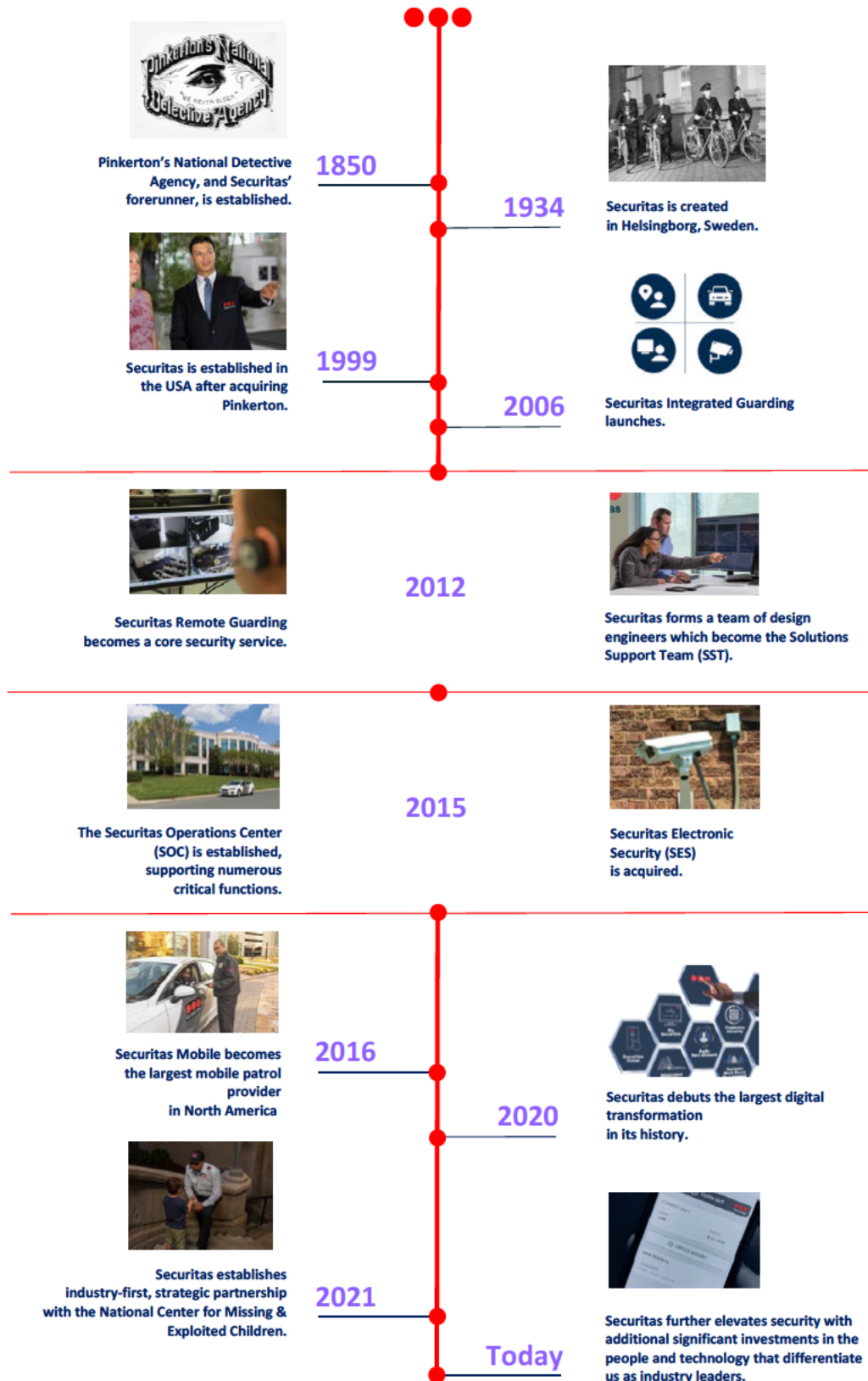
Securitas AB acquired the American private security firm, Burns International. Founded in 1909, the William J. Burns Detective Agency was also headquartered in Chicago. During his career, Burns was known as “the greatest detective the U.S. had ever produced.” In 1921, he was appointed director of the newly formed Bureau of Investigation (FBI). Burns’ drive, determination and commitment to service helped his company grow from a small detective agency to the second largest security provider in the U.S.

### **Risk Management 1999**

Securitas Acquires Pinkerton. Like Securitas AB, Pinkerton had a rich history dating back to 1850 in Chicago, when Allan Pinkerton, the “original private eye,” founded Pinkerton’s National Detective Agency. In 1861, he achieved national recognition when he uncovered and foiled a plot to assassinate Abraham Lincoln. Pinkerton helped organize a federal secret service, of which he became chief. Today, Pinkerton is the industry’s leading provider of risk m of risk management services.



## A History of Continuous Innovation





## Department of Homeland Security Designation (SAFETY Act)



After an extensive review by the Department of Homeland Security (DHS) of the service standards adopted and followed by Securitas Security Services USA, the DHS awarded Securitas and certain of its affiliates, Designation from the DHS on September 29, 2020, with an expiration date of September 30, 2025.

Congress passed the Support Anti-terrorism by Fostering Effective Technologies Act (SAFETY Act) as part of the Homeland Security Act of 2002 to encourage the developments of anti-terrorism products and services by limiting liability from claims brought as a result of a DHS-designated terrorist attack where approved anti-terror technology or services are deployed.

Briefly, here is what this protection means to our valued customers:

- When applicable, the SAFETY Act should extend the protection to all parties in the supply chain, including all of Securitas USA's government and private sector customers and subcontractors.

*\* For more information about the Department of Homeland Security and the SAFETY Act, visit <https://www.safetyact.gov/>*



## Service Excellence Through Specialization

***We have identified five security performance categories that are addressed in developing a specialized service solution for each client – People, Procedures, Tools, Training, and Feedback. The following sections of this proposal describe each part of this solution in detail.***

The client-centered model below depicts how Securitas achieves specialized service solutions while using one common set of security service delivery management and measurement tools.

The Client Service Plan Goals and associated Key Performance Indicators (KPIs) are the tools we use to assess the level of delivered service. We will regularly review service results and delivery methods with Saddle Creek Preserve to assess how well the service solution meets your unique requirements.

The Client Service Plan Goals and KPIs that we jointly establish for each category guide our security service teams. They are the tools we use to assess the level of delivered service.

When developing the specialized solution for Saddle Creek Preserve, we will identify the service team behaviors and desired results for each of the five security performance categories that will result in specialized service. For Saddle Creek Preserve, we will demonstrate our commitment to Service Excellence by preparing our service teams to be successful in meeting your specific physical security needs by establishing:

- Clear performance expectations
- Client-specific job descriptions
- Clear procedures and job aids
- Tools to equip and enhance the performance of our officers
- Job-specific training and practice
- Regular performance feedback

This approach to managing performance utilizes our standard Service Excellence methods and tools for gathering data and assessing performance. The Securitas Service Excellence program is our national service platform that provides the framework for delivering world-class service. It tangibly demonstrates our commitment to service, service level management and performance management.





The background of the page is a complex, abstract design. It features a series of wavy, undulating lines in shades of purple and blue that flow across the top half of the image. Below these waves, a dense grid of small, light-colored dots is visible, creating a textured, almost fabric-like appearance. The overall color palette is dominated by deep blues and purples, with the white text providing a sharp contrast.

# People





## People

***At Securitas, the foundation of our business is people. We have developed a detailed manual to support our local management teams in recruiting and hiring employees. Our recruiting guidelines include strategies, programs, and processes to effectively attract qualified people to our organization. Recruiting functions are handled by the human resources team of each local office servicing Saddle Creek Preserve.***

### Equal Opportunity Employer

Securitas is committed to hiring and retaining a diverse workforce. Our goal is to increase diverse representation throughout our company. We are an equal opportunity employer and all qualified applicants will receive consideration for employment without regard to race/ethnicity, color, national origin, ancestry, sex/gender, gender identity/expression, sexual orientation, marital/parental status, pregnancy/childbirth or related conditions, religion, creed, age, disability, genetic information, veteran status or any other status protected by local, state or federal law.

### Women in the Security Industry

Securitas Security Services is honored to contribute to the accomplishments of women: past, present, and future! In addition to our 28,000 women security officers and managers, Securitas was the first in the industry to hire women as investigators. We are proud to continue our commitment to forge women's equality in the workplace.

### Employing and Honoring Veterans

At Securitas, we proudly welcome our military heroes back to the workforce. Since 2012, Securitas has hired more than 50,000 veterans. Securitas USA seeks new ways to strengthen our support of veterans and honor their commitment to our country. Veterans are motivated by the same set of values that lead our company and can bring a unique and valuable skill set to Securitas USA.

Securitas is a proud member of the Veteran Jobs Mission. We have been a member of this private-sector coalition since 2012, formally known as 100,000 Jobs Mission. Because the coalition has far surpassed that goal, they have changed their name and set their goal to collectively hire a total of one million military veterans – with a strong focus on retention and career development of veterans.



## Recruiting

Securitas utilizes a wide range of recruiting sources. Aside from the Talent Network, our recruiting resources include our recruiting web page, [www.securitasjobs.com](http://www.securitasjobs.com); local news media; college campus placement centers; state employment agencies; veterans' groups; senior organizations; local social service agencies; private industry councils, vocational centers; military organizations; law enforcement agencies; job fairs; specifically targeted groups; employee referrals (which provide referral bonuses); and many other qualified employment sources listed in our best practices. In low unemployment areas, we may offer sign-on bonuses (based on length of employment).

To complete our mission of attracting a talented workforce, Securitas developed the position of recruiter/retention specialist that is utilized at selected district offices. Once we have hired the best individuals, we must work to retain them. To help ensure that competitive wages are paid, Securitas uses wage survey data from the Economic Research Institute to validate officers' wages vs. those paid in each U.S. metropolitan area.

In cases where we assume responsibilities from incumbent providers or in-house personnel, our goal is to recruit and retain as many of these individuals as possible who are qualified for employment with Securitas. We take seriously our responsibility to select only those security officers who possess the appropriate skills, qualifications, and aptitudes for each client location. Every officer we hire has undergone personal interviews, reliability testing and reference checks to assist in evaluating the individual's ability to represent Securitas and our clients in a professional manner. In addition, all employees are subject to a criminal background screen and drug test. We then screen officers to help provide a good match between the officers' aptitudes and our client's site requirements.

Securitas takes a focused and consistent approach to increasing retention and making Securitas the employer of choice. Our commitment to retention begins as an applicant completes our hiring process. We strive to make every person who walks through our doors feel special. Retention efforts continue with individual visits (or calls) to newly hired security officers to discuss any concerns. Securitas also uses a series of district and region awards that recognize excellent performance and consistently promote on-going education and development.

### The Securitas Talent Network

The Talent Network is an optimized career site to allow for easy job seeker interaction on any device. Once the job seeker submits a resume or subscribes our talent network, he or she is automatically enrolled to receive new, open positions as they become available. With some of the highest email open and click-through rates in the industry. The Securitas Talent Network has over 500,000 members and is one of the largest in the country.

With **The Talent Network** we are able to:

- Easily gain access to new candidate pools
- Capture vital contact information on interested candidates
- Automatically engage with top talent
- Create custom recruitment strategies geared toward individual client requirements





## Selection and Hiring of Personnel

The process begins with utilizing Oracle Recruiting Cloud (ORC)™ to hire and develop the best workforce in the industry. With ORC, Securitas can source and prescreen candidates, administer online assessments, and conduct background and drug screening before assignment. Moreover, the ORC application provides rich analytics and reporting capabilities that provide insight into critical talent acquisition.

The ORC tool is a web-based product that includes an on-line employment application and an applicant tracking tool to assist our HR staff in managing the hiring process. It is fully integrated with our third-party vendors for background checks, drug screening, and WOTC tax credit screening.

The implementation of ORC in Securitas' local offices has a very positive impact on operations, including:

- Increased applicant flow.
- Reduced time to hire.
- Better utilization of district office staff.
- Improved screening and hiring tools.
- Better hiring statistics to focus on process improvements.
- Compliance with company policies/procedures and federal/state/local regulations.

ORC allows Securitas applicants to complete their applications on-line at any time Securitas recruiters can then evaluate fully screened and tested applicants prior to interviewing them. The resulting increase in the number of qualified applicants has allowed Securitas to be more selective in our hiring process.

### Selection Process Overview

Our step-by-step process goes well beyond the industry norm to focus on selecting world-class employees. Moreover, our process identifies candidates who possess the traits we believe are critical to our organization; such as honesty, integrity, and a strong customer service orientation suited to the culture and operating environment of Saddle Creek Preserve.

**Our security personnel must meet the following minimum hiring standards:**

- At least age 18.
- A reliable means of communication.
- A reliable means of transportation.
- The legal right to work in the United States.
- The ability to effectively speak, read, and write English (each tested to do so).
- A high school diploma or GED.
- Willingness to participate in the company's pre-employment screening process, including a background investigation and drug screen.

**Our screening process provides us the reasonable assurance that our prospective security officers:**

- Have a stable work history.
- Have well-developed interpersonal communications skills and professional composure to fit the client culture.
- Can withstand the scrutiny of a thorough interview and background investigation.
- Are drug free.
- Able to qualify for and obtain a state security officer license, where applicable.



**Required security officer competencies include:**

- Ability to provide high quality customer service.
- Ability to exercise good judgment and discretion in all business interactions with others.
- Ability to be an effective team member.
- Neatness in dress and grooming.
- Ability to deal courteously, tactfully, and effectively with others, both in person and on the telephone.
- Initiative, integrity, and high ethical standards.
- Ability to maintain professional composure when dealing with unusual circumstances.



## Step 1: Job Application

This step provides information that will assist in:

- Pre-screening of applicants.
- In-depth interviews and background screening with emphasis on employment stability, work experience, and personal background. During this step, each candidate is required to complete the online application and an Evaluation of Report Writing Skills.

During the employment application process, the applicant is required to complete a pre-employment assessment to evaluate situational judgment traits. Candidates being considered for armed positions are subject to a second profile, the Securitas 16pf Protective Services Report (Securitas 16pf), which is designed to test for emotional adjustment, integrity/control, intellectual efficiency, and interpersonal relations and is widely used by military, law enforcement, and private security companies.

## Step 2: Initial Interview

The first pre-employment interview is conducted to identify each applicant's skills, work style, personality, career interests, and suitability for the position.

## Step 3: Background Verification

Securitas utilizes an accredited background screening company to conduct pre-employment background verifications that meet or exceed state security officer licensing requirements.

Our required background verification includes the following:

- Military service - (DD 214) - nature of separation.
- County criminal records search for misdemeanors and felonies. Search all counties of residence and work history for 7 years.
- National Criminal and Records Locator (National Sex Offender Registry, Sanctions, OIG/GSA/OFAC).
- Credit check where permitted by state law (when required for legitimate business reasons by our clients).
- Social Security Number trace to include address history and alias report
- Department of Motor Vehicles driver's license search for all driving positions.
- Employment verification (7-year work history).
- Personal reference checks.
- Education verification.



## Step 4: Drug Screening

Securitas USA prohibits the use, possession, consumption, manufacture, sale, purchase, transfer, dispensation, distribution and/or transportation of alcohol, illegal drugs and/or controlled substances while on duty, on Company and/or client premises, or in Company or client vehicles.

Drug and alcohol testing may be conducted in the local Securitas office using an oral drug screening device or oral alcohol screening device where state laws permit. If the result is inconclusive, the donor will be directed to a lab-based collection facility to submit a urine specimen or a breath alcohol confirmatory test.

Where state law or client contract require lab-based testing, donors will be directed to a local collection facility to provide a 5-panel urine or hair follicle drug specimen and/or breath alcohol test.

Any employee or candidate who refuses to take an alcohol and/or drug test will be disqualified from the hiring process or separated from employment.

Our oral screening device is a six-panel screen that is designed to detect the presence of the most commonly used drugs:

- |                   |                   |
|-------------------|-------------------|
| – Marijuana (THC) | – Methamphetamine |
| – Cocaine         | – Amphetamine     |
| – Opiates         | – Phencyclidine   |

It provides results in 15 minutes, with no chance of sample adulteration or cross - contamination. Should a confirmation test be required, Securitas utilizes Substance Abuse and Mental Health Services Administration (SAMHSA) certified laboratories to perform gas chromatography and mass spectrometry (GC/MS) tests.

Securitas uses an accredited third-party agency to assist district offices through:

- Collection/test site identification, legal compliance, and management services.
- Random drug testing management and selection; data management, records retention, and education and training services.
- Quality control services and performance monitoring.
- After hours and post-injury/accident drug and alcohol testing services.
- An automated system to receive confidential test results quickly to help expedite the hiring process.

Securitas USA can utilize other drug testing panels to screen for specific types of drugs beyond our standard screen when required by our clients. Securitas USA's Drug-Free Workplace Program also conducts post-injury/accident and reasonable-cause drug and alcohol testing as a matter of company policy. In addition, we can conduct DOT-regulated and random drug screening in accordance with client requirements and statutory regulations.

## Step 5: Assignment/Scheduling Meeting

Final administrative processing and documentation is accomplished during this step, as well as the fitting and issuance of uniforms and equipment. The contingent employee meets with the scheduler to discuss specific issues and performance expectations of Saddle Creek Preserve.

## Step 6: Site Interview

Tentative assignment is made, and our client representative is notified. When requested by our clients, contingent employees are sent to the client site for a final review. We understand the importance that our clients desire us to place on the careful selection of security personnel.



## Step 7: Security Officer Introduction/Examination

Contingent employees are required to complete an introduction session to review security-related video presentations. This program establishes a core base of security knowledge that enables our security officers to properly perform their duties from the first day at a client site.

An exam is given covering the following areas:

- Basic Security Officer Responsibilities
- Public Relations
- Communication and Reporting
- Safety Techniques of Patrol
- Emergency and Fire Prevention
- Basic First Aid; Safe Driving
- Client Relations
- Hazardous Material Communications

## Step 8: E-Verify™ Work Confirmation

Securitas participates in E-Verify™. This program effectively allows Securitas to electronically compare information from an employee's Form I-9, Employment Eligibility Verification to data from the U.S. Department of Homeland Security and Social Security Administration records to confirm employment eligibility.



## Benefits and Incentive Programs

***Securitas offers its security officers benefits/incentive programs that are unmatched in the security services industry. The benefits/incentives offered by Securitas to all eligible employees include the following:***

### Medical Plans

Securitas offers a medical plan to all full-time security officers that is compliant with the minimum value and affordability provisions of the Affordable Care Act (ACA) and applicable state/local laws. Our self-insured plans are administered by Anthem™. We also provide access to many regional HMOs where required. Detailed comparative information regarding coverage and premium costs for all plans is available.

### Health Information and Assistance

Active participants in our self-insured health plans have 24-hour online and telephone access to a variety of information resources to help them manage their health care, including:

- Anthem Member Website [www.anthem.com/ca](http://www.anthem.com/ca)
- Find a Doctor
- 24/7 NurseLine™
- Estimate your Cost
- Anthem ConditionCare™ disease management program

### Dental Plans

Securitas offers a choice of two dental plans through Aetna™. Both the Dental PPO and the DMO provide excellent coverage and are available to Securitas employees through payroll deduction. The DMO is not available in all areas.

### Vision Care

All of our officers and their families are eligible for a full-service vision program offering flat co-pays for eye exams, frames, lenses and contact lenses, as well as a variety of other vision related services. Plan participants have access to over 22,000 providers nationwide. This program is available to employees through payroll deduction.

### 401(k) Savings Plan

All officers may enroll in our 401(k) retirement savings plan. The plan is designed to permit savings on a tax-deferred basis. Security officers may defer 1% to 25% of eligible earnings, up to IRS limits, through convenient payroll deduction. Securitas provides a ten percent (10%) matching contribution on the first three percent (3%) of plan compensation to all officers enrolled in the 401(k) plan (except those governed by special plan provisions).

### Life and Accident Insurance

The cost of this insurance is fully paid by Securitas and is provided to all full-time (working over 30 hours a week) security officers, effective on the 90th day of employment. Securitas knows their employee's wellbeing is important — now and in the



event of their death. Securitas wants to help provide some peace of mind to our employee's loved ones, therefore the Company-paid life insurance benefit is increasing to \$10,000. Additional amounts may be provided through client contract.

## Voluntary Supplemental Life Insurance

All full-time security officers are eligible to purchase up to an additional \$25,000 in life insurance coverage for themselves and their families through payroll deduction. Spouses may purchase up to 50% of the face amount of the coverage elected by the security officer.

## Employee Assistance Program

The Employee Assistance Program (EAP) has been instrumental in providing guidance, direction and support services to those employees who seek help. EAP programs assist in early identification of problems and in preventing minor problems from escalating to major issues.

The program is offered at no cost to all Securitas employees, full- and part-time, after 90 days of employment. The service is administered by MHN, and can be accessed 24 hours a day, seven days a week by going online or calling a toll-free telephone number. Members are entitled to up to three counseling sessions per incident, per benefit period, and have unlimited online access to EAP information and tools for a wide range of issues, including:

- Marital, relationship and family problems
- Alcohol and drug dependency
- Stress and anxiety
- Depression
- Grief and loss
- Child and elder care assistance
- Financial issues
- Legal services

## Holiday Pay

Our officers receive premium wages for all work performed on specified holidays.

## Paid Time Off / Vacations

Our most prevalent time off policy for full-time officers provides one week (40 hours) after one year, two weeks (80 hours) after five years, and three weeks (120 hours) after ten years of service. This policy may be amended to comply with the time off and/or vacation policy of the client, or with applicable state or local laws.

## Uniforms

As standard company policy, all uniforms and equipment are furnished without charge or deposit to our security officers. Our uniforms are issued to employees at the local district office designated to provide services to our clients. Each district office maintains an appropriate supply of uniforms to satisfy the needs of security officers and clients. Employees do not pay for the cost of uniforms, but are responsible for the care and cleaning of the uniforms they receive. Any portion of the uniform that needs to be replaced is available at the local district.

## Payroll Choices

The Securitas Payroll Choices Program gives employees the option to receive their pay either by Direct Deposit or on a personalized Visa® Payroll Card, provided by Citi® Prepaid Services.

The benefits of the EPAY Card include:

- A better payroll payment alternative to employees over paper checks.
- Faster, safer and more flexible access to funds.





- Tools to manage their funds.
- Accommodating employees who may not have a bank account.
- Supporting the organization's green initiatives with a more eco-friendly payment method.

## Sons and Daughters Scholarship Program

Securitas' scholarship program helps to finance higher education for the children of its security officers. Children of Securitas security officers can receive a \$1,500 award to be used for undergraduate study. Awards are given without regard to race, color, creed, religion, sex, disability or national origin. Up to ten awards are given annually.

## Employee Purchase / Discount Program

Securitas partners with a number of companies that allow our employees to participate in their Employee Purchase Programs (EPP) by offering discounts on goods and services. Security officers are eligible to participate in these programs and can obtain more information from their human resource manager.

## My Rewards

Securitas introduced a new program designed to incentivize and recognize employees for continued employment, safety practices and participation in ongoing training initiatives. Qualifying officers collect points based on performance, tenure and other key metrics. These points can be used to earn attractive rewards.

The My Rewards program serves to achieve the following goals:

- Focus on the critical first year to improve officer retention
- Welcome new security officers into the Securitas culture from start of employment
- Create an expectation that great work will be recognized
- Reinforce that Securitas is an organization that provides opportunity and is focused on the well-being of its employees
- Foster understanding and adoption of core values of Integrity, Vigilance and Helpfulness

There are many ways officers can earn points by taking part in a qualifying activity, including client or peer recognition, recruitment referrals, safety meeting attendance, accident-free site recognition, on-the-spot awards, sales referrals, and many more activities. The number of My Rewards points earned increases as an officer reaches defined tenure milestones (> 6 months, > 1 year, 2 years +).

The My Rewards Program has proven to be quite successful. Feedback from our officers has been overwhelmingly positive. Should we be awarded the contract, we will work with each of your sites to define specific reward metrics, or qualifying activities, to drive site specific performance.



# Incentive Programs

## Awards of Merit

Recognizing individual officers for above average performance is critical in maintaining the morale and dedication of any security force. Securitas' recognition program includes:

- Certificate of Merit
- Security Officer of the Month
  - Officers receive a \$25 bonus check, a distinctive plaque, and an Officer of the Month pin.
- Security Officer of the Year
  - Officer receives a \$100 award, a distinctive plaque, and an Officer of the Year certificate. This officer is usually selected from the twelve Officers of the Month.
- Region Officers of the Year
  - We select two officers from all the offices in a geographical region. One officer is recognized for overall performance and the second is recognized for heroism.
- Region Supervisor and Employee of the Month
  - \$50 bonus and an Award of Merit Certificate presented by a region president for the commendable performance of a supervisor and a security officer. A commendation letter and distinctive plaque are also presented to the recipients of these awards.
- Region Supervisor of the Year
  - The supervisor receives a \$250 bonus, Award of Merit Certificate, and a distinctive plaque. Supervisor of the Year is chosen from the twelve Supervisors of the Month.
- National Officers of the Year
  - Two security officers are selected from among the five Region Officers of the Year. They are honored as Securitas' Security Officers of the Year in one of two categories - performance and heroism.

## Corporate Recognition

Special awards are given in two categories by executive management to security officers and supervisors:

- Medal for Meritorious Service
  - Presented for courage and service above and beyond assigned duties in an emergency or disaster
- Medal of Valor
  - Presented for risking one's life in the preservation of another's.

## Service Awards

- One year of service: Officers earn a certificate and special Securitas silver pin.
- Three, five, ten, fifteen, twenty and more years of service: Officers earn special Securitas silver pins with jeweled enhancements.

## Additional Incentives

Securitas maintains a toll-free Service Heroes Line, which provides our officers an opportunity to recommend ways to improve our service, programs and processes; share best practices; and recommend cost savings ideas.

Securitas has a program in place to motivate our employees by providing an avenue of communication from the district office to the top of our executive management team. We use our awareness program, Securitas Hotline, to allow all of our employees



a means to anonymously express their concerns without any fear of reproach. All of our officers receive a wallet card with the toll-free Securitas Hotline number and are urged to call if their concerns cannot be properly handled at the local or region level. The hotline is open 24 hours a day, seven days a week.

We survey our officers periodically to determine how we can continue to improve our work environment. This survey provides information to assist in developing new programs that will improve officer morale and ultimately the officers' effectiveness on the job. After we identify general areas of concern, we solicit responses from district office personnel on methods for improvement. These suggestions are reviewed and implemented whenever possible. In addition, we will not make suggestions based upon motivational effectiveness until we have surveyed our officers for their potential effectiveness.

Our employees' achievements are also highlighted in the many publications we produce and distribute, such as local newsletters and our corporate management newsletter. In addition, we produce many other publications to provide a means of informing our employees and clients about company and security industry-related trends, news, events, services and new technologies.

We offer opportunities to apply for scholarships with partnering institutions.



## Enhanced Benefits

### Anthem Engage Elite

Securitas is offering Anthem Engage Elite, an online resource that can help employees manage health care expenses and make healthy choices, to all employees eligible for an Anthem plan. Engage Elite allows employees to search for medical, dental and vision care network providers based on cost, service ratings and other important information they can then use to make better health care decisions. Employees will also have access to online health coaches, discounts and perks, as well as wellness opportunities that support increased activity, better sleep and nutrition.

### Livongo

Livongo will help employees who are currently living with diabetes to better manage and improve their condition all while saving money. Registered participants of Livongo will receive a complimentary cellular glucometer and unlimited lancets and test strips delivered right to their door. Livongo also provides employees' access to online tools and reports that can facilitate conversations with their doctors, coaching and live support, and nutrition and health tips.

### Omada

Omada is a science-backed health and weight management program that motivates employees to take charge of their weight and reduce their risk for diabetes and other health conditions. Securitas employees can find personalized support and easy-to-access online tools and resources to help them build healthy habits that last. A welcome packet that includes a cellular scale, pedometer and exercise bands are delivered to every participant – at no cost to them.

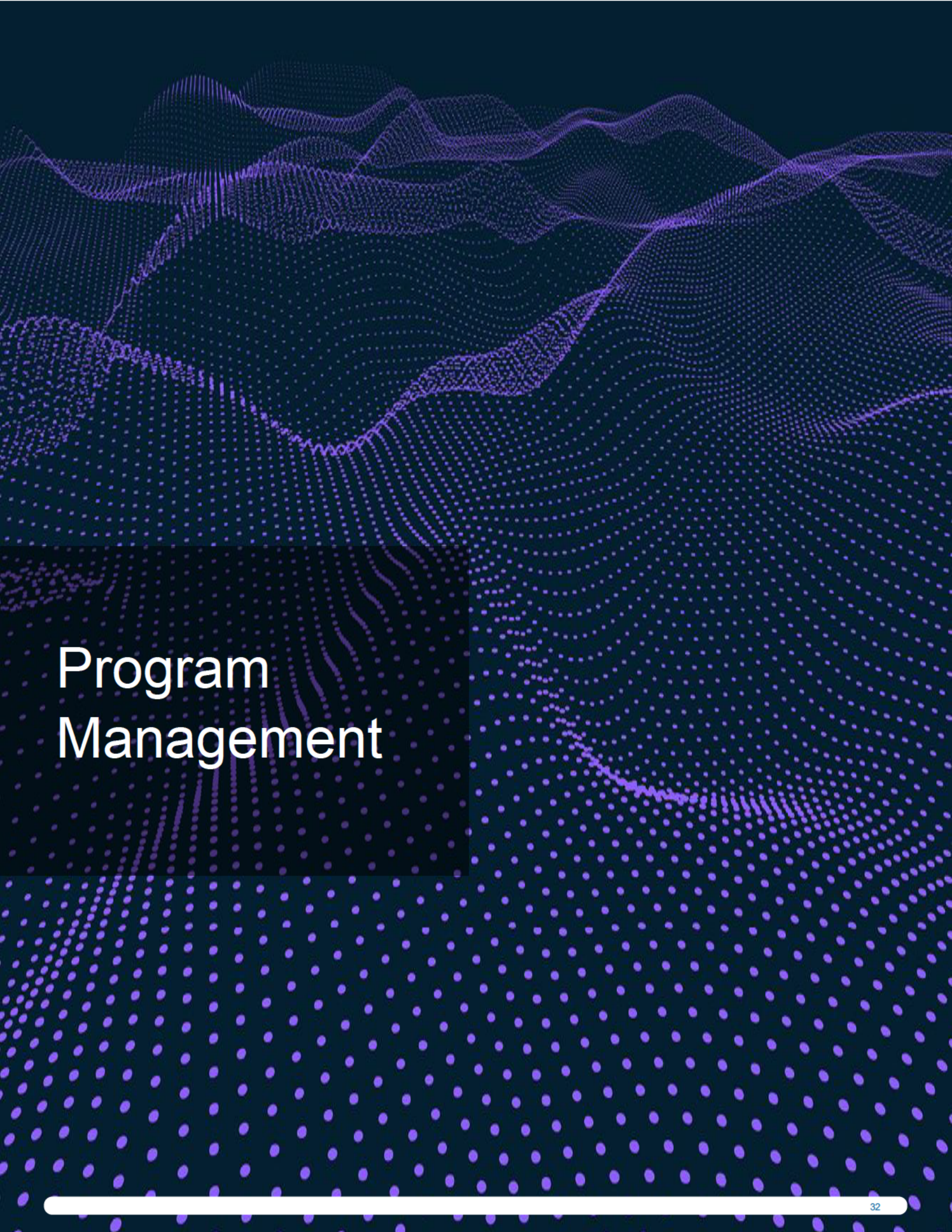
### EAP

It is important that Securitas employees and their families have the support they need, whether that's helping them deal with marital and family issues, relationship difficulties, death or loss, personal crises, health concerns or even choosing a college for their child. Securitas' new EAP, does all of that. Employees will now have up to five in-person counseling sessions and a network of support options, from over-the-phone counseling to resources like legal referrals, daycare and elder care, identity theft consultations, adoption assistance, education support for tutoring and college/university searches and financial counseling.

### Smart Dollar

SmartDollar is a proven financial wellness program. Using motivational content, interactive tools and expert advice, SmartDollar will help them get out of debt (if needed), save for retirement and reach future money goals.



The background features a complex, abstract design. It consists of several layers of wavy, undulating lines in shades of purple and blue, creating a sense of depth and movement. Overlaid on these waves is a grid of small, glowing dots, also in purple and blue, which adds a digital or technological feel to the overall aesthetic. The colors are vibrant and saturated, giving the image a modern, high-tech appearance.

# Program Management





# Account Management

## Account Manager

The account manager interfaces with the security manager at Saddle Creek Preserve on security services delivery, and is responsible for all Securitas personnel and services at Saddle Creek Preserve. The account manager promotes teamwork, cooperation and consistency among shifts, and is fully trained and thoroughly knowledgeable of all post orders, operating logs, procedures, practices and site interior/exterior layout.

## Account Supervisors

Account supervisors are responsible for the supervision of officers on their respective shifts. They build teamwork, cooperation and consistency on their shifts, and are fully trained and thoroughly knowledgeable of all post orders, operating logs, procedures, practices and site interior/exterior layout. They work under the direct supervision of a site manager, while working closely with Saddle Creek Preserve security management personnel.

## Area Vice President (AVP)

The AVP helps to ensure the delivery of high-quality client service through regular contact with clients, evaluates service quality, supports area and district offices in maintaining a consistent focus on high quality client service, and provides guidance in the retention of business. The AVP also assists in the orientation of area and district managers, helps to see that area offices and districts have well qualified individuals who are properly trained to carry out Securitas' mission, coaches area and district managers in strengthening their competencies and developing and retaining business, and facilitates teamwork and the implementation of progressive change.

## District Manager

The district manager actively manages all client sites in his/her area. The district manager facilitates decisions to meet the needs of Saddle Creek Preserve. The district manager meets regularly with the client contact at Saddle Creek Preserve to evaluate service levels, and implement and refine our ongoing service plan.

Some of the responsibilities of our district managers include:

**Client visits:** A Securitas district manager schedules regular visits with Saddle Creek Preserve to ensure contract compliance and satisfaction with our service.

**On-site training:** The district manager conducts both on-site and follow-up training in all basic and advanced security subjects as necessary.

**Maintaining contact:** District managers meet as necessary with client representatives to assist in performing the duties of our regular and special post orders.

**Site development:** District managers supervise, monitor and respond to security officers' requests for assistance, support and development. It is the responsibility of every district manager to strive to see that the security officers working at Saddle Creek Preserve have the skill sets, training, equipment, supplies and support necessary to fulfill their security responsibilities.

## Field Supervisors

Spearheading field supervision and training for each district office are the field supervisors, who function as non-resident supervisors. Field supervisors administer continuing training of the officers assigned to each facility. Since they are an important extension of the management team, proper selection and training are important. We have developed formal



programs that include seminars, classroom training, video instruction and manuals designed specifically for field supervisors. Some of the responsibilities of our field supervisors include:

**Field supervisor visits:** A Securitas supervisor schedules visits with each post, and monitors the quality of the security officers' performance and appearance.

**Field supervisor on-site training:** Field supervisors are available to conduct on-site and follow-up training in all security matters.

**Field supervisor contact:** Field supervisors meet frequently with a client representative to assist reviewing service levels.

**Inspection reports:** Field supervisors, when requested, inspect and leave reports on-site for the client's designated representative.

**Incident reports:** Field supervisors must respond to security officer requests for assistance and review each Incident Report. An "Action Taken Report" on the incident is left on-site for review by your management representative.

## Human Resources Manager

The human resources manager leads the hiring and selection process for all employees; personally interviews each candidate for selection to work at Saddle Creek Preserve; and manages benefits, employee relations and recruiting.

## Recruiter

The recruiter actively promotes the employment opportunities at Securitas through numerous sources and works with state and local placement agencies to offer employment opportunities to qualified individuals. These sources include college and university groups, placement services and government agencies.

## Training Manager

The training manager guides the introduction process, site-specific training and continuous training program development; is responsible for the preparation of training materials, classroom presentation and site-specific training; reviews all operations at Saddle Creek Preserve to determine the best methods of delivering the training; identifies the appropriate training materials; schedules and conducts the training; and is responsible for supervisory and refresher training.



## Scheduling Manager

The scheduling manager ensures that all hours paid to the security officers balance with the invoice amounts billed to the client, tracks the hours billed to client specifications, and maintains client/employee data to ensure proper payroll and billing.

## Accounts Payable/Accounts Receivable

This individual works with the client representative when a billing discrepancy arises, researches any billing issues, and tracks timely payment of all outstanding invoices. District office payables and invoices are also processed for approval and payment.

## Flex Force

Securitas typically uses the flex force system to fill unscheduled vacancies (e.g., illness, vacation) at your facility. Additional officers are trained at each of our clients' sites to become fully knowledgeable of the required duties. They are on call 24 hours a day to be ready to respond to vacancies that may occur at your facility. Should the need arise for a large number of additional officers at a particular site, Securitas offices assist with a reserve force.



## Region Support Teams

Securitas consists of five geographic regions. The purpose of the region office is to guide and support the local district offices that, in turn, support our officers at client sites. Placing resources at the local level, where they can be used most effectively, is part of our mission as the industry leader to add value by being closer to our clients and to our security officers.

While supervisors are the first point of contact for the security officer, they will, on rare occasions, have questions that need to be escalated to the region level by their supervisors.

Securitas South region support includes:

### Region President (RP)

The Region President is essentially the chief executive officer for the region, providing the leadership and vision that drives the quality of our service and promotes the success of the region. The RP directly oversees each of the area vice presidents in their support of the local district offices. The RP develops client relationships, grows Securitas' business, and studies the industry. RPs work to improve both the financial performance of the region, as well as the level of service the region provides to its clients and officers.

### Region Vice President (RVP)

The RVP is responsible for initiating and maintaining professional-level contacts with prospective clients. The RVP carries the Securitas message to promote Securitas' reputation in the security industry and engage prospective clients, as well as looking for best operating practices and networking to identify prospective clients.

### Vice President of Human Resources (VPHR)

This team member oversees all aspects of human resources for the region. The VPHR is the first point of contact for all benefits, compensation and general employee welfare questions that cannot be resolved by the district office. The VPHR works closely with corporate employee relations staff and is a key point of contact for government agencies. Compliance, standards and auditing of personnel records are additional areas of responsibility.

### Regional Director of Training and Development (RDTD)

The RDTD not only delivers training, but also trains the trainers. The RDTD meets with clients to help identify training needs, listens to suggestions and oversees all employee development programs in the region. In addition, RDTDs promote career development, administer the sweepstakes coupon program, and support all aspects of the "Excellence in Service" program.

### Region Controller (RC)

This individual reviews the financial status of every Securitas client, and prescribes corrective measures, when necessary, based on the findings. However, far more often the RC acts proactively to build and maintain a quality business portfolio, robust offices, and strong regions. Many of the questions asked are directly related to compensation. By working to improve Securitas' financial management, the region controller helps to support everyone at Securitas.



The background features a dark blue field with a grid of small, glowing purple dots. Overlaid on this are several wavy, translucent lines in shades of purple and blue, creating a sense of depth and movement. The lines appear to be composed of many small segments, giving them a digital or particle-like quality.

# Transition and Implementation





## Transition Plan

Transitions, regardless of scope, pose a variety of challenges. Identifying these challenges makes overcoming them a matter of process. Securitas has successfully executed transitions throughout the world at levels that are truly remarkable. To continuously improve our transition process, “best practices” and “lessons learned” are communicated to all levels of management to provide timely implementation.

Most new Securitas clients already have incumbent security personnel with whom the account transition team works with to ensure a successful change in service providers. We understand it is the face to face interactions, the relationships that are so very important during transitions. We work to provide confidence and assurance to all those involved.

***In 2020, Securitas managers transitioned over \$500 million in security services.***

Securitas Managers are experts in transitions. In 2020, they transitioned over \$500 million in services from in-house private security and other contract security providers using our **Excellence in Service** process (Transition references are available upon request). This was accomplished without any major issues or disruption to our client’s operations.

Securitas is well aware of the negative impact an inadequately designed and implemented transition can have on the continuity of operations of a client. Our team and our proven processes will help to provide a seamless transition at each facility.

### Transition, then transformation

Transformation, not transitioning, is our ultimate goal. To transition your current security staff to our practices and then transform them to our comprehensive security solution, a number of items are scheduled. We introduce our experienced transition team, consisting of the Area Vice President of Operations, District manager, Human Resources Manager, Recruiting Manager and Training Manager. These members oversee every area of the operation, helping to ensure all posts are understood, evaluated, and enhanced to our standards of protection. This team then works to develop a comprehensive transition and implementation plan for Saddle Creek Preserve.

The transition plan is formalized approximately 30 days prior to the “start of service” date. The implementation plan typically takes an additional 60 days from the start of service, depending on the scope of the project. In addition to security officers, value added programs are identified and introduced where applicable.

The current security industry categorizes Officers (Guards), actual boots-on-the-ground, and Systems, various technologies, into two separate categories, Securitas does not. We see both of these as different tools utilized for the same purpose; to provide Saddle Creek Preserve with the most secure and cost-efficient security program. A complete security plan is designed using both people and technology to create comprehensive security for your organization; thus, transforming your security program into a modern, cost effective solution.

During the numerous transitions completed over many years, we have learned:

- To ask detailed questions in order to understand our clients’ expectations.
- Communication with officers and key stakeholders regarding transition information is critical and must be timely. We create employee communications regarding transition activities to keep everyone informed.
- It is necessary to maintain flexibility regarding transition and implementation schedules. Clients’ requirements and their environments are dynamic and periodic adjustments may need to be made.
- To fully document and disseminate internal transition reports in order to evaluate progress and make necessary improvements in our methodology.
- Performance measurement begins with transition; our clients expect to be kept fully informed regarding completion of critical transition milestones. At a minimum, weekly progress reviews are conducted with our clients.



Our transition plans have taken these “lessons learned” and incorporated them into a detailed schedule that becomes a living document. This framework represents our commitment to Saddle Creek Preserve and provides a measurable tool by which all parties can follow Securitas’ progress.

Our transition objectives are the following:

- Enter into contract negotiations with Saddle Creek Preserve in good faith to efficiently and quickly finalize an executed service agreement.
- Establish communications with corporate and local Saddle Creek Preserve security representatives to receive early guidance during transition and contract operations.
- Conduct a Risk Assessment to determine the quality and effectiveness of security policies and procedures at each site covered by our service agreement.
- Customize our transition plan and develop milestones for activities and responsibilities.
- Implement an ongoing communications plan with all team members.
- Implement our recruitment, screening, and selection programs for both new and incumbent employees.
- Conduct an assessment of job tasks, training needs and requirements and finalize our training program for Saddle Creek Preserve review/approval.
- Establish property control records and conduct an orderly transfer of any client-furnished equipment.
- Establish administrative, logistic, and financial controls.
- Finalize our management and staffing plan with Saddle Creek Preserve management input.
- Review and revise general and post orders and other directives as needed.
- Develop and/or revise detailed job descriptions.

## Service Initiation – Implementation

Securitas helps to remove transition concerns through process and planning accountability. This proven, formal process is documented in our 72-page Securitas Service Excellence - Service Initiation Workbook. The workbook, along with its companion guidebook, helps to ensure service starts smoothly and provides a foundation for ongoing success.

Topics include:

- Transition Plan (from contract signing to service start)
- Implementation Plan (first 60 days after service start)
- Periodic Hazard Assessment Checklist
- Post Order Requirements Survey
- Client Service Plan

## Post Orders Distribution System (PODS)

As a result of the information captured by our Service Initiation Workbook, job descriptions, specific shift functions and an in-depth review of your facility, post orders for your facility are developed by our management staff. Once Saddle Creek Preserve approves the content of this information, your district manager will prepare the final document utilizing our Post Orders Distribution System (PODS). PODS is a proprietary software program that helps to ensure that all of the client’s expectations are being met in the post orders. This template ensures consistency and provides our officers with the detailed information needed to perform their jobs to your expectations. The template is stored electronically so maintenance and updates can be performed easily and communicated to the security staff efficiently.



Securitas will maintain and update post orders with the client having final approval on an annual basis to ensure compliance. Additionally, on-site officers will be retrained on any procedural changes in the post orders as they occur.

## Account Management Team

Organization charts will be opened and filled with incumbent, Securitas personnel and any new-hires necessary to fulfill the contract commitment. Organization charts will help easily frame management and reporting structure.

## Retaining Incumbent Personnel

We recognize the value of incumbents' knowledge, skills and abilities and will seek to retain those personnel you request. Incumbents who are retained must successfully pass Securitas interviews, reliability testing, drug screening and reference checks to determine their eligibility for employment with Securitas.

## Proactive Communication with Incumbent Personnel

Incumbent concerns regarding the transition to Securitas are mitigated through proactive, personal communications. After contract award, and with your prior notification and approval, we will implement the following activities:

### 1. Team Meeting (town hall style)

- Brief introductory meeting to all available incumbents
- Announce Securitas contract award and transition timetable
- Introduction to Securitas and benefits of continuing employment
- Answer questions; e.g., benefits, grandfathering vacations, etc.
- Avenues of communication regarding transition concerns

### 2. Individual Meetings (one-on-one)

- Meet with incumbent personnel and walk them through the application process
- Introduce Securitas hiring process, timelines and hiring packet
- Answer questions and introduce possible retention offers

### 3. Follow-up Individual Meetings (one-on-one)

- Answer follow-up questions and discuss any concerns
- Face-to-face, email or phone-based meeting, incumbent preference

## Transition Newsletter

Communication, shared regularly and clearly helps smooth many activities that can be otherwise stressful to a changing workforce. In addition to other communication tools, our newsletter provides for specific information to be shared for specific circumstances at any given site, post or unique location. Topics may include:

- |  |   |
|--|---|
| – Invitation to Apply  | – Transition Timeline                   |
| – Securitas Transition Team & Contact information                  | – Welcome to the Team                   |
| – Town Hall Meeting  | – Securitas Security Services USA, Inc. |
| – <a href="http://www.securitasjobs.com">www.securitasjobs.com</a> | – Rumor and Stress Control              |

## Transition Process

The following activities help to deliver a contractually compliant, seamless transition:



- Ask critical questions to understand expectations, both corporate and local
- Communicate transition information in a timely manner (employee packets, newsletters)
- Maintain flexibility in transition timelines and implementation to changing needs
- Fully document and disseminate transition reports for evaluation and improvement
- Measure performance and provide you weekly progress reviews
- Solicit post-transition feedback for improvement opportunities
- Have a district team member present for the start of each shift including weekends
- Daily visits, including the first-time employees and visitors are on the site
- Review site specific training that has been performed
- Review personnel assigned to the site to ensure they meet standards
- Confirm all contract requirements met
- Meet weekly with Saddle Creek Preserve representatives for the entire implementation period
- Area Vice President will contact Saddle Creek Preserve representative twice during first two weeks
- Review first invoice with Saddle Creek Preserve representative (face-to-face)
- Cross-train personnel and backup personnel
- Document transition milestones

The following major milestones highlight our transition process. A detailed listing is included in the Securitas Service Initiation Workbook.

- Enter contract negotiations to efficiently and quickly execute a contract
- Establish contact with your representatives for transition guidance
- Establish immediate contact with incumbent officers and distribute a custom Transition Newsletter to minimize uncertainty
- Finalize the transition and implementation plans
- Assess quality and effectiveness of all security operations as requested
- Conduct operational needs assessment of each site and post as requested
- Initiate recruitment, screening, and selection programs
- Assess job tasks, training needs and requirements, present final programs for your review/approval
- Setup property control records and transfer client-furnished equipment and material
- Initiate administrative, logistic, and financial controls
- Finalize supervision and staffing plan with your input
- Finalize directives, general and post orders as needed



# Week

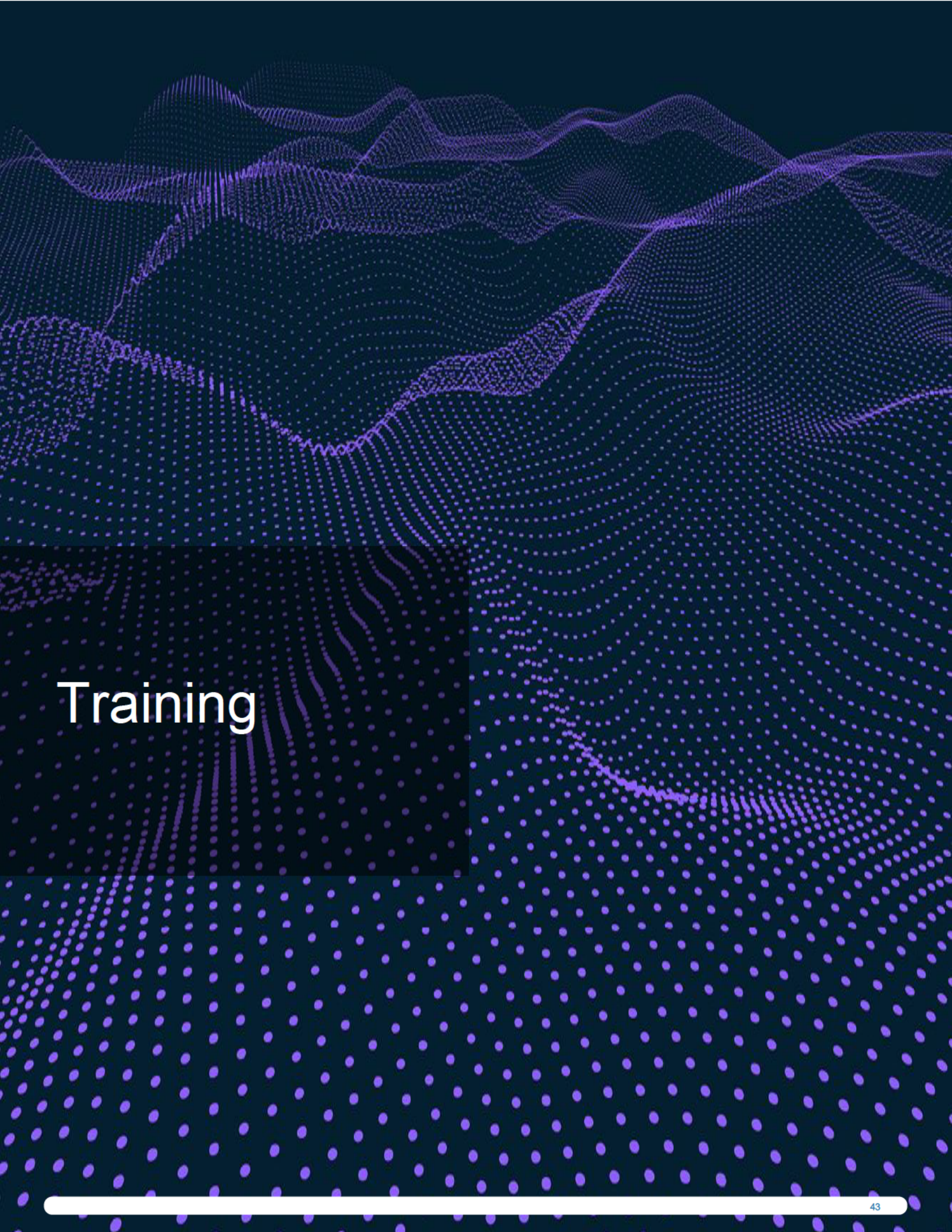
Page 1



## Transition Team Expectations

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# Training





## Securitas Center for Professional Development

*Our commitment to provide our clients with properly trained security officers was the driving force behind the creation of the Securitas Center for Professional Development (SCPD). This professional training management organization brings together dedicated trainers, cutting-edge courses, strategic business partnerships, and security industry experts to deliver world-class programs, products, and services. The value of SCPD to Saddle Creek Preserve will be evidenced by a professional training capability that presents innovative and state-of-the-art training programs to our security personnel assigned to protect our clients' employees, visitors, and critical assets.*

Securitas has made a substantial investment in SCPD and the related local and region training and development functions. An important service provided by Securitas is a dedicated training officer or selected supervisors to provide training at each Saddle Creek Preserve location. Saddle Creek Preserve trainers are supported by training staff and SCPD to help ensure the proper dissemination of new training programs, materials, and methods, and to keep trainers current regarding available resources. Each of Securitas' five regions is staffed with region, area and/or local trainers, whose role is to:

- Manage efforts in training, organizational improvement, and performance enhancement.
- Conduct training in a variety of settings and develop curricula that combine multiple existing and acquired resources.
- Analyze performance of individuals, programs, and organizational units; develop performance and competency models.
- Develop partnerships with clients by learning the clients' business and collaborating to identify learning opportunities that will enhance the delivery of security services.

**Key competencies possessed by members of the training and development group are:**

- Understanding of client business processes and success factors.
- The ability to conduct job task analyses in complex environments and develop corresponding curricula and performance and/or knowledge-based training modules based on varying needs.
- Planning, organizing and leadership skills; particularly as they relate to the development of annual training plans for a district office or a specific client.
- Presentation and group facilitation skills.

Area trainers are individuals who deliver training programs as requested by clients or required by Securitas. Our flat organization keeps training specialists close to the field to meet client-specific needs. With years of experience, many of these professionals hold security industry certifications as well as training credentials. This team is also responsible for updating the officers' training records and awarding corresponding recognition such as certificates and pins. These local professionals are responsible for delivering the local training curricula.

This team of trainers is supported by SCPD. In addition to being the primary driver of company-wide performance improvement initiatives, these professionals are dedicated to the development of field-requested curricula. Our training managers and curricula developers have backgrounds in training, education, instructional design, computer

*"We invest in what matters most - our people."*



Jose Castejon  
COO  
Securitas North America



programming, graphic design, cognitive psychology, and communications, as well as security, law enforcement and military experience. They are guided by principles of human performance improvement and adult learning theory, and maintain membership in the Association for Talent Development (ATD) and ASIS International.

Through custom development and strategic partnership with industry content developers, SCPD provides curricula and lesson plans in multiple formats to meet the specific needs of our clients. Delivery platforms include online and instructor-led classroom courses with presentations, workbooks, and lecture notes, as well as video programs and self-study courses. We have built the leading e-learning program in the security industry. Proprietary interactive courses are available at anytime and anywhere there's a computer. Our LMS, the Securitas Online Academy, was designed in partnership with the same organization that provides services to government and global corporations and supports online training, testing, tracking, and reporting.

Securitas will bring Saddle Creek Preserve the security industry's most innovative and professional capability with qualified local training professionals supported by world-class resources to implement the appropriate training at your facility.



# Security Officer Training and Certification

## Professional Security Officer Training Development Path

Securitas provides each security officer with a clear training path. Our approach is based on three key elements:

- Certain principles and techniques, such as those dealing with observation, safety, reporting, interpersonal relations, and Securitas policies, are consistent regardless of an officer's assignment.
- Clients have unique situations that may require additional specialized training; therefore, we provide both general and client-specific training.
- We meet the need for meaningful ongoing professional development to keep skills sharp through a number of innovative programs.

The initial training requirements of Saddle Creek Preserve will be completed within a mutually agreeable timeframe for all officers prior to permanent placement at Saddle Creek Preserve sites. Retained incumbent officers, as applicable, will also receive Securitas-specific elements of this training in manageable groups after transition so as not to interfere with security operations.

We maintain training certifications that list all completed training modules in each officer's file. Upon completion of a training module, the instructor administering the training certifies that this training was satisfactorily completed. For courses delivered through the Securitas Online Academy, testing and record-keeping is instant and automatic.

### Level One Training

Level One focuses on basic security officer skills and exceeds many state-mandated minimum requirements for entry-level security officers. The following general subjects are covered:

Hazard Communications & Globally Harmonized System	State Licensing & Additional Regulatory Requirements	Security Officer Handbook
Bloodborne Pathogens	Harassment Awareness	Acts of Terrorism
Client Service Skills	Active Shooter	Loss Prevention Techniques

### Level Two Training

Level Two focuses on career development and includes site-specific training as well as Securitas' premier Advanced Certification Training (ACT) Program and specialized industry-specific programs. A site-specific training program focusing directly on your requirements will be developed for Saddle Creek Preserve upon our selection as your security partner. On-the-job training, conducted mostly on-site, is designed to instruct the officer on the specific requirements of the job. Level Two training programs include:

Site Orientation	AED/CPR/First Aid
Post Orders	Vertical Market Certification



Safe Driving Program	Metal Detectors/Wanding
Advanced Certification Training (ACT) 1	Firearms Instruction (if applicable)
Advanced Certification Training (ACT) 2	Work Stoppage Security
Advanced Certification Training (ACT) 3	In-Service Training
Customer Service	

### Level Three Training

Level Three offers rigorous, specialized training for officers who seek professional development beyond Level Two. Officer will work with their managers to select appropriate courses. Level Three training programs include:

Workplace Violence	Professional Ethics
Loss Prevention	Harassment and Discrimination
Security Surveys and Risk Assessments	Teamwork and Leadership
Advanced Customer Service	Hazmat Awareness Level
Homeland Security Issues	Advanced Guarding Technology
Emergency Response	

## E-Learning and the Securitas Online Academy

Securitas meets training needs with advanced technology and sophisticated courseware design. The Securitas Online Academy leverages our industry-leading proprietary online security training courseware with a comprehensive, state-of-the-art Learning Management System (LMS) to create the finest e-learning program in the security profession.

E-courses offer security topics that deliver the highest-quality online learning experience and feature highly interactive simulations, engaging and informative graphics, self-paced learning, instant feedback, coaching, and real-time performance assessment. Our full-time professional e-learning developers apply principles of human performance improvement and adult learning theory to create our industry-leading courseware. This equates to improved performance and consistent training across the organization.

Our LMS facilitates course assignments, tracking and monitoring student progress, standard and custom training reports, testing and scoring, and career development, as well as course feedback that allow us to continually improve course material to make it even more effective.

Securitas' e-learning program delivers training when and where it's needed, with 24/7 learning access to both custom and off-the-shelf courseware, and standardized training across the organization. It is the perfect solution for just-in-time training for compliance issues, industry standards, homeland security, and more. All of this results in lower training costs, more training opportunities, and a dedicated workforce of security professionals.



The Securitas Online Academy benefits clients with consistent training and performance across locations and dedicated officers with career paths in security. This effective and efficient training is available when and where you need it.

Securitas' commitment to excellence in training and development provides you with the knowledge and assurance that you have the best-trained and most highly motivated security team working for you.

## Advanced Certification Training (ACT)



Securitas has developed a three-part course of study known as our Advanced Certification Training Program (ACT 1, 2 and 3), which is designed to provide advanced training for each security officer. The ACT certification program is designed as three distinct curriculums, each with six to seven focused micro-learns. We will make these curricula available to all security officers at Saddle Creek Preserve. We encourage our security officers to participate as an opportunity to further their security knowledge and to prepare them for advancement, both at Saddle Creek Preserve and within Securitas.

Each ACT curriculum provides details of the security profession. Using the latest technology and solid learning theory, ACT e-Learning

courses can be delivered anytime and anywhere a computer is available. It allows officers to progress at their own pace to learn the materials while receiving immediate feedback on their understanding and application of the lessons. The state-of-the-art ACT e-Learning courses are fully interactive and based on the "tell, show, do" approach to learning that lets officers apply the principles they are learning in computer-simulated situations. Lessons are reinforced with online quizzes and a final exam that gives instant feedback.

Upon receiving a satisfactory passing grade on each micro-learn in for the ACT 1 curriculum, the security officer is awarded a certificate. Upon completing the ACT 2 curriculum, a certificate and engraved "ACT Certified" nameplate is awarded. Successful completion of the ACT 3 curriculum earns the officer a certificate and uniform pin with the designation of "Professional Security Officer."

Our ACT Program includes the following micro-learns in each curriculum:

ACT 1	ACT 2	ACT 3
About Securitas	Report writing	Workplace violence
The professional security officer	Access control	Traffic Control & Parking Lot Security
Professional image & teamwork	Telephone & radio communications	Crowd control
Customer Service (includes three micro-learns)	Patrol techniques	Bomb threats
Post orders	Perimeter control	Law & Order
Limits to authority	Vehicle access control	Fire safety
SecuritasVision (Proprietary Guard Management Tool)	Introduction to Remote Guarding (Security Technology)	Information & Data Security (Security Technology)
Emergency Response		





## Ongoing Professional Development

***Ongoing professional development is a key element in maintaining security officer knowledge, skills and professional dedication.***

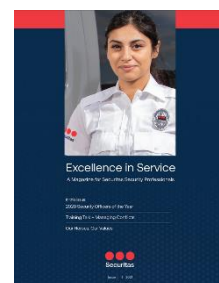
Ongoing development plans designed to meet the specific requirements of Saddle Creek Preserve may include drills, exercises, audits and refresher training. In addition, Securitas provides continuing training and development opportunities through dynamic, proactive communication programs such as our monthly Security Spotlight and our flagship Excellence in ServiceSM program.

### Security Spotlight

Distributed on a monthly basis, Security Spotlight examines issues and procedures surrounding current security concerns. Written for security staff as well as clients and their employees, Security Spotlight proactively examines security issues relative to current events and risks, such as terrorism awareness and response, seasonal safety and security, and more. Past issues have focused on issues such as bio-chemical terrorism hazards, counterterrorism awareness, bombs and bomb threats, hazardous weather, identity theft, and travel security. Security Spotlight topics can also be produced in response to client requirements.

### Excellence in ServiceSM

In order to provide our clients with the finest security services available, we have developed an extensive program designed to train, motivate, and empower every security officer. Our quarterly Excellence in ServiceSM magazine anchors the program with valuable information about officers' experiences and accomplishments, and concrete training topics that supervisors and officers discuss on a regular basis. Securitas officers and events are featured to highlight the training and/or client service topic being emphasized. To help reinforce knowledge and proper procedures, officers who correctly answer questions about the quarterly topics are eligible to participate in monthly, quarterly, and annual drawings for cash and prizes. Each year, our security officer who wins the national drawing receives a check for \$2,500 at a special ceremony.



## Annual Refresher Training

***Securitas recognizes that a core base of security officer knowledge and critical skills is established as the foundation for success through basic, on-the-job and advanced training. Further, we recognize that certain critical skills require periodic re-certification to help ensure our security officers maintain consistently high levels of proficiency.***

We are committed to working closely with Saddle Creek Preserve to determine specific critical skills and knowledge that should be periodically reinforced and re-tested through annual training. In addition to standard refresher training (e.g. "Anti-Terrorism Awareness"), through the professional judgment of both of our organizations, we will determine those critical skills and tasks our personnel must be able to perform.

This will, in turn, suggest the subject matter appropriate to reinforce, such as first aid, CPR, legal restrictions, and responsibility and authority of security officers. Of course, emergency procedures and plans, as well as any new or changing information,



laws, client relations, corporate policies, and case law applicable to the performance or duties of our security officers are also appropriate and should be included.

The value to Saddle Creek Preserve is that each officer will possess the necessary tools to provide excellent service at your facilities immediately upon assignment and as part of an on-going program.

### Additional Value-Added Training Solutions

In addition to our ACT and e-learning programs, Securitas has a wealth of training resources, from industry-specific specialized programs to our Professional Development Series – almost fifty courses designed to enhance general business skills. Hundreds of courses, videos and resource materials addressing terrorism awareness and homeland security are available from Securitas and America's front-line agencies, including guidelines and courses from ASIS International, FEMA, American Red Cross, Department of Homeland Security, FBI, Department of Justice and CiNet (Critical Information Network, formerly PSTN). We have access to additional innovative training materials to further enhance the skills and knowledge of our security officers, supervisors, and managers. We can work closely with you to implement these additional, exciting, high-quality training resources at each Saddle Creek Preserve site.

### Security Training Succession Plans

***Securitas can implement a training succession plan for our security officers and supervisors. Successful completion of each proprietary training course will make our officers eligible for an optional promotion and put the officer on track for the next phase of training.***

We believe knowledge must also be linked to successful application of that knowledge and job performance. Consequently, as openings or promotion opportunities occur, officers on the training succession path will be eligible for consideration based on their level of completed training in conjunction with their performance evaluations.

The benefits of such a program include the following:

- Qualified individuals are identified as they proceed along the training succession path and their skills are identified.
- Participating in training provides the officer with a sense of value to Securitas and Saddle Creek Preserve. This sense of value provides non-monetary reinforcement and contributes to good morale.
- Good morale through the investment of training leads to increased retention.



## Additional Training Programs

### Access Control Fundamentals

Access Control Fundamentals focuses on the core concepts of access control: monitoring and controlling the movement of people and property entering or exiting a specified area. Topics include providing excellent client service while controlling access; procedures for allowing access by authorized people and products; identifying and dealing with intruders; monitoring visitors; and denying access to prohibited materials.

### Access Control Equipment

This course covers the functions, benefits and limitations of access control technology. Topics include lock and key security; the understanding and use of electronic access control devices; CCTV functions and monitoring techniques; and alarm technology and response. This course stresses that successful access control programs rely on both technology and vigilant security officers.

### Bomb Threats

This course provides specialized training to security officers as first responders to bomb threats. Topics include being prepared, remaining observant, fielding calls, and responding to and reporting bomb threat incidents. The Securitas Bomb Threat Checklist can be printed from the course. A realistic simulation exercise gives security officers the chance to practice their skills.

### Crowd Control

This course focuses on how to help protect clients' employees, guests and property in situations that draw crowds, such as planned events and demonstrations, work stoppages, and fire and accident scenes. Topics include knowing the difference between a crowd and a mob; preparing for crowd control duty; managing aggressive individuals; and maintaining a professional demeanor.

### Customer Service Essentials

Customer service is a fundamental duty of security officers. In this interactive e-Learning course, students learn and practice the Securitas formula for excellent client service. Additional topics include the Securitas core values

of Integrity, Vigilance and Helpfulness; the five fundamental customer needs; actions and attitudes for outstanding customer service; and active listening skills.

### Customer Service Excellence

This course focuses on improving client satisfaction and fostering a team approach to client service. Course highlights include understanding clients and what they expect; creating a positive total experience; dealing with challenging clients; and becoming a service star. This course is part of the Securitas Professional Development Series.

### Dealing with Difficult People

This course outlines the skills and practices needed by client service professionals to defuse, calm and positively resolve a negative encounter with a difficult person. The course focuses on active listening skills—listen, clarify, confirm, think before responding, acknowledge, explain, offer a solution—and how to act professionally and remain under control in difficult situations.

### Documenting Discipline

This course helps supervisors and managers with the human resource management issue of documenting discipline. It offers strategies to approach discipline in an effective and supportive manner while maintaining critical records of disciplinary incidents. Topics include the FOSA+ system; discipline and termination issues; and disciplinary meetings. This course is part of the Securitas Professional Development Series.

### Emergency Response

This course covers critical areas of understanding and following emergency response plans and the importance of personal safety. Dynamic interactive exercises reinforce learners' understanding of how to respond to emergencies such as accidents and illnesses; leaks and spills; power outages; and natural disasters, including earthquakes, tornados, hurricanes, floods and winter storms.





## Fire Safety

Fire Safety teaches the fundamentals of fire prevention, detection and response. Topics include fire hazards; the importance of vigilance and reporting in fire prevention; what to do in case of fire; safety-first guidelines for extinguishing a fire; the four classes of fire extinguishers and their specific uses; and the P.A.S.S. method for operating a fire extinguisher correctly.

## How to Get Everything Done

This time management course aimed at managers and supervisors focuses on the “how-to” of prioritizing tasks, overcoming procrastination, organizing paperwork, conducting more productive meetings, and delegating tasks. Topics include time-saving techniques, strategies for developing better work habits, and managing multiple priorities. This course is part of the Securitas Professional Development Series.

## Law and Order

This course deals with crime and its aftermath—a criminal or civil trial. It covers security officers’ responsibilities when encountering a crime scene and what they can expect if called to testify. Topics include protecting evidence, securing a crime scene, reporting a crime, subpoenas, the different types of hearings, and useful tips on giving testimony.

## Limits to Authority

Limits to Authority emphasizes and demonstrates how the role, responsibilities and authority of security officers differ from those of law-enforcement personnel, especially in instances involving criminal or threatening behavior. Topics include the importance of following post orders; guidelines for conducting inspections and searches; detention; and use of force.

## Listen Up: Hear What’s Really Being Said

This course teaches the fundamentals of active listening in order to help learners become better managers, supervisors and team players, and provide excellent service to clients. Topics include becoming an active listener; techniques to improve listening and responding skills; and potential negative outcomes of poor listening. This course is part of the Securitas Professional Development Series.

## Maritime Transportation Security Act – MTSA

This program was produced by the Pinkerton risk management division of Securitas for security officer training at port facilities. It is a comprehensive review of the Maritime Transportation Security Act.

## Motivation in the Workplace

This course provides managers and supervisors with insight and techniques on how to acknowledge, motivate and reward their team members. Topics include work-based needs; money and motivation; managing for continuous improvement; positive and negative feedback; and practical solutions to increase workers’ motivation. This course is part of the Securitas Professional Development Series.

## Patrolling Tips & Techniques

Patrolling is a fundamental duty of security officers. In this course, participants learn about the function and purposes of patrol; patrol methods and types of patrol; and how to prepare for and conduct safe and effective patrols. Interactive exercises challenge learners to spot potential hazards and risks they might encounter while on patrol.

## Perimeter and Vehicle Access Control

This course addresses a primary duty of security officers: to keep intruders from breaching the perimeter of client sites—whether they are on foot or in vehicles. Topics include types and functions of perimeter barriers; the importance of maintaining clear zones; detecting and reporting perimeter breaches; conducting simple and visual searches of vehicles; and vehicle access control procedures.

## Radio Communications

This course focuses on how to use and care for a fundamental tool of the trade—the two-way radio. Topics include the function and common features of radios; range and limitations of radio transmissions; battery charging and maintenance tips; radio etiquette and communication protocol; and use of 10-codes.



## Report Writing

This course instructs learners in how to produce complete and accurate reports. Topics include Do's and Don'ts of reporting writing; Daily Activity Reports and Incident Reports; and five rules of effective report writing—answer the 4Ws, state facts clearly, be concise, be accurate and report in chronological order. Interactive exercises also test learners' quick observation skills.

## Substance Abuse

This course addresses the safety and security issues that can result when substance abuse affects the workplace. Topics include the role of security officers to observe and report; signs of potential substance abuse; and how to respond properly to individuals who may be drug-impaired. Securitas' policy and commitment to a drug-free work environment are also discussed.

## Telephone Excellence

This course demonstrates how to excel at client service on the phone. It focuses on fundamental skills such as identifying oneself and addressing callers in a professional, courteous manner; speaking clearly using a pleasant tone of voice; using active listening skills to confirm callers' needs; and procedures for providing assistance, taking messages, placing callers on hold and transferring calls.

## Traffic Control and Parking Lot Security

This course addresses specific post duties that call for monitoring and directing traffic, and maintaining parking lot security. Interactive graphics and exercises help security officers learn and practice significant points of traffic control and parking lot security. Topics include controlling traffic flow, directing traffic using hand signals, safety awareness, parking garage patrols and access control.

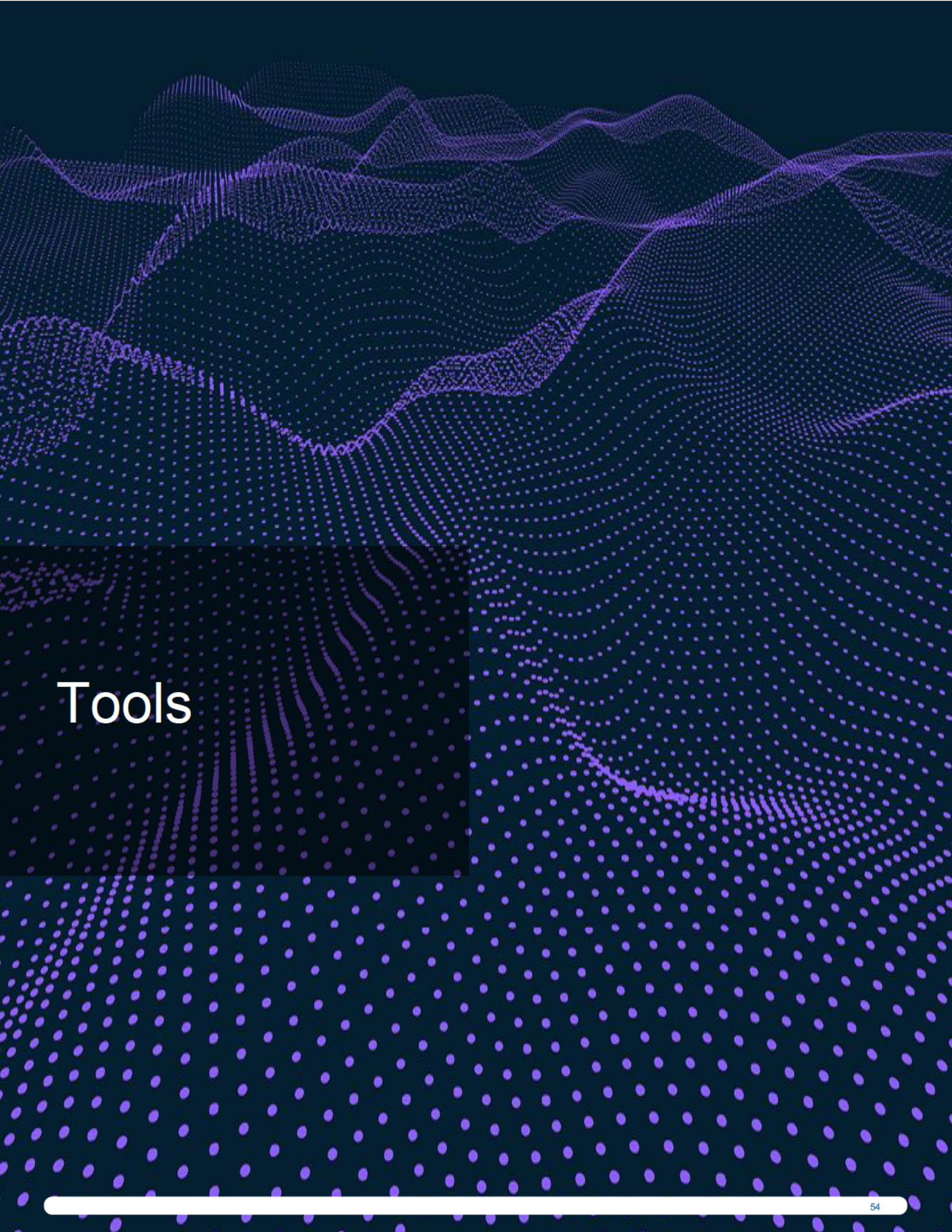
## Workplace Violence

This course aims to help security officers prevent violent incidents by detecting, deterring and reporting aggressive individuals and their actions. Topics include recognizing potentially violent individuals and situations; preventing incidents from escalating; and properly responding to and following up on incidents. Real-life scenarios test learners' ability to spot "red flags" and potential triggers.

## Writing for Business Results

Writing for Business Results focuses on how to produce business correspondence—letters, emails and memos—that moves readers to take action. Course highlights include creating effective business letters using email and memos successfully; the five C's of good writing; and choosing the right words. This course is part of the Professional Development Series



The background of the page is a complex, abstract pattern. It features a series of wavy, undulating lines in shades of purple and blue, creating a sense of depth and movement. Overlaid on these waves is a grid of small, light-colored dots, which appear to be part of a larger, possibly digital or scientific, structure. The overall effect is a high-tech, futuristic aesthetic.

# Tools





## Guard Management Tools

*Securitas is committed to empowering our clients with the knowledge they need to be secure. Securitas managers will work with you to help customize a security solution by utilizing a combination of technology tools to give your facility a modern security program.*

### SecuritasConnect (Client Portal)

Through SecuritasConnect, you can have full visibility and control over your security program. SecuritasConnect is your window to view your site's security, at any time of the day or night.

- **People:** Access schedule visibility, letting you see at a glance the officers who are scheduled to be on duty.
- **Procedures:** Gain real-time access to post orders, incident tracking, tour information and more.
- **Tools:** Unlock remote access to the technology utilized at your site.
- **Training:** Monitor officer training details and progress.
- **Feedback:** Monitor ongoing performance against Service Plan goals and defined KPIs.



### Organization

Organize and centralize post orders, schedules, time logs, all types of incident reports, tours with near field communication (NFC) technology and more. Because all reports are paperless, SecuritasConnect allows you to quickly retrieve information to help you make effective decisions.

### Efficiency

Reduce your administrative tasks by eliminating manual procedures. SecuritasConnect provides real-time online accessibility to schedules and reports, as well as providing alert notification via text and email.

### Accountability and Performance

Increase officer performance and sense of accountability. The constant monitoring has a direct positive impact on liability and motivation, translating into an increase in professionalism and efficiency.

### Key Benefits of SecuritasConnect

- Easily customizable and scalable features
- Real-time data collection, analysis, trends and metrics capabilities allow for continuous performance improvement
- An eco-friendly solution that eliminates the need for paper
- Customized smart-tours with reliable NFC token technology
- Detailed reports and statistics to help mitigate risk through incident and trend analysis
- Alert notifications when tours are late and smart monitoring around the clock
- Officer training details: monitor officers' progress through the curriculum, including training program status
- Information is encrypted and secure



## SecuritasVision (Officer Software)

***SecuritasVision is a secure and scalable web-based application that helps us bring innovation, accountability and efficiency to your facility. It can be deployed at a single property or across your entire organization.***

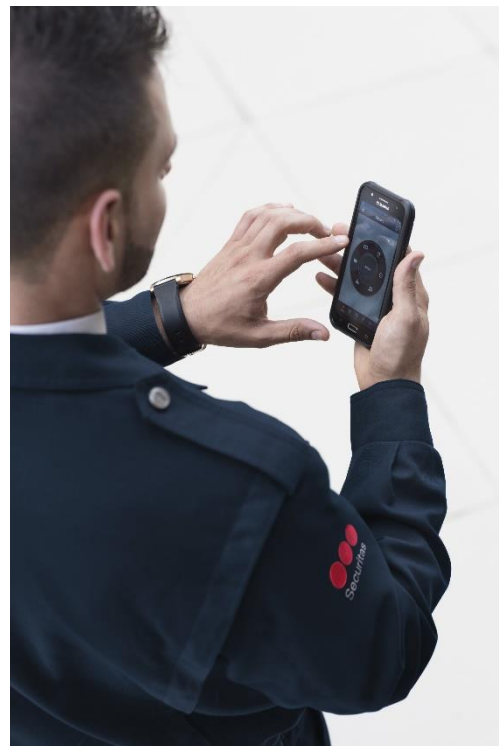
Incident reports, daily activity reports and maintenance order requests can be immediately directed to appropriate departments. Pass-down information, changes to post orders and daily duties can be tracked easily to document security. Additionally, a security officer can easily take images to include with the Incident Report. With the smartphone, the officer can quickly make emergency phone calls to contact the police or fire department for emergency assistance.

SecuritasVision saves time and confirms compliance of your security operations, policies and best practices, as well as improving communication and information sharing.

### Smart Tours

Smart tours allows officers to gather information about your facility and record relevant information on items important to you, such as room temperature, unlocked doors, and slip and fall hazards. Officers have instant access to their post orders. In the event they discover an unexpected issue, our officers are able to provide you with any requested data at multiple points across your facility, e.g., burned out light, required doors secured, etc.

The smartphone connects via wireless service to send text messages or email to all interested parties when an event is recorded. This means instant communication is provided to supervisors, managers, maintenance or others who need to be informed about a particular event. If more detail is needed, a full report can be viewed on SecuritasConnect.



### GPS and Asset Tracking

GPS tracking for officer location, device tracking, GEO-fencing and incident location reporting verifies officer location and tour completion. Using the Asset Tracking feature within the Vision system, your assets such as fire extinguishers are easily tracked and safety compliance is made easier.

### Post Orders

Paper post orders are often difficult to update and manage. A dynamic security environment requires procedure updates and changes that are clear and immediate. By deploying SecuritasVision, updates to post orders are fast and easy. Most importantly, the post orders are readily available on the tablet.

### Daily Activity Reports

Often times Daily or Shift Activity Reports go unnoticed. Since officers can document their daily and shift activities electronically, scheduled task/tour completion and incident reports are automatically entered as a line item when there is an active DAR. By using SecuritasVision, we can automatically gather important information from the DAR/SAR.



## **Key Benefits of SecuritasVision**

- Incident and exception alerts via mobile text messages and/or email
- A metric building engine that allows you and your district manager to analyze trends and develop proactive procedures based on real data
- Electronic incident and daily activity reporting in real-time
- Customized smart-tours
- Multi-site deployment
- Consistent performance of security officers using uniform procedures
- An efficient, user-friendly interface
- Step-by-step guidance resulting in fewer mistakes, therefore reducing liability
- GPS – officer location, device tracking, geo-fencing and incident location reporting
- Encrypted and secure information
- 24/7 client access to reports, images, Key Performance Indicators (KPIs) and critical information via SecuritasConnect
- Asset Tracking – for inventory and safety compliance

SecuritasVision will provide your organization with cutting-edge technology and industry leading 24/7 support to enhance your existing security program. With its dynamic and immediate reporting, you can always stay up to date with the security of your operations.



## National Communications Center (NCC)

Securitas has a state-of-the-art National Communications Center (NCC) in Charlotte, NC. Operating 24 hours a day, seven days a week, the NCC provides after-hours telephone support and alarm response functions for Securitas, manages the company's Post Confirmation System (PoCo), and acts as a single point of contact for our Security Response Services.



The NCC is staffed by well-trained operators who are employees of Securitas. The center is assured of continuous operation through its own uninterrupted power supply, back-up diesel electric generation, multiple telecommunication providers, and redundant database servers. Additionally, there is a full-capability disaster recovery hot site available for emergencies, so the NCC should always be available and online. The NCC is equipped with cutting-edge telephone and computer technology that helps calls be placed in proper priority queues and handled in accordance with operating procedures. All NCC activities conform to published service levels and are documented in a permanent database. Securitas district offices receive computer-generated detail of NCC activities on a daily

and weekly basis. All calls are recorded and stored for one year. Recorded calls are available for individual review and can be sent via email as WAV files.

In addition, the NCC staffs to meet a service level goal of answering 85% of all calls in 30 seconds or less. 2020 performance statistics for the NCC show that this service level has been exceeded, with 75% of all calls answered in 10 seconds or less, and an average answer of 27 seconds.

Call volume is monitored on a daily basis to help ensure adequate staffing to achieve our service level goals. Staff headcount is based on projected call volumes for each 30-minute interval of a day and adjusted accordingly.



## Workforce Management (WFM)

**It is critical in today's world for continuous refinement of crucial workstream functions to better satisfy our clients' needs. Securitas has worked diligently to provide virtual platforms and modern approaches for the recruitment and onboarding processes which allow for flexibility and standardization across our organization.**

WFM gathers data from all district locations, uploads weekly and generates all payroll, billing, accounts receivable, accounts payable and financial records.

### **The benefits to our clients and employees are:**

- Accurate paychecks.
- Correct, easy-to-read client invoices.
- Flexible billing options to meet client-specific requirements.
- Employee Direct Access that provides our officers with self-service tools and information
- Value-added service features include the following:
  - Electronic timekeeping and scheduling automation which ensures accuracy and confidence. Scheduling data includes post names, employee information and client information. Scheduling data automatically drives both payroll and billing transactions.
  - Client/contract billing and service information are stored and maintained. This includes the selection of invoice formats, billing cycles and billing methods such as consolidated and contract flat invoicing.
  - Supplemental charges and payments include automated recurring and one-time supplemental charges (e.g., auto lease). This allows both reimbursement of employee-incurred expenses such as mileage and billing of non-hourly charges to clients.
  - Corrections to payroll and billing for prior period activity are maintained.



Intelligent video surveillance that proactively searches for threats



## Remote Pool Perimeter Protection

With the continued evolution of behavioral video analytics, you can rely on Securitas technology to be alert for unwanted activity near your perimeter for sensitive areas.

### Package Includes:

- Avigilon NVR
- Avigilon Multisensor Camera
- Talk down speaker
- Installation
- 30 Perimeter Protection Events per month
- Service and maintenance

Analytic rules can be customized to alert Remote Guarding officers to security threats such as persons or vehicles breaching your perimeter, entering restricted areas, loitering, or traveling in the wrong direction.

Remote Perimeter Protection offers remarkable efficiencies as it constantly monitors the scene and engages the human element only when the analytic criteria have been met.

We also actively optimize the systems over time to deter other persistent threat false alarms. Securitas can then manage the entire chain—from technology to officers to on-site response.

See a different world.

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## SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer-specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions are demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local focus with over 350 district offices and over 500 local district managers.





## SECURITAS TIMELINE

### 1850

Our roots – particularly in North America – begin when Pinkerton's National Detective Agency is formed by Allan Pinkerton. The roots of this organization were set in serving as an intelligence agency during the Civil War, establishing the first criminal database and acting as a forerunner for the secret service.



### 1934

Securitas is created as Erik Philip-Sörensen founds Hälsingborgs Nattvakt in Helsingborg, Sweden. The primary function of many of these officers was to watch for fire, respond to alarms, and guard gates and entrances. This company quickly expands as Sörensen acquires several other security companies in southern Sweden.



### 1999 – 2000

The establishment of Securitas in the USA starts in 1999 with the acquisition of Pinkerton – the number one security company in the U.S. In 2000, the second largest U.S. security company Burns is acquired.



### 2006

Securitas begins to deploy Integrated Guarding systems across the U.S. with the introduction of Guarding Technologies.

### 2012 – 2013

A team of engineers is deployed across the country with a focus on designing physical security programs for security guarding clients as a form of cost containment. The team grows and scope. The addition of regional technical directors provides strategic guidance as they offer feedback on technology needs across the country. Securitas begins to deploy different types of solutions, expanding into full system redesigns and security upgrades.



### 2012 – 2014

Securitas begins providing Remote Guarding and interactive video monitoring services to existing clients using custom technology solutions.

### 2015

Securitas acquires Diebold's Electronic Security Division, now Securitas Technology (ST), thereby adding 1,100 techs in the field to support electronic security systems.



### 2016

The Securitas Operation Center in Charlotte, NC opens, establishing a client-centered facility, expanding our Remote Guarding footprint, and providing excellent service. This operation includes multiple support functions that truly allow us to support clients more holistically, with our Solutions Support Team, which includes sales support, remote troubleshooting support, service, and maintenance coordination.



### 2018

Securitas Technology (ST) acquires the integration company, Kratos Public Safety and Security (KPSS) division from Kratos Defense & Security Solutions. KPSS is ranked as a top 10 systems integrator in the United States and has 400 employees and expands Securitas' capabilities for implementing, installing, and maintaining electronic security systems and solutions.



## SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

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### ***Knowledge Team***

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround, and additionally provides support in assembling new contracts and contract addendums.

### ***Solutions Engineers***

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

### ***Project Management***

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

### ***Remote Solutions Support Desk***

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

### ***Commitment to Quality***

Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up to date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.





## REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.

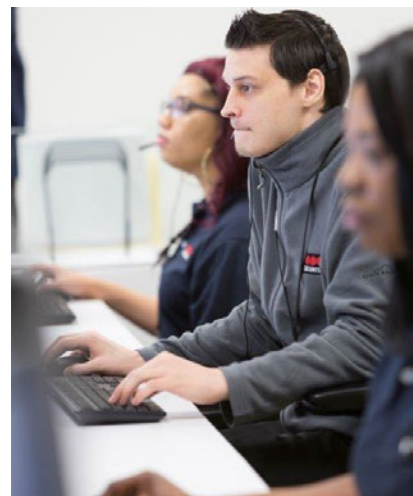


## SECURITAS OPERATION CENTER

The Securitas Operations Center (SOC) is in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers, and bandwidth that Securitas has already invested in.

## REMOTE GUARDING OFFICERS

Heavily recruited from the military, law enforcement, and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.



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## REMOTE GUARDING SERVICE MODEL

### ***Event-Based Approach***

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complex variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

### ***Shared Service Model***

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to utilize their situational information more effectively across similar types of clients, situations, and geographical locations, providing additional insight when able.

## REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of a human component that technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized to generate various reports.



# Saddle Creek Preserve

## Proposal Objectives

Securitas is proposing to install an Avigilon 4TB NVR with two (2) 3MP analytic multisensor cameras with IR and two (2) talk down speakers.

### DESIRED OUTCOME:

#### SADDLE CREEK PRESERVE WOULD LIKE A SECURITY PROGRAM WHICH:

- Reduced costs associated with remote guarding
- Is easy to deploy and provides long-term value
- Fosters a safe environment for employees, residents, and visitors

## REMOTE GUARDING SERVICES

The below services are included in this proposal and are estimations of activity that have been either shared by the client or approximated based upon Securitas' experience with similar types of clients and variables.

### INTERNET TO BE PROVIDED BY Client

*A singular hardline internet connection will be set-up with the local Internet Service Provider that will have sufficient bandwidth necessary to facilitate Remote Guarding Services. The Securitas Operation Center will connect through a Virtual Private Network (VPN) tunnel for added network security. This connection will be separate from the client's network. Securitas to provide a cellular back-up connection will be in place to mitigate any connectivity issues in the event of an Internet outage.*

**Remote Perimeter Protection:** Securitas will receive up to thirty (30) analytic activations per month per area between 10:00pm and 6:00am seven days a week as outlined below.

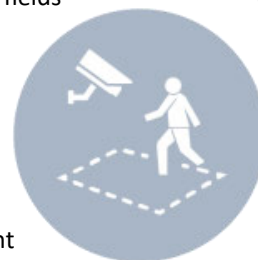
The Securitas Operation Center (SOC) located in Charlotte, North Carolina will provide a response to alarm events triggered by intelligent behavioral video analytics. Analytics will be configured to alert Remote Guarding Officers (RGOs) of unusual or suspicious activity such as individuals afterhours within the camera fields of view (FOV).

Proposed analytics for:

- Detection and classification of persons entering the area.

In the event that an analytic alarm is triggered, the RGO will review the alarm footage of the area where the alarm was created, view live camera feeds, and make an announcement over the speakers if the activity is not within normal parameters, as agreed upon by the Client, such as Securitas On-site Officers roving the facility.

- Example Call down: "This is Security. This area is under live video surveillance and is off-limits to the public. Please leave the premises or Police will be dispatched. Security is standing by live."



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The RGO will follow the procedures as outlined in the Remote Guarding Standard Operating Procedures (SOP). RGOs can then escalate to the appropriate party, dispatching local security resources or law enforcement depending on the level of threat

Click for a video on [Remote Perimeter Protection](#)

## SCOPE OF WORK

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

Securitas will provide and install:

1. Pool Area
  - a. An Avigilon 4TB NVR with a UPS, camera pole, and NEMA box. Customer to provide 120vac power to the NEMA box
  - b. Two (2) 3MP analytic cameras with IR to monitor the area during the pool closed hours with analytics and to record movement 24 hours / 7 days a week.
  - c. Two (2) talk down speakers for remote communication.

## EQUIPMENT DESCRIPTION

Below is the bill of materials for the proposed scope of work. All other system equipment and accessories will be provided at the discretion of Securitas Operations.

Quantity	Description
1	HD Video Appliance 8-Port 4TB unit, with camera license
2	3x 3MP, WDR, LightCatcher, 2.8mm, analytics with IR
1	350VAC UPS
2	Talk Down Speaker

## CLARIFICATIONS, ASSUMPTIONS, EXCLUSIONS AND CLIENT RESPONSIBILITIES

The following information has been taken into consideration and impacts the services and pricing provisioned in this proposal.

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## REMOTE GUARDING EVENTS

- Remote Guarding costs in this proposal are based on expected activity. Any fluctuation over that amount could result in a higher cost.
- Perimeter Protection - As the analytic technology being deployed relies partially on motion detection algorithms, the Owner will be required to landscape or trim back any vegetation to allow for accurate analytic triggers. Securitas cannot be held responsible for false analytic triggers due to an overgrown perimeter and vegetation tripping the alarms. Excessive triggers due to false events will require the system to be desensitized, which could result in the valid event being overlooked.
- Environmental lighting can greatly impact the functionality of the system. Client is responsible to provide sufficient lighting.

## GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

## WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

## MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.

## MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology



coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).

## PREVENTATIVE MAINTENANCE DETAILS

**Video Surveillance Systems:** Securitas will verify the live picture quality, field of view, all video and power cable connections, assure that there is adequate airflow around the recording device, and clean the exterior of the unit.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

## EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e. lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.

## ADVANCED HEALTH MONITORING

For newly installed systems, Securitas monitors the health, including the uptime and response time of the video surveillance system through a network monitoring software. This software pings every device with an IP address multiple times per minute to ensure the functionality and bandwidth of the system over the network. In the event communication is not received consecutively, indicating a network failure, an alert is sent to the Securitas Remote Solutions Support Desk, which investigates and attempts to remotely troubleshoot the system. Should the issue require further action, Securitas will issue a service ticket to send a Securitas service technician to the site and / or work with the client IT team to repair the functionality of the system.

While the health monitoring is constantly taking place around the clock, the Remote Support will only take place Monday through Friday, from 8 am to 5 pm EST.

## PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly

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Technology Including Installation, Remote Guarding, Cellular Connection & Standard Corrective and Preventative Maintenance Programs	\$ 645.17
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*Client will be billed \$645.17/mo. for 60 months (5 Years). 60-month (5 Year) term will begin once Company Equipment is installed.*

## PRICING VALIDITY

This quotation shall remain valid for a period of sixty (60) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walkthrough. Securitas will present Saddle Creek Preserve with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

# H4 MULTISENSOR CAMERA LINE

9 MP

12 MP

15 MP

20 MP

24 MP

32 MP

Provides exceptional scene coverage and high image detail with 3 or 4 individually configurable camera sensors that can be positioned to monitor virtually any area. Delivers broad scene coverage with high image detail up to 32 MP total resolution and uses H.265 compression technology to significantly reduce bandwidth and storage requirements. With self-learning video analytics on board, the H4 Multisensor camera can detect and differentiate people and vehicles from regular motion, and notify operators of potentially critical events that may need further investigation. Featuring wide dynamic range, Avigilon LightCatcher™ technology and the option to add content adaptive IR to outdoor models, the H4 Multisensor camera can provide exceptional image quality in challenging lighting conditions.



## FEATURES



### SELF-LEARNING VIDEO ANALYTICS

Exceptional efficiency when monitoring and reviewing video with excellent coverage from a single camera.



### LIGHTCATCHER™ TECHNOLOGY

Offers excellent image detail in low-light settings.



### ONVIF® COMPLIANT

Native ONVIF® Profile S and Profile T compliance allows easy integration with existing ONVIF infrastructures.



### H.265 & HDSM SMARTCODEC™ TECHNOLOGY

Combines compression technologies to maximize bandwidth and storage.



### CONTENT ADAPTIVE IR

Adjusts IR beam width and illumination settings based on scene conditions to help maximize image quality.



### WIDE DYNAMIC RANGE

Captures details in scenes with both very bright and very dark areas.

ONVIF is a trademark of Onvif, Inc.

# SPECIFICATIONS

IMAGE PERFORMANCE	3.0 MP	5.0 MP	4K (8.0 MP)
Image Sensor	1/2.8" progressive scan CMOS		1/2.5" progressive scan CMOS
Active Pixels	2048 (H) x 1536 (V)	2592 x 1944	3840 x 2160
3 x Image Sensor, Max Resolution (per image sensor)	6144 (H) x 1536 (V)	7776 x 1944	11520 x 2160
4 x Image Sensor, Max Resolution (per image sensor)	8192 (H) x 1536 (V)	10368 x 1944	15360 x 2160
Aspect Ratio	4:3	4:3	16:9
IR Illumination - Optional (high power 850 nm LEDs)	30 m (98 ft) maximum distance at 0 lux when camera is mounted at 4 m (13 ft) off the ground		
Minimum Illumination	2.8 mm: 0.025 lux (F1.2) in color mode 0.005 lux (F1.2) in mono mode 0 lux with optional IR illuminator  4 mm: 0.05 lux (F1.6) in color mode 0.010 lux (F1.6) in mono mode 0 lux with optional IR illuminator		0.02 lux (F1.8) in color mode 0.04 lux (F1.8) in mono mode 0 lux with optional IR illuminator
Dynamic Range	100 dB, true WDR, dual exposure		
3D Noise Reduction Filter	Yes		
<b>Image Rate-Analytics Enabled on All Sensors:</b>			
3 x Image Sensor (60 Hz, 50 Hz)	24 / 25 fps	15 / 17 fps	12 / 13 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	13 / 13 fps	8 / 8 fps
<b>Image Rate-High Framerate Mode:</b>			
3 x Image Sensor (60 Hz, 50 Hz)	30 / 25 fps	20 / 20 fps	15 / 14 fps
4 x Image Sensor (60 Hz, 50 Hz)	20 / 20 fps	15 / 14 fps	10 / 10 fps

IMAGE CONTROL	
Image Compression Method	H.264 HDSM SmartCodec, H.265 HDSM SmartCodec, Motion JPEG
Streaming	Multi-stream H.264, Multi-stream H.265, Motion JPEG
Motion Detection	Selectable sensitivity and threshold
Electronic Shutter Control	Automatic, Manual (1/8 to 1/8000 sec)
Iris Control	Fixed
Day/Night Control	Automatic, Manual
Flicker Control	60 Hz, 50 Hz
White Balance	Automatic, Manual
Backlight Compensation	Adjustable
Privacy Zones	Up to 64 zones
Audio Compression Method	G.711 PCM 8 kHz
Audio Input/Output	Line level input and output
External I/O Terminals	Alarm In, Alarm Out

LENS (PER IMAGE SENSOR)	3.0 MP	5.0 MP	4K (8.0 MP)
Lens and Horizontal Field of View	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	2.8 mm F1.2 - 103° 4 mm F1.6 - 72° Remote Focus	4 mm F1.8 - 101° 5.2 mm F1.8 - 70° Remote Focus

NETWORK	
Network	Gigabit Ethernet, 1000BASE-TX
Cabling Type	CAT5E
Connector	RJ-45
API	ONVIF® compliance Profile S and Profile T ( <a href="http://www.onvif.org">www.onvif.org</a> )
Security	Password protection, HTTPS encryption, digest authentication, WS authentication, user access log, 802.1x port based authentication
Protocol	IPv4, IPv6, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMP, ICMP, DHCP, Zeroconf, ARP, HSTS
Streaming Protocols	RTP/UDP, RTP/UDP multicast, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP, HTTP
Device Management Protocols	SNMP v2c, SNMP v3

PERIPHERALS	
USB Port	USB 2.0
Onboard Storage	MicroSD/microSDHC/microSDXC slot - video speed class card required. Class V10 or better recommended.

ELECTRICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Power Consumption	26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE*  Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+	With IR: 52 W with 24 VDC 74 VA with 24 VAC PoE++ or 60 W PoE*  Without IR: 26 W with 24 VDC 37 VA with 24 VAC PoE+
External Power	24 VDC ± 10 %; 24 VAC rms ± 10 %, 50 or 60 Hz		
PoE*	25.5 W PoE+, IEEE 802.3at Type 2 PoE Plus	With IR: High Power 51 W PoE++* Without IR: 25.5 W PoE+, IEEE, 802.3at Type 2 PoE Plus	

MECHANICAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Dimension	299 mm x 163 mm (11.77" x 6.42"), below mounting surface: 299 mm x 76 mm (11.77" x 2.99")	299 mm x 115 mm (11.77" x 4.53")	With wall arm: 385 mm x 262 mm x 299 mm (15.15" x 10.30" x 11.77") With NPT adapter: 299 mm x 248 mm (11.77" x 9.76")
Weight	5.2 kg (11.5 lbs)	With IR: 7 kg (15.4 lbs) Without IR: 5.8 kg (12.8 kg)	With wall arm and IR: 8.4 kg (18.5 lbs) With wall arm only: 7.3 kg (16.1 lbs) With NPTA adapter and IR: 7.8 kg (17.2 lbs) With NPTA adapter only : 6.7 kg (14.8 lbs)
Body	Aluminum, Plastic dome trim	Aluminum	Aluminum
Finish	Plastic, Injection Molded, Close to RAL9002	Cast, Powder Coated, Close to RAL9002	Cast, Powder Coated, Close to RAL9002
Environmental	Not applicable	IK10 Impact Rating and IP66 Weather Rating	
Optional IR Illuminator Ring	Not available	Optional accessory, 30 m (98 ft) IR range	

ENVIRONMENTAL	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT	
Operating Temperature	-10 °C to +50 °C (14 °F to 122 °F)	-40 °C to +60 °C (40 °F to 140 °F)		
Storage Temperature	-10 °C to +70 °C (14 °F to 158 °F)			
Humidity	0 - 95% non-condensing			

PER SENSOR	
Tilt	+7° to 96° from horizon

PER SENSOR	
Pan	+/-120° (depending on position of image sensors)
Azimuth	+/-180°

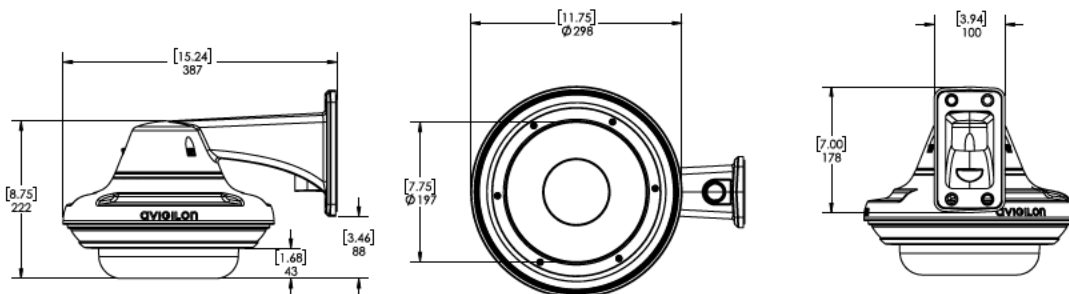
\*High power PoE may not be compatible with all switches or injectors. High power PoE is compatible with Cisco® UPoE, up to 60 W over 4 pairs, or with the high PoE products listed in the **Accessories** section. Contact Avigilon sales or Avigilon technical support for more information.

CERTIFICATIONS	IN-CEILING	SURFACE MOUNT	PENDANT MOUNT
Certifications/Directives	UL, cUL, CE, ROHS, WEEE, RCM, EAC, BIS, KC, UKCA, NOM		
Safety	UL 62368-1, CSA 62368-1, IEC/EN 62368-1		
Environmental	UL 2043 Plenum	UL/CSA/IEC 60950-22 IEC 60529 IP66 Rating IK10 Impact Rating IEC 60068 2-6 IEC 60068 2-27 Vibration and Shock	
Electromagnetic Emissions	FCC Part 15 Subpart B Class B, IC ICES-003 Class B, EN 55032 Class B, EN 61000-6-3, EN 61000-3-2, EN 61000-3-3		
Electromagnetic Immunity	EN 55024, EN 61000-6-1, EN 50121-4 (when used with CM-AC-FERR1 on aux power)		
Directives	RoHS, Reach (SVHC), WEEE		

SUPPORTED RULE BASED VIDEO ANALYTIC EVENTS	
Objects in Area	The event is triggered when the selected object type moves into the region of interest.
Object Loitering	The event is triggered when the selected object type stays within the region of interest for an extended amount of time.
Objects Crossing Beam	The event is triggered when the specified number of objects have crossed the directional beam that is configured over the camera's field of view. The beam can be unidirectional or bidirectional.
Object Appears or Enters Area	The event is triggered by each object that enters the region of interest. This event can be used to count objects.
Object Not Present in Area	The event is triggered when no objects are present in the region of interest.
Objects Enter Area	The event is triggered when the specified number of objects have entered the region of interest.
Objects Leave Area	The event is triggered when the specified number of objects have left the region of interest.
Object Stops in Area	The event is triggered when an object in a region of interest stops moving for the specified threshold time.
Direction Violated	The event is triggered when an object moves in the prohibited direction of travel.
Tamper Detection	The event is triggered when the scene unexpectedly changes.

## OUTLINE DIMENSIONS

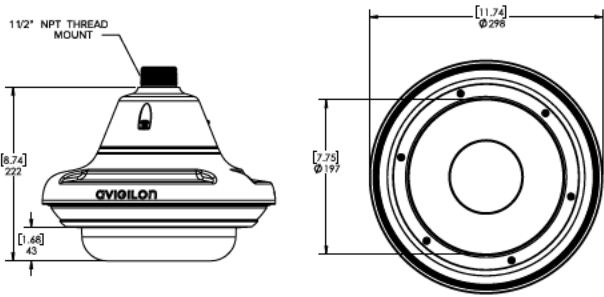
### PENDANT WALL MOUNT



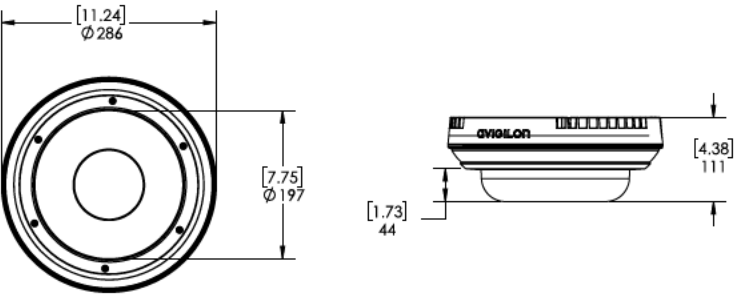
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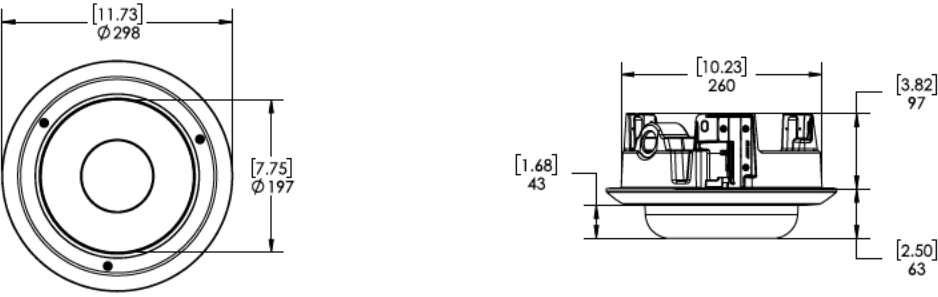
PENDANT NTP MOUNT



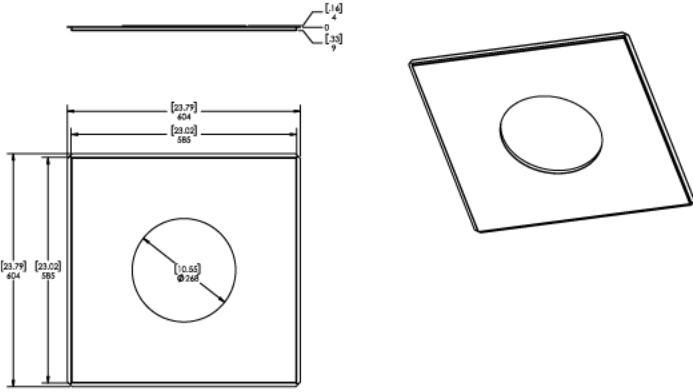
SURFACE MOUNT



IN-CEILING MOUNT







METAL CEILING PANEL



# ORDERING INFORMATION

The variety of mounting options for the H4 Multisensor provides maximum flexibility. All the available camera modules can be used in any of the mounting options.

MOUNTING SCENARIO		ORDERING INFORMATION
PENDANT WALL MOUNT		Order one of: <ul style="list-style-type: none"> <li>• Camera module</li> <li>• H4AMH-AD-PEND1</li> <li>• H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE</li> <li>• IRPTZ-MNT-WALL1</li> <li>• Optional, H4AMH-AD-IRIL</li> </ul>
PENDANT NPT MOUNT		Order one of: <ul style="list-style-type: none"> <li>• Camera module</li> <li>• H4AMH-AD-PEND1</li> <li>• H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE</li> <li>• IRPTZ-MNT-NPTA1</li> <li>• Optional, H4AMH-AD-IRIL1</li> </ul>
SURFACE MOUNT		Order one of: <ul style="list-style-type: none"> <li>• Camera module</li> <li>• H4AMH-AD-DOME1</li> <li>• H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE</li> <li>• Optional, H4AMH-AD-IRIL1</li> </ul>
IN-CEILING MOUNT		Order one of: <ul style="list-style-type: none"> <li>• Camera module</li> <li>• H4AMH-AD-CEIL1</li> <li>• H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE</li> <li>• Optional, H4AMH-DC-CPNL1 if ceiling panel is needed</li> </ul>

## CAMERA MODULES

With the modular design of the H4 Multisensor, any camera module can be paired with any mounting adapter for maximum versatility and optimal installation. Each camera module must be ordered with a matching mounting adapter and dome cover.

DISPLAY PART NUMBER	DESCRIPTION
9C-H4A-3MH-270	3x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
9C-H4A-3MH-180	3x3 MP, WDR, LightCatcher, 4 mm, Camera Only
15C-H4A-3MH-270	3x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
15C-H4A-3MH-180	3x5 MP, WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-270	3x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only
24C-H4A-3MH-180	3x4K (8 MP), WDR, LightCatcher, 5.2 mm, Camera Only
12C-H4A-4MH-360	4x3 MP, WDR, LightCatcher, 2.8 mm, Camera Only
20C-H4A-4MH-360	4x5 MP, WDR, LightCatcher, 2.8 mm, Camera Only
32C-H4A-4MH-360	4x4K (8 MP), WDR, LightCatcher, 4 mm, Camera Only

## MOUNTING ADAPTERS AND DOME COVERS

The H4 Multisensor modular design provides pendant, surface, or in ceiling mounting adapters and a choice of two dome covers compatible with all the H4 Multisensor camera modules.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-DOME1	Outdoor surface mount adapter, must order either a H4AMH-DO-COVR1 or H4AMH-DOCOVR1- SMOKE.
H4AMH-AD-PEND1	Outdoor pendant mount adapter, must order one of IRPTZ-MNT-WALL1 or IRPTZ-MNTNPTA1 and one of H4AMH-DO-COVR1 or H4AMH-DO-COVR1-SMOKE.
IRPTZ-MNT-WALL1	Pendant wall arm adapter, for use with H4AMH-AD-PEND1 or H4 IRPTZ.
IRPTZ-MNT-NPTA1	Pendant NPT adapter for use with H4AMH-AD-PEND1 or H4 IRPTZ.
H4-MT-POLE1	Aluminum pole mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4-MT-CRNR1	Aluminum corner mounting bracket for H4 pendant style cameras or H4 HD bullet cameras.
H4AMH-AD-CEIL1	In-ceiling adapter, must order either a H4AMH-DC-COVR1 or H4AMH-DC-COVR1-SMOKE.
H4AMH-DO-COVR1	Dome bubble and cover, for outdoor surface mount or pendant mount, clear.
H4AMH-DO-COVR1-SMOKE	Dome bubble and cover, for outdoor surface mount or pendant mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-COVR1	Dome bubble and cover, for in-ceiling mount, clear.
H4AMH-DC-COVR1-SMOKE	Dome bubble and cover, for in-ceiling mount, smoked. Not recommended for lowlight applications.
H4AMH-DC-CPNL1	Metal ceiling panel.

## OPTIONAL IR ILLUMINATOR

The optional IR Illuminator is available for the H4 Multisensor when mounted in a pendant or surface mount adapter.

DISPLAY PART NUMBER	DESCRIPTION
H4AMH-AD-IRIL1	Optional IR illuminator ring, up to 30 m (100 ft), for use with H4AMH-DO-COVR1.

## OPTIONAL INJECTORS AND SWITCHES

DISPLAY PART NUMBER	DESCRIPTION
ES-PS-S4	Managed switch, 5 port, Outdoor IP66, -40 °C (-40 °F) to 50 °C (122 °C), Gigabit Ethernet, AC power input. 1x SFP uplink and 4 port RJ45. Maximum PoE power allocation: Up to 4 ports of PoE+ each, or 2 ports of 60 W PoE each. In 60 W PoE mode, compatible with H4 PTZ, H4 IR PTZ and H4 Multisensor.
ES-PS-MNT-POLE1	Pole mount bracket for ES-PS-S4 switch.
POE-INJ2-60W-NA	Indoor single port Gigabit PoE++ 60 W, North American power cord included. May also be used in European Union, Japan, Australia, New Zealand, Mexico, China, South Korea, Russia, Argentina, Saudi Arabia, Kuwait, UAE and Brazil. Temperature range of the PoE injector is -10 °C to +45 °C (14 °F to 113 °F).
POE-INJ2-PLUS	Indoor single port PoE+ injector. Injector operational temperature range -20 °C to +40 °C (-4 °F to 104 °F).

## OPTIONAL CAMERA LICENSES AND ACCESSORIES

DISPLAY PART NUMBER	DESCRIPTION
CM-AC-FERR1	Ferrite clamp for use with aux power cable when meeting EN 50121-4 requirements. Pack of 5.

# SUPPORT

Learn more and find additional documentation at [avigilon.com](https://www.avigilon.com) or email [sales@avigilon.com](mailto:sales@avigilon.com) for specific product support.



Oct 2021 | Rev 9

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# Video Appliance

The new generation of Avigilon Video Appliances provide an all-in-one security solution with improved performance and higher capacity that help reduce installation time and overall complexity of the surveillance system. The Video Appliance line integrates our ACC™ video management software with a high-powered PoE switch and a client workstation to provide a cost effective recording and video management solution that is capable of supporting multi-megapixel IP cameras, up to our industry-leading 7K (30 megapixel) HD Pro camera line.



Avigilon Video Appliances can be easily added to an existing Avigilon video surveillance system, or as a standalone system for small to medium-scale surveillance deployments.

The compact and powerful 8-port model is an ideal turnkey solution for small video surveillance deployments.

The 16 and 24 port Pro models are suitable for larger installations requiring advanced functionality such as RAID protection, larger storage, increased camera support, and superior overall performance.

## KEY FEATURES

Preloaded and configured with ACC Video Management Software
High performance of up to 400 Mbps (16 and 24 port) and 200 Mbps (8 port) of total throughput – simultaneous recording, playback, and live streaming
Up to 24TB of recording capacity with the 1U rack mount appliances and 8TB of recording capacity with the 8-port model
Front-accessible video storage hard drive streamlines maintenance
Includes digital alarm inputs and outputs for integration with external systems
Solid State Drive OS volume ensures high speed operation
Embedded managed switch with powered PoE outputs provide up to 30 Watts of power per port on all ports
Includes high-performance RAID 5 technology that protects and enables access to a drive's data in the event of failure, even while the drive is being replaced and rebuilt*
Protected by a three-year warranty from Avigilon

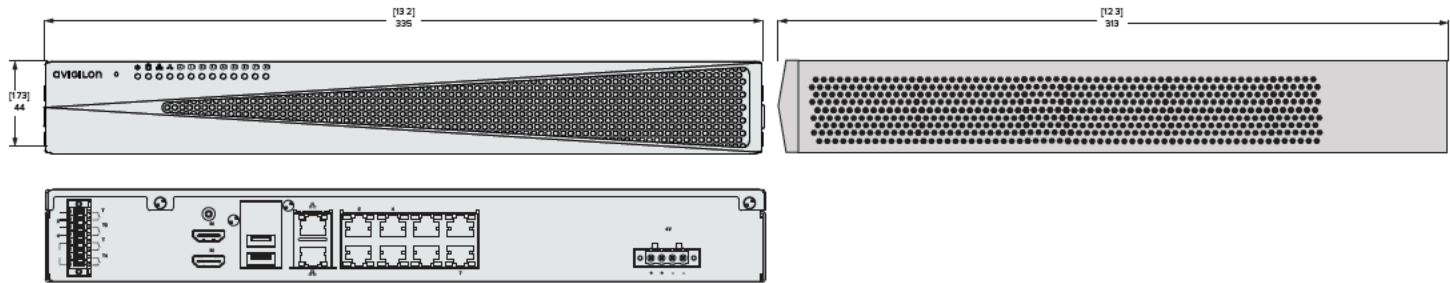
\*On Pro models only

# Outline Dimensions

## Video Appliance — 8 Port

(VMA-AS3-8P)

X	INCHES
Y	MM



## Specifications

SYSTEM	Control Center Edition	Core; Standard and Enterprise compatible							
	Recording Rate	Up to 100 Mbps							
	Playback Rate	Up to 100 Mbps							
	Recording Image Rate	Up to 30 Images per second per channel							
	Local Viewing	Yes							
	Operating System	Microsoft® Windows 10 IoT Enterprise							
	Hard Disk Drive Configuration	1 × 3.5" SATA							
	Recording Storage Capacity	Up to 8 TB							
	Memory	8 GB DDR4							
	Video Outputs	2 × HDMI ports							
	PoE+ Ports	8 × 10/100 Mbps(IEEE 802.3at)							
	PoE Output	Up to 30W/Port (120W Total)							
	Camera Network Uplink	10/100/1000 Mbps							
	Corporate Network Uplink	10/100/1000 Mbps							
	External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)							
Switch Control	Managed Switch with Web-based UI								
USB	2 × USB 3.0								
MECHANICAL	Form Factor	Small form factor							
	Dimensions (LxWxH)	313 mm × 335 mm × 44 mm; 12.30" × 13.2" × 1.73"							
	Weight	3 kg; 6.4 lb							
ELECTRICAL	Power Input	100 to 240 VAC, 50/60 Hz							
	Power Supply	Single non-redundant							
	Power Consumption	80 W min.; 200 W max.							
ENVIRONMENTAL	Operating Temperature	0°C to 40°C (32°F to 104°F)							
	Storage Temperature	-40°C to 65°C (-40°F to 149°F)							
	Humidity	10 - 90% Relative humidity (non-condensing)							
CERTIFICATIONS	Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS
	Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1					
	Electromagnetic Emissions	(Class B) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-3	EN 61000-3-2	EN 61000-3-3	
	Electromagnetic Immunity	EN 55024	EN 61000-6-1						
ORDERING INFORMATION	PRODUCTS								
	VMA-AS3-8P2	HD Video Appliance 8 Port 2 TB.							
	VMA-AS3-8P4	HD Video Appliance 8 Port 4 TB.							
	VMA-AS3-8P8	HD Video Appliance 8 Port 8 TB.							
	ACCESSORIES								
	RMS1U-B-AS3-8P	1U Rack Mountable Shelf for HDVA3 8-port							
	VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port							
	VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port							
	VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port							
	PS-270W-AS3-8P	HDVA3, 8-Port Power Supply - no power cord							
	LICENSES								
	Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.								
	ACC7-COR	ACC 7 Core Edition camera license							
	ACC7-STD	ACC 7 Standard Edition camera license							
	ACC7-ENT	ACC 7 Enterprise Edition camera license							

VMA-AS3-xxPxx-NA =



VMA-AS3-xxPxx-UK =



VMA-AS3-xxPxx-EU =



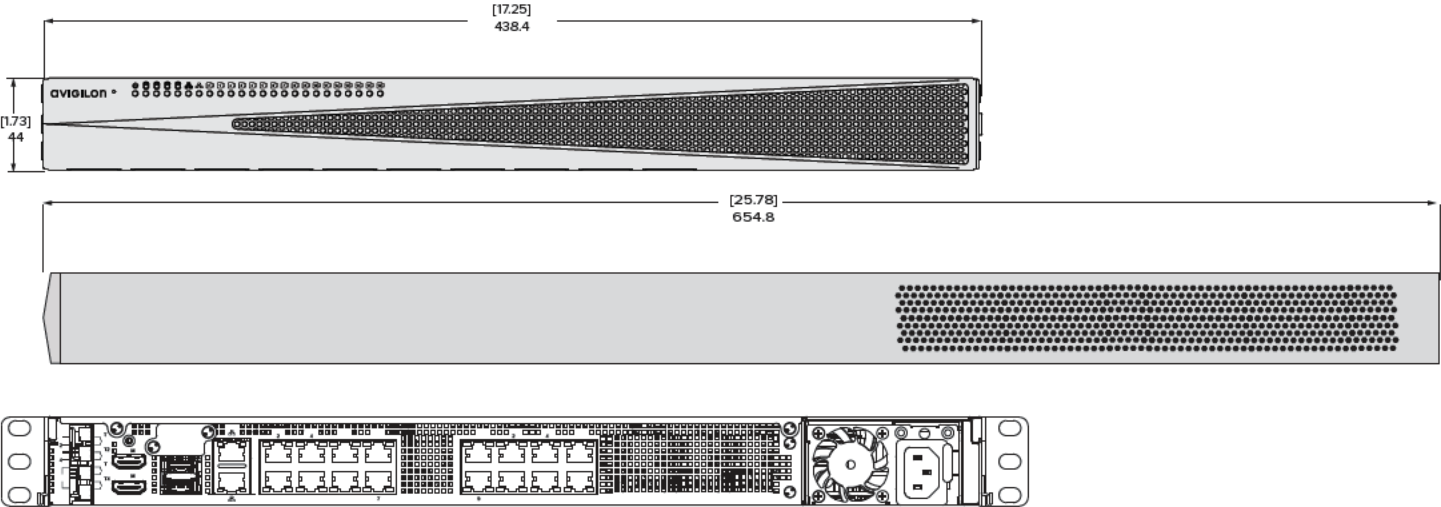
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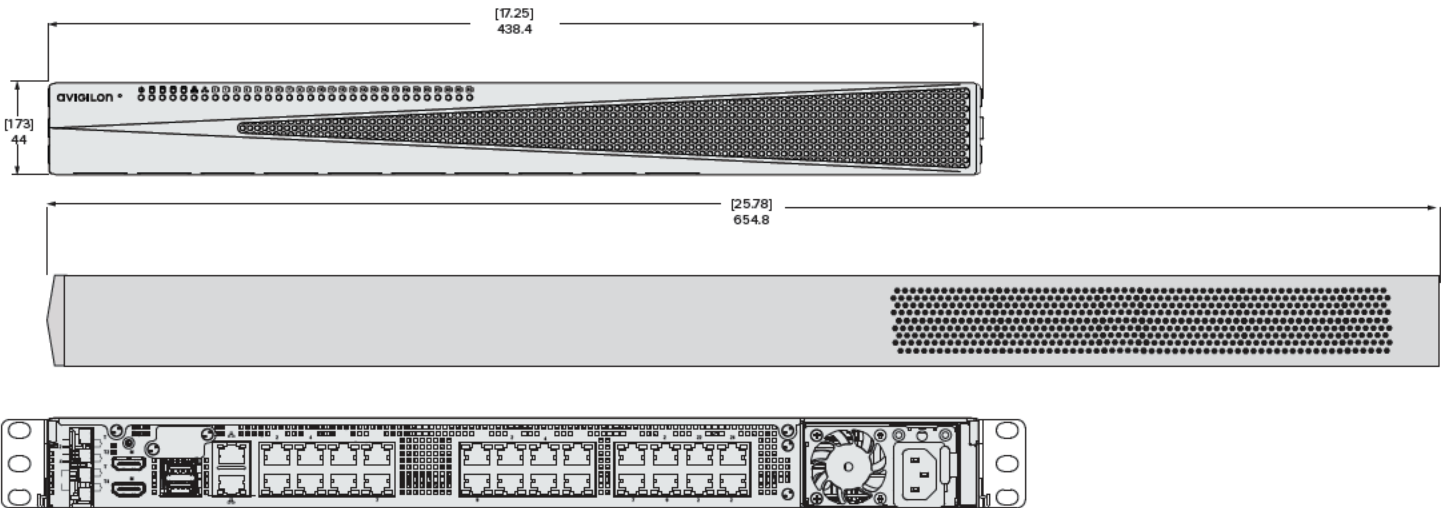
# Outline Dimensions

## Video Appliance Pro — 16 Port (VMA-AS3-16P)

[X.X]	INCHES
X	MM



## Video Appliance Pro — 24 Port (VMA-AS3-24P)





# Specifications

## SYSTEM

	VIDEO APPLIANCE PRO 16-PORT	VIDEO APPLIANCE PRO 24-PORT
Control Center Edition	Core, Standard and Enterprise compatible	Core, Standard and Enterprise compatible
Recording Rate	Up to 300 Mbps	Up to 300 Mbps
Playback Rate	Up to 100 Mbps	Up to 100 Mbps
Recording Image Rate	Up to 30 Images per second per channel	Up to 30 Images per second per channel
Local Viewing	Yes	Yes
Operating System	Microsoft Windows 10 IoT Enterprise	Microsoft Windows 10 IoT Enterprise
Hard Disk Drive Configuration	RAID 5 — Up to 4 × 3.5" SATA	RAID 5 — Up to 4 × 3.5" SATA
Recording Storage Capacity	Up to 12 TB	Up to 24 TB
Memory	8 GB DDR4	8 GB DDR4
Video Outputs	2 × HDMI ports	2 × HDMI ports
PoE+ Ports	16 × 10/100 Mbps (IEEE 802.3at)	24 × 10/100 Mbps (IEEE 802.3at)
PoE Output	Up to 30W/Port (240W Total)	Up to 30W/Port (360W Total)
Camera Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
Corporate Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)
Switch Control	Managed Switch with Web-based UI	Managed Switch with Web-based UI
USB	2 × USB 3.0	2 × USB 3.0

## MECHANICAL

Form Factor	1U
Dimensions (LxWxH)	654.8 mm × 438.4 mm × 44 mm; 17.25" × 25.78" × 1.73"
Weight	10 kg; 22 lb

## ELECTRICAL

Power Input	100 to 240 VAC, 50/60 Hz
Power Supply	Single non-redundant
Power Consumption	200 W min.; 420 W max.

## ENVIRONMENTAL

Operating Temperature	0°C to 40°C (32°F to 104°F)
Storage Temperature	-40°C to 65°C (-40°F to 149°F)
Humidity	10 - 90% Relative humidity (non-condensing)

## CERTIFICATIONS

Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	NOM	NRCS
Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1					
Electromagnetic Emissions	(Class A) FCC Part 15 Subpart B	IC ICES-003	EN 55032	EN 61000-6-4	EN 61000-3-2	EN 61000-3-3		
Electromagnetic Immunity	EN 55024	EN 61000-6-2						

## ORDERING INFORMATION

### PRODUCT

VMA-AS3-16P06	HD Video Appliance Pro 16 Port 6TB.
VMA-AS3-16P09	HD Video Appliance Pro 16 Port 9TB.
VMA-AS3-16P12	HD Video Appliance Pro 16 Port 12TB.
VMA-AS3-24P12	HD Video Appliance Pro 24 Port 12TB.
VMA-AS3-24P18	HD Video Appliance Pro 24 Port 18TB.
VMA-AS3-24P24	HD Video Appliance Pro 24 Port 24TB.

### ACCESSORIES

VMA-AS3-ANK	Analytics Kit for Appearance Search and Face Recognition, 16/24-port
VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port
VMA-AS3-HDD03	HDVA3, 3TB Hard Drive Compatible with 16-Port
VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port
VMA-AS3-HDD06	HDVA3, 6TB Hard Drive Compatible with 24-Port
VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port
PS-920W-AS3-16/24P	HDVA3, 16/24-Port Power Supply - no power cord
RAILS-B-AS3-16/24P	1U Rack mount rails for HDVA3, 16/24-port

### LICENSES

Avigilon Control Center licenses must be purchased separately. Avigilon Appearance Search requires ACC Enterprise Edition.	
ACC7-COR	ACC 7 Core Edition camera license
ACC7-STD	ACC 7 Standard Edition camera license
ACC7-ENT	ACC 7 Enterprise Edition camera license

VMA-AS3-xxPxx-NA =		VMA-AS3-xxPxx-UK =		VMA-AS3-xxPxx-EU =		VMA-AS3-xxPxx-AU =	
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# AXIS C1310-E Network Horn Speaker

Outdoor speaker for clear long-range speech

AXIS C1310-E Network Horn Speaker is perfect for outdoor environments in most climates. It allows users to remotely warn off intruders before they commit a crime, to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages, or security personal can respond to notifications with live speak. Digital signal processing (DSP) ensures clear sound. Open standards support easy integration with network video, access control, analytics, and VoIP (supporting SIP). AXIS C1310-E is a standalone unit that can be placed almost anywhere, which supports a flexible, scalable and cost-effective approach to system design.

- > All-in-one speaker system
- > Connects to standard network
- > Simple installation with PoE
- > Remote health testing
- > Two input/outputs (GPIO)



## AXIS C1310-E Network Horn Speaker

Audio		General	
Audio streaming	One-way/two-way <sup>a</sup> (mono)	Casing	Impact-resistant aluminum, IP66-, IP67-, NEMA 4X-rated, and MIL-STD-810G 509.5-rated.
Audio compression	AAC LC 8/16/32/48 kHz, G.711 PCM 8 kHz, G.726 ADPCM 8 kHz, Axis $\mu$ -law 16 kHz, WAV, MP3 in mono/stereo from 64 kbps to 320 kbps. Constant and variable bit rate. Sampling rate from 8 kHz up to 48 kHz.	Memory	256 MB RAM, 512 MB Flash
Audio input/output	Built-in microphone (can be disabled mechanically)	Power	Power over Ethernet (PoE) IEEE 802.3af/802.3at Type 1 Class 3 (max. 12.95 W)
Built-in microphone specification	50 Hz - 12 kHz	Connectors	RJ45 10BASE-T/100BASE-TX PoE I/O: 4-pin 2.5 mm terminal block for one input and one output
Speaker		Operating conditions	-40°C to 60 °C (-40 °F to 140 °F) Humidity 10-100% RH (condensing)
Max sound pressure level	>121 dB	Approvals	EMC EN 55032 Class B, EN 50121-4, IEC 62236-4, EN 55024, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class B, ICES-3(B)/NMB-3(B), VCCI Class B, RCM AS/NZS CISPR 32 Class B, KC KN32 Class B, KC KN35 Safety IEC/EN/UL 62368-1, IEC/EN/UL 60950-22 Environment IEC/EN 60529 IP67, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-14, IEC 60068-2-27, IEC 60068-2-78, IEC/EN 60529 IP66, NEMA 250 Type 4X, MIL-STD-810G 509.5
Frequency response	280 Hz - 12.5 kHz	Dimensions	Without bracket: 164 x 225 x 250 mm (6 1/2 x 8 7/8 x 9 7/8 in.) With bracket: 164 x 225 x 305 mm (6 1/2 x 8 7/8 x 12 in.)
Coverage pattern	70° horizontal by 100° vertical (at 2 kHz)	Weight	1.3 kg (2.9 lb.)
Amplifier		Included accessories	Installation Guide, AVHS Authentication Key, AXIS Camera Station license key, AXIS Connector Guard A, Cable shoe
Amplifier description	Built-in 7 W Class D amplifier	Optional accessories	AXIS T91B47 Pole Mount, AXIS T91F67 Pole Mount, Cable Gland M20x1.5, RJ45, Cable Gland A M20, AXIS Power over Ethernet Midspans, T94R01B Corner Bracket, T94P01B Corner Bracket, T94S01P Conduit Back Box
Network		Video management software	AXIS Camera Station, Video management software from Axis' Application Development Partners available on <a href="http://axis.com/techsup/software">axis.com/techsup/software</a>
Security	Password protection, IP address filtering, HTTPS <sup>b</sup> encryption, IEEE 802.1X <sup>b</sup> network access control, Digest authentication, User access log	Languages	English, German, French, Spanish, Italian
Supported protocols	IPv4/v6, HTTP, HTTPS <sup>b</sup> , SIP, SSL/TLS <sup>b</sup> , QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP <sup>TM</sup> , SNMP v1/v2c/v3 (MIB-II), DNS, DynDNS, NTP, TCP, UDP, IGMP, ICMP, DHCP, ARP, SOCKS, SSH	Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see <a href="http://axis.com/warranty">axis.com/warranty</a>
System integration		<p>a. This product supports two-way audio for sending audio to the speaker and receiving audio from the microphone. The product does not support two-way communication for conversations with speaker operators.</p> <p>b. This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (<a href="http://www.openssl.org">www.openssl.org</a>), and cryptographic software written by Eric Young (<a href="mailto:ey@cryptsoft.com">ey@cryptsoft.com</a>).</p> <p>c. Audio synchronization with IPv4 only.</p>	
Application Programming Interface	Open API for software integration, including VAPIX <sup>®</sup> , AXIS Video Hosting System (AVHS) with One-click Connection, AXIS Camera Application Platform (ACAP).	Environmental responsibility: <a href="http://axis.com/environmental-responsibility">axis.com/environmental-responsibility</a>	
Audio synchronization	Built-in audio synchronization <sup>c</sup> for up to 50 speakers with unicast and hundreds of speakers with multicast. No additional speaker management software or hardware required.		
Voice announcement	Up to 50 pre-recorded voice announcements. Voice announcement through built-in SIP support for connection to any IP telephone / VoIP system and VAPIX support.		
VoIP	Support for Session Initiation Protocol (SIP) for integration with Voice over IP (VoIP) systems, peer to peer or integrated with SIP/PBX. Tested with: SIP client such as Cisco, Bria and Grandstream and PBX suppliers such as Cisco and Asterisk. Supported SIP features: secondary SIP server, IPv6, SRTP, SIPS, SIP TLS, DTMF (RFC2976 and RFC2833), NAT (ICE, STUN, TURN) Supported codecs: PCMU, PCMA, opus, L16/16000, L16/8000, speex/8000, speex/16000, G.726-32		
Intelligent audio	Auto Speaker Test		
Event triggers	Virtual inputs, External input Call: DTMF, State changes, AXIS Camera Application Platform (ACAP)		
Event actions	File upload: HTTP, network share and email Notification: email, HTTP and TCP Play audio clip Perform Auto Speaker Test Send SNMP trap Status LED		
Built-in installation aids	Test tone verification and identification		
Functional monitoring	Auto Speaker Test, Connection verification, Built-in system logging		



The background of the slide is a dark blue gradient. It features several wavy, horizontal lines in shades of purple and blue that flow across the top half. Below these, a dense grid of small, light blue dots covers the lower half, creating a textured, digital effect.

# Investment Proposal



## Investment Proposal – Rate Summary

Securitas proposes the following rates for **Saddle Creek Preserve**. These rates are all-inclusive as defined below and will remain in effect for a minimum of 60 days from 9/15/2023.

**Integrated Guarding w/ Remote Guarding services (RECOMMENDED)** – Monday through Sunday, overnight coverage using analytic CCTV supporting RGO's (Remote Guarding Officers) for access control measures. The Remote Guarding Perimeter Protection solution will be supported [REDACTED] by On-site Officers working 8-hour shifts on [REDACTED] during peak activity.

Service & Technology Solutions	Estimated Monthly Cost	Estimated Annual Cost
<b>Amenity Access Control Officer PT</b> – 16 HPW of 8-hour daytime shifts [REDACTED] [REDACTED]. Hourly rate of \$28.98.	\$2,009	\$24,111
<b>Securitas Remote Guarding – Pool Perimeter Protection</b> – two (2) Avigilon analytic multisensory cameras (6 views), Avigilon recorder, two (2) AXIS talk down speakers, Remote Guarding service for the community pool. 24/7 recording with analytics running and Remote Guarding operating from dusk until dawn.	\$645.17	\$7,742.04
<b>Subtotals:</b>	<b>\$2,654</b>	<b>\$31,853</b>
<b>PLEASE REFER TO THE ADDITIONAL SERVICE &amp; TECHNOLOGY SOLUTIONS SECTION OF THIS PROPOSAL FOR FURTHER DETAILS &amp; ADDITIONAL PRICING OPTIONS.</b>		

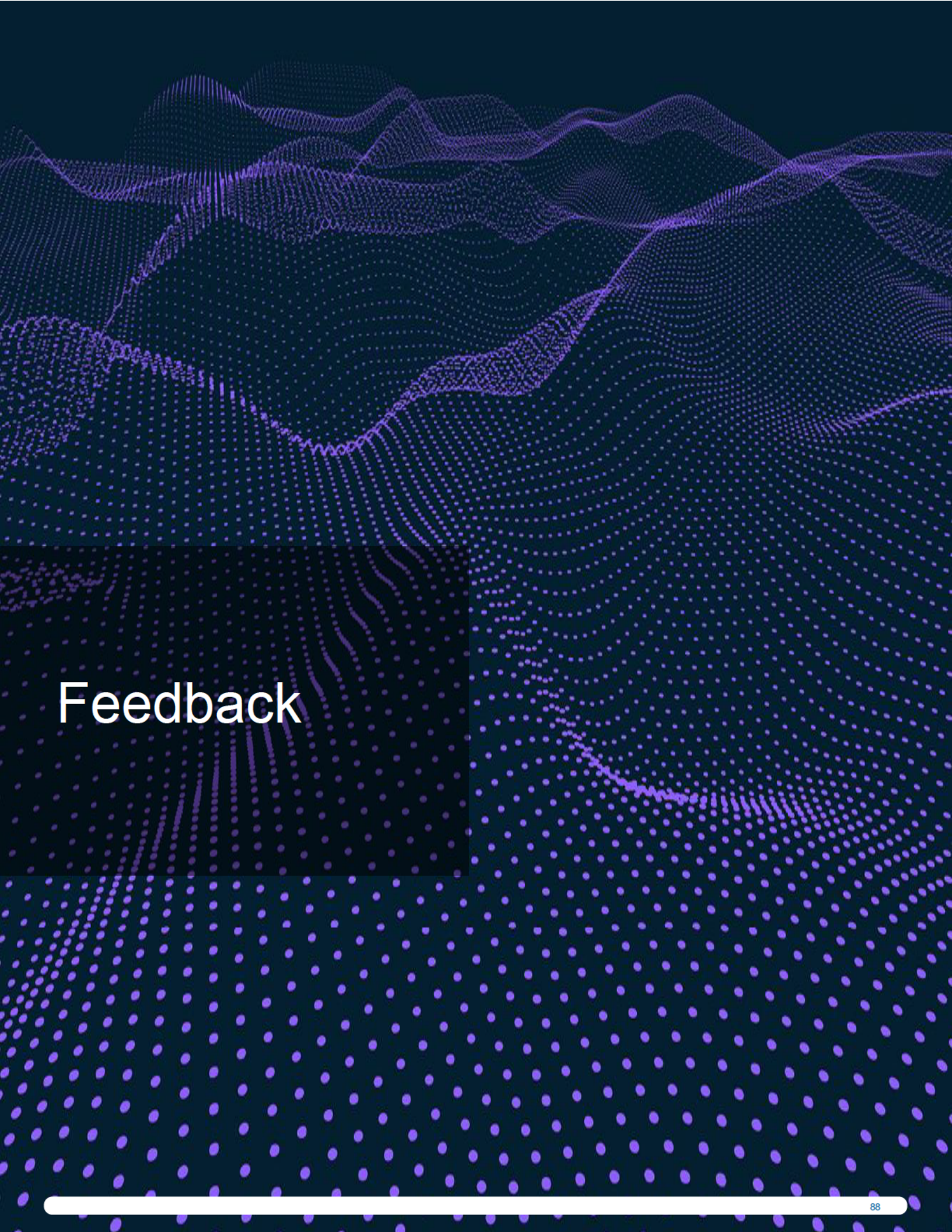
*Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.*

- **Sales Tax: Not included in the rates above as Client is tax-exempt**
- **Premium Rate: is 1.5 times the Standard Rate and is applicable for the following:**
  - Excess hours requested by Client with less than 72-hour notice.
  - All hours over forty hours worked by an officer, specifically requested by client.
  - 6 major holidays if worked
- **Rates include the following Client Benefits to provide superior customer service and support:**
  - Dedicated District Manager for 24/7 support
  - Recruitment, background screening and hiring costs
  - Computer-based post orders, including client emergency response procedures
  - Monthly service review and planning meetings with local District Manager
  - 24-hour National Communications Center
  - General liability insurance coverage
  - Site-specific written test based on post orders and client policies
  - Learning Management System to track completed courses and test scores
- **Rates include the following Officer Benefits to be the top employer of choice:**
  - Free Complete uniforms for each season, including replacements as needed
  - Competitive employee wages, plus all payroll taxes and insurance
  - Healthcare, 401(k), dental, and vision benefits
  - Free life insurance and paid vacations
  - Enhanced health benefits including Livongo, Omada, and a new Employee Assistance Program
  - Financial benefits including Smart Dollar and our employee purchase/discount program
  - Qualification for the Securitas Lead Program through Purdue University Global
  - Introductory, pre-assignment and paid on-site training
  - Learning Management System to for ongoing education and career advancement
  - Excellence in Service performance recognition program
  - Branch award qualification for Officer of the Month, Quarter and Officer of the Year



*Note: The proposed billing rates include statutory payroll costs, i.e., FICA, FUI, SUI, GLI, WC. If a change in any legislation or regulation, either federal, state or local, adversely affects Securitas' direct labor and/or payroll costs, client agrees to pay revised rates which will reimburse Securitas for its added costs.*



The background of the slide is a complex, abstract pattern. It features a series of wavy, undulating lines in shades of purple and blue, creating a sense of depth and movement. These lines are overlaid on a grid of small, light blue dots that are more densely packed in some areas and more sparse in others, giving the overall effect a textured, almost topographical appearance.

# Feedback





# Performance Management

## Service Excellence

To assure consistency in the level of delivered service, Securitas builds the service requirements of Saddle Creek Preserve into its local Client Service Plan and uses performance management and measurement tools to ensure quality control within our service offering.

Quality service delivery is driven primarily at the local office level-close to our clients, but is additionally measured at the national level, ensuring promised delivery. As a service company, we know that quality must be built into our service offering. This means that everything we do must help to deliver the service outcomes that our client's value.

Delivering world-class service relies on three key components:

- Service Commitment – our organizational approach for assuring client satisfaction. *“Are we meeting expectations and creating value?”*
- Service Level Management – our account management approach for using tools and measures to assess and report the level of service we deliver to each client. *“Are we delivering consistent service across the client locations we serve?”*
- Performance Management – our operational approach to service level and cost. *“Are we gathering data at the local level that allows us to determine the service behaviors and methods that yield the best results for the security services team?”*

Service is primarily local because it is assessed at the point of delivery. We have focused on building effective working relationships with our clients - relationships that are based on strong local offices with responsive management and competent technical staff who are committed to service.

To help ensure promised quality, annual quality assurance surveys, a part of our Excellence in Service program are distributed by division level management. It is our goal to make sure that we are maintaining our high level of service standards that was discussed when initially taking the step to have Securitas as your security provider.

## Service Commitment

Competing on “service level” is the key element for advancing many service organizations. Within the security profession, Securitas stands alone for putting processes in place that drive behavior and results:

- The core values of our organization-Integrity, Vigilance and Helpfulness-are intrinsic motivators that empower our employees to do the right thing for our clients.
- Our five service value drivers:
  - Responsiveness of Management.
  - Individualized Attention to Client Needs.
  - Consistent and Reliable Service.
  - Security Officer Appearance and Demeanor.
  - Trust and Confidence in Security Officers.

Our core values, service drivers and processes position us to meet client needs through the participation of our people, local market focus, and service level management.

## Service Level Management

Securitas' goal is to manage and deliver locally focused protective services that we jointly implement with Saddle Creek Preserve. Specifically, we will develop a Client Service Plan that meets and exceeds your expectations for security officer



duties, safe practices, staffing, training, account management and communication. This Service Plan includes the development of service measures so that the daily activities and tasks performed will meet the expectations of Saddle Creek Preserve for behaviors and results.

## Commitment to Service Excellence through Performance Management and Measurement

Securitas employs one common set of service delivery tools as part of our Service Excellence program. This program is the primary quality assurance program for the organization. It promotes world-class service delivery by linking one standard service delivery method and tools to the service cycle for our clients, namely:

- **Service Initiation** (Transition and Implementation Plans)
- **Service Delivery** (Client Service Plan)
- **Client Relationships** (Service Delivery History and Service Enhancement Plan)
- **Client Development** (Annual Service Review Meeting)

## Client Service Plan

In collaboration with Saddle Creek Preserve local management representative, Securitas establishes a Client Service Plan that outlines specific service goals and defines supporting Key Performance Indicators (KPIs). This plan serves as a road map for managing and monitoring service performance. The Service Plan is updated annually following a joint management review meeting, or more often when mutually deemed appropriate.

The Client Service Plan is the primary tool used to measure and monitor the local delivery of security services. After defining specific Service Goals, KPIs are established to measure the attainment of the goal. KPIs are quantifiable measurements that help us monitor the results of our actions.

	Security Performance	Business Performance
Goals	Deploy Service Excellence	Premier provider, market by market
	Local offices, close to clients	Focus on security
	Client retention	Refine and specialize security services
	Security officer retention	Add value
	Service value drivers	Increase efficiency
Key Performance Indicators	Client-specific indicators	Sales of new contracts
	People	Development of contract portfolio
	Procedures	Total sales growth
	Training	Effective planning
	Technology	Control of expenses
	Feedback	Control of accounts receivable

We regularly track the KPIs to assess how we are performing against an agreed upon Service Goal. They become the measuring stick by which all service performance, across all service locations, is measured. Operating definitions for the KPIs



are mutually determined with client stakeholder management input prior to implementation.

We use KPIs to track client service expectations and client requirements. They make the service delivery process effective for all of our clients:

- Client Service Plan Goals target specialization as a security services provider.
- One common set of measures gauges effectiveness and efficiency in business performance.

## Service Enhancement Plan

Securitas uses a Service Enhancement Plan that is mutually developed with Saddle Creek Preserve stakeholder management team.

Discussion in the regular service review meeting may sometimes identify areas requiring attention and follow up. Our local manager leads a discussion with Saddle Creek Preserve management representative to mutually develop the Service Enhancement Plan. Progress is then reviewed and discussed in subsequent meetings.



Continuous communication with the local client management representative to share progress against goals, to seek input or advice, and to review results is the primary service quality assurance monitoring activity. Service Enhancement Plans are tracked by local, area and region management teams.

Service Enhancement Plans are typically developed as a result of the service review process. This performance-based approach to controlling and reporting on service levels is built upon the premise that “it’s what you do with what you learn” that is most important for developing a strong client partnership for security service delivery.

Securitas applies these tools to foster frequent, open communication (internally as well as externally), to maintain a client-focused approach to service delivery management and to advance the service relationship through mutual goal-setting and responsive action.

These tools help to ensure a consistent, common service level management approach across all client locations served. In this way, service quality methods and client-focused leadership are built into the service offering.

## Service Review Meetings

Service delivery management methods are continually assessed by comparing the daily delivery of service against expectations and by conducting face-to-face client service review meetings. We regularly report KPI results for meeting client service expectations and contract requirements.

In this setting, the Securitas service delivery manager and the Saddle Creek Preserve representative mutually discusses the following:

- *“What is going well?”*
- *“What do we need to do differently here?”*
- *“What are our next steps?”*

### Examples of topics addressed in these service review meetings can include:

- Service team performance reviews (financial results, KPIs, goals and objectives, issues and concerns, lessons learned, security awareness, training client interaction).
- Service level assessment (performance against expectations and contract criteria, progress against annual Client Service Plan goals, trending and tracking of individual client KPIs across all Saddle Creek Preserve locations served).



- Security officer assessment (appearance, client relations, quality of reports, tour compliance, training certifications).
- Service audit and risk assessment survey results.
- Service Enhancement Plans and related improvements.
- Sharing of best practices drawn from Securitas' client service experiences.
- Sharing of best-known methods drawn from all Saddle Creek Preserve service locations (a best practice at one client site becomes common practice across all sites served)



## See a Different World

At Securitas, we see evolving threats affecting your organization.  
The urgency of your priorities. And how they all may change tomorrow.

With over 150 years of keeping people safe, we see the power of blending technology and human talent. That's why our Integrated Guarding solutions deliver an unmatched blend of On-site, Remote and Mobile Guarding and/or Electronic Security expertise.

## SECTION IX

# SECTION C





# Saddle Creek Reserve CDD

## Field Management Report



October 24<sup>th</sup>, 2023

Allen Bailey

Field Manager

GMS

# Completed

## Repaired Erosion



- ✚ The corner of the amenity foundation was experiencing erosion.
- ✚ GMS staff filled and secured the ground to prevent further erosion.

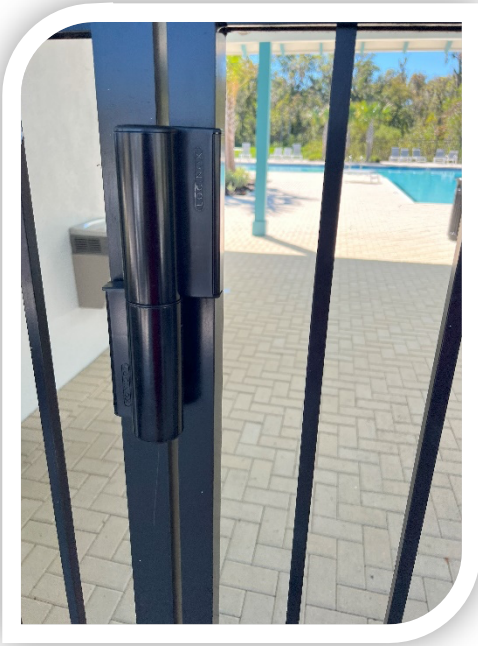
## Amenity Pavers

- ✚ Pavers sunk down near the entrance to the pool.
- ✚ GMS staff leveled out the pavers.



# Complete

## Amenity Gate Closer



- ✚ A closer was installed at the amenity gate to ensure the gate is not left open.

## Lift Station Maintenance

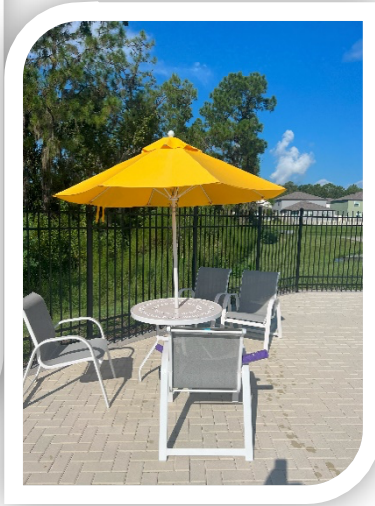
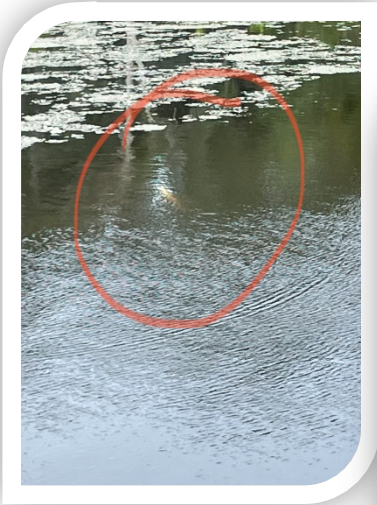
- ✚ Lift Station Maintenance has been started on all lift stations.





# Complete

## Lost Umbrella



- Amenity umbrella was found in the pond.
- GMS staff was able to retrieve and clean the umbrella.

# Review

## Aquatics



📖 The ponds throughout the district are in a satisfactory state.

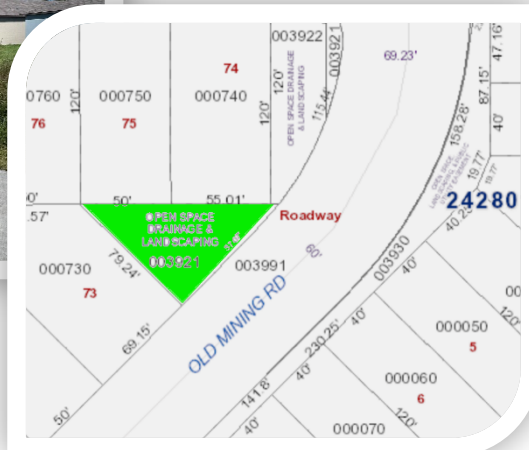
# Site Items

## Light Pole on Red Loop

- ✚ The sidewalks on Red Loop are missing sections and have light poles in the middle of the sidewalk.



## Drainage Area



- ✚ This area is holding water near the entrance behind home.
- ✚ Landscapers have not been able to cut the growth because of standing water.



# Site Items

## Erosion near Yellow Trail



- ✚ The area around the pond close to Yellow Trail has continued erosion.
- ✚ The damage has become progressively worse.





# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424 or by email at [abailey@gmscfl.com](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION 1

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Saddle Creek CDD hereafter called "customer"*

**Customer:** Saddle Creek CDD  
**C/O:** GMS  
**Contact:** Mr. Allen Bailey  
**Address:** 219 E Livingston St Orlando, FL 32801  
**Email:** ABailey@gmscfl.com  
**Phone:** 813.793.8814

*Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:*

Twenty-Two (22) Ponds (18 Acres) at the Preserve at Saddle Creek Community located in Plant City, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

1. Shoreline Grass and Brush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. All Services Performed by State Licensed Applicator	Included
4. Treatment Report Issued After Each Visit	Included
5. Use of EPA Regulated Materials Only	Included
6. Algae callback service as needed	Included
7. Non-Construction trash removal	Included

*Service shall consist of Twelve (12) treatments a year as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/24 thru 01/01/25 Agreement will automatically renew as per Term and Conditions:*

Total Monthly Service Amount: \$1,515.00  
Total 1st year Maintenance Cost: \$18,180.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

President, Sitex Aquatics LLC.

Date



09/29/2023

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

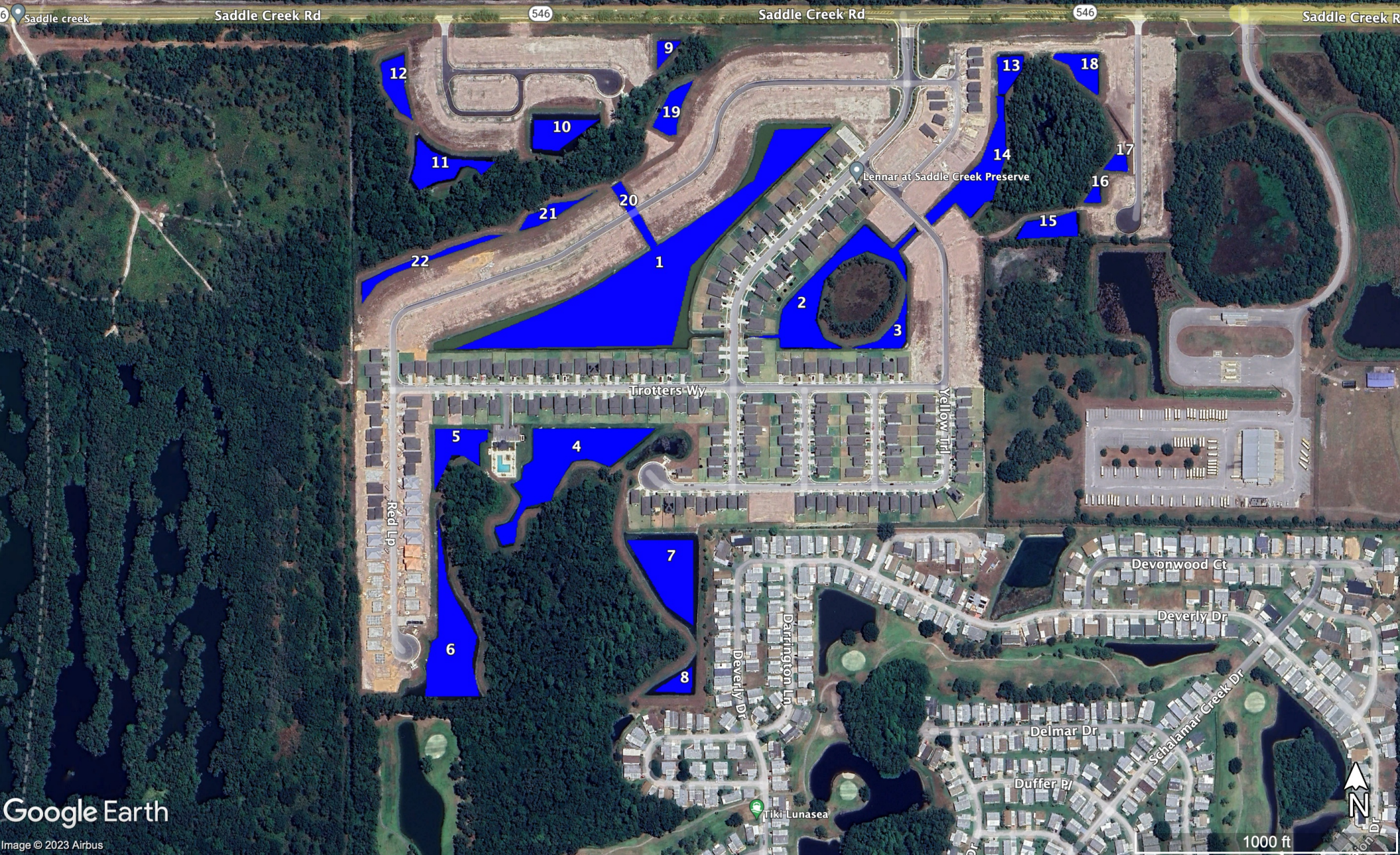
- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



**SADDLE CREEK CDD**

SADDLE CREEK RD  
LAKELAND, FL 33801  
22 PONDS





# SECTION D



# SECTION 1

# Saddle Creek Preserve Community Development District

## Summary of Check Register

July 13, 2023 to October 6, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	7/18/23	231-232	\$ 8,821.65
	7/24/23	233-235	\$ 7,404.50
	7/31/23	236-239	\$ 800.00
	8/7/23	240-244	\$ 11,337.09
	8/15/23	245-248	\$ 10,339.45
	8/29/23	249-250	\$ 1,139.00
	9/6/23	251	\$ 800.00
	9/11/23	252-257	\$ 8,408.75
	9/18/23	258-259	\$ 7,963.98
	9/25/23	260	\$ 16,483.00
	10/3/23	261-263	\$ 3,075.00
			<u>\$ 76,572.42</u>
Project Fund			
	10/2/23	18	\$ 106,284.76
			<u>\$ 106,284.76</u>
<b>Total Amount</b>			<b>\$ 182,857.18</b>

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	#
7/18/23	00002	7/01/23	71	202307	310-51300-34000					*	3,154.42		
			MANAGEMENT FEES JUL23										
		7/01/23	71	202307	310-51300-35200					*	100.00		
			WEBSITE ADMIN JUL23										
		7/01/23	71	202307	310-51300-35100					*	150.00		
			INFORMATION TECH JUL23										
		7/01/23	71	202307	310-51300-31300					*	625.00		
			DISSEMINATION SVCS JUL23										
		7/01/23	71	202307	330-57200-48300					*	416.67		
			AMENITY ACCESS JUL23										
		7/01/23	71	202307	310-51300-51000					*	2.94		
			OFFICE SUPPLIES JUL23										
		7/01/23	71	202307	310-51300-42000					*	122.62		
			POSTAGE JUL23										
		7/01/23	72	202307	320-53800-34000					*	1,250.00		
			FIELD MANAGEMENT JUL23										
									GOVERNMENTAL MANAGEMENT SERVICES			5,821.65	000231
7/18/23	00012	7/03/23	24476	202307	310-51300-32200					*	3,000.00		
			AUDIT FYE 09/30/22										
									GRAU AND ASSOCIATES			3,000.00	000232
7/24/23	00039	7/14/23	1014538	202307	320-53800-48000					*	1,344.00		
			TROUBLESHOOT LIFT STATION										
									BARNEY'S PUMPS INC			1,344.00	000233
7/24/23	00022	7/10/23	7010	202306	310-51300-31500					*	1,427.50		
			GEN COUNSEL/MONTHLY MTG										
									KILINSKI   VAN WYK, PLLC			1,427.50	000234
7/24/23	00023	7/01/23	9442	202307	320-53800-46200					*	4,633.00		
			LANDSCAPE MAINT JUL23										
									PRINCE & SONS INC.			4,633.00	000235
7/31/23	00025	7/25/23	KE072520	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEE 07/25/23										
									KELLY ANN EVANS			200.00	000236
7/31/23	00026	7/25/23	LC072520	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEE 07/25/23										
									LORI CAMPAGNA			200.00	000237
7/31/23	00009	7/25/23	MS072520	202307	310-51300-11000					*	200.00		
			SUPERVISOR FEE 07/25/23										
									MIKE SENEY			200.00	000238
									SCPP SAD CREEK PRES CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/31/23	00010	7/25/23 SS072520	202307 310-51300-11000		*	200.00	
		SUPERVISOR FEE 07/25/23		SCOTT SHAPIRO			200.00 000239
8/07/23	00040	7/31/23 10303	202307 330-57200-48200		*	625.00	
		CLEANING SERVICES JUL23					
		7/31/23 10303	202307 330-57200-48200		*	300.00	
		ONE TIME CLEANING JUN23		CLEAN STAR SERVICES OF CENTRAL FL			925.00 000240
8/07/23	00021	7/31/23 00057476	202307 310-51300-48000		*	3,329.09	
		NOT OF BUDGET FY24		CA FLORIDA HOLDINGS, LLC			3,329.09 000241
8/07/23	00023	8/01/23 9675	202308 320-53800-46200		*	4,633.00	
		LANDSCAPE MAINT AUG23		PRINCE & SONS INC.			4,633.00 000242
8/07/23	00036	8/01/23 20053	202308 330-57200-48500		*	1,350.00	
		POOL MAINTENANCE AUG23		MCDONNELL CORPORATION DBA			1,350.00 000243
8/07/23	00028	8/01/23 7733B	202308 320-53800-46000		*	1,100.00	
		LAKE MAINTENANCE AUG23		SITEX AQUATICS LLC			1,100.00 000244
8/15/23	00041	7/12/23 35178	202306 320-53800-48000		*	200.00	
		AUTO DIALER/LIFT STAT EST		CONSTA FLOW INC.			200.00 000245
8/15/23	00002	6/30/23 75	202306 330-57200-48000		*	2,173.64	
		GENERAL MAINT MAY/JUN23					
		8/01/23 73	202308 310-51300-34000		*	3,154.42	
		MANAGEMENT FEES AUG23					
		8/01/23 73	202308 310-51300-35200		*	100.00	
		WEBSITE ADMIN AUG23					
		8/01/23 73	202308 310-51300-35100		*	150.00	
		INFORMATION TECH AUG23					
		8/01/23 73	202308 310-51300-31300		*	625.00	
		DISSEMINAION SVCS AUG23					
		8/01/23 73	202308 330-57200-48300		*	416.67	
		AMENITY ACCESS AUG23					
		8/01/23 73	202308 310-51300-51000		*	2.80	
		OFFICE SUPPLIES AUG23					
		8/01/23 73	202308 310-51300-42000		*	378.79	
		POSTAGE AUG23					

SCPP SAD CREEK PRES CWRIGHT







CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/02/23	00001	8/25/23 78064 SER22 FR#1	202309 600-20200-10100	TUCKER PAVING INC	*	106,284.76	
							106,284.76 000018
						TOTAL FOR BANK A	106,284.76
						TOTAL FOR REGISTER	106,284.76

## SECTION 2

***Saddle Creek Preserve***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2023***



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# Saddle Creek Preserve

## Community Development District

### Combined Balance Sheet

September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u>Cash:</u>				
Operating Account	\$ 250,900	\$ -	\$ -	\$ 250,900
Capital Projects Account	\$ -	\$ -	\$ 106,993	\$ 106,993
<u>Series 2020</u>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 122,094	\$ -	\$ 122,094
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2022</u>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 8,671	\$ -	\$ 8,671
Construction	\$ -	\$ -	\$ 22,417	\$ 22,417
Prepaid Expenses	\$ 18,167	\$ -	\$ -	\$ 18,167
Due from General Fund	\$ -	\$ 4	\$ -	\$ 4
<b>Total Assets</b>	<b>\$ 269,067</b>	<b>\$ 431,345</b>	<b>\$ 129,413</b>	<b>\$ 829,825</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,415	\$ -	\$ -	\$ 3,415
Contracts Payable	\$ -	\$ -	\$ 106,285	\$ 106,285
Due to Debt Service	\$ 4	\$ -	\$ -	\$ 4
<b>Total Liabilities</b>	<b>\$ 3,419</b>	<b>\$ -</b>	<b>\$ 106,285</b>	<b>\$ 109,704</b>
<b>Fund Balances:</b>				
Nonspendable				
Deposits & Prepaid Items	\$ 18,167	\$ -	\$ -	\$ 18,167
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 278,848	\$ -	\$ 278,848
Debt Service - Series 2022	\$ -	\$ 152,497	\$ -	\$ 152,497
Capital Projects - Series 2020	\$ -	\$ -	\$ 711	\$ 711
Capital Projects - Series 2022	\$ -	\$ -	\$ 22,417	\$ 22,417
Unassigned	\$ 247,481	\$ -	\$ -	\$ 247,481
<b>Total Fund Balances</b>	<b>\$ 265,648</b>	<b>\$ 431,345</b>	<b>\$ 23,128</b>	<b>\$ 720,121</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 269,067</b>	<b>\$ 431,345</b>	<b>\$ 129,413</b>	<b>\$ 829,825</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 318,629	\$ 318,629	\$ 319,618	\$ 989
Assessments - Direct	\$ 89,772	\$ 89,772	\$ 89,771	\$ (1)
<b>Total Revenues</b>	<b>\$ 408,401</b>	<b>\$ 408,401</b>	<b>\$ 409,389</b>	<b>\$ 988</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 7,200	\$ 7,200	\$ 3,200	\$ 4,000
Engineer Fees	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Dissemination Fees	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ -	\$ 900
Attorney Fees	\$ 25,000	\$ 25,000	\$ 6,683	\$ 18,317
Audit Fees	\$ 6,000	\$ 6,000	\$ 7,000	\$ (1,000)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 6,398	\$ 1,684
Management Fees	\$ 37,853	\$ 37,853	\$ 37,853	\$ (1)
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 928	\$ (428)
Insurance	\$ 5,822	\$ 5,822	\$ 5,563	\$ 259
Copies	\$ 500	\$ 500	\$ -	\$ 500
Legal Advertising	\$ 3,300	\$ 3,300	\$ 5,489	\$ (2,189)
Other Current Charges	\$ 2,000	\$ 2,000	\$ 489	\$ 1,511
Office Supplies	\$ 400	\$ 400	\$ 18	\$ 382
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 128,232</b>	<b>\$ 128,232</b>	<b>\$ 89,296</b>	<b>\$ 38,936</b>



# Saddle Creek Preserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 4,987	\$ 5,013
Field Management	\$ 15,750	\$ 15,750	\$ 9,656	\$ 6,094
Landscape Maintenance	\$ 75,000	\$ 75,000	\$ 56,875	\$ 18,125
Landscape Replacement	\$ 8,500	\$ 8,500	\$ -	\$ 8,500
Mitigation Monitoring	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Lake Maintenance	\$ 13,200	\$ 13,200	\$ 13,200	\$ -
Streetlights	\$ 25,000	\$ 25,000	\$ 20,791	\$ 4,209
Electric	\$ 5,000	\$ 5,000	\$ 4,353	\$ 647
Water & Sewer	\$ 3,000	\$ 3,000	\$ 569	\$ 2,431
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 1,609	\$ 3,391
General Repairs & Maintenance	\$ 7,500	\$ 7,500	\$ 15,885	\$ (8,385)
Contingency	\$ 5,000	\$ 5,000	\$ 4,897	\$ 103
<b>Subtotal Field Expenditures</b>	<b>\$ 200,450</b>	<b>\$ 200,450</b>	<b>\$ 132,822</b>	<b>\$ 67,628</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 14,400	\$ -	\$ 14,400
Amenity - Water	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Internet	\$ 3,000	\$ 3,000	\$ 884	\$ 2,116
Pest Control	\$ 720	\$ 720	\$ 120	\$ 600
Janitorial Service	\$ 5,400	\$ 5,400	\$ 2,220	\$ 3,180
Amenity Access	\$ -	\$ -	\$ 1,250	\$ (1,250)
Security Services	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Pool Maintenance	\$ 16,200	\$ 16,200	\$ 19,250	\$ (3,050)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 2,174	\$ 7,826
Contingency	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 74,720</b>	<b>\$ 74,720</b>	<b>\$ 25,897</b>	<b>\$ 48,823</b>
<b>Total Expenditures</b>	<b>\$ 403,402</b>	<b>\$ 403,402</b>	<b>\$ 248,015</b>	<b>\$ 155,387</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>		<b>\$ 161,374</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In (Out)	\$ (5,000)	\$ (5,000)	\$ -	\$ 5,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (5,000)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 161,374</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 104,273</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 265,648</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 314,602	\$ 1,102
Interest	\$ -	\$ -	\$ 13,915	\$ 13,915
<b>Total Revenues</b>	<b>\$ 313,500</b>	<b>\$ 313,500</b>	<b>\$ 328,517</b>	<b>\$ 15,017</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 99,825	\$ 99,825	\$ 99,825	\$ -
Principal Expense - 6/15	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense - 6/15	\$ 99,825	\$ 99,825	\$ 99,825	\$ -
<b>Total Expenditures</b>	<b>\$ 314,650</b>	<b>\$ 314,650</b>	<b>\$ 314,650</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,150)</b>		<b>\$ 13,867</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 107,565</b>		<b>\$ 264,981</b>	
<b>Fund Balance - Ending</b>	<b>\$ 106,415</b>		<b>\$ 278,848</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 287,653	\$ 287,653	\$ 88,808	\$ (198,846)
Interest	\$ -	\$ -	\$ 7,799	\$ 7,799
<b>Total Revenues</b>	<b>\$ 287,653</b>	<b>\$ 287,653</b>	<b>\$ 96,607</b>	<b>\$ (191,046)</b>
<b>Expenditures:</b>				
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	\$ 88,808	\$ 88,808	\$ -
<b>Total Expenditures</b>	<b>\$ 309,321</b>	<b>\$ 309,321</b>	<b>\$ 309,321</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (21,668)</b>	<b>\$ -</b>	<b>\$ (212,714)</b>	<b>\$ (191,046)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 220,705</b>	<b>\$ -</b>	<b>\$ 365,212</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 199,036</b>	<b>\$ -</b>	<b>\$ 152,497</b>	<b>\$ -</b>

# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues</b>				
Developers Contribution	\$ -	\$ -	\$ 3,995	\$ 3,995
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,995</b>	<b>\$ 3,995</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 3,995	\$ (3,995)
Miscellaneous Expense	\$ -	\$ -	\$ 114	\$ (114)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,109</b>	<b>\$ (4,109)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (114)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 825</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 711</b>	

# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
<b>Revenues</b>				
Developer Contribution	\$ -	\$ -	\$ 106,285	\$ 106,285
Interest	\$ -	\$ -	\$ 19,319	\$ 19,319
Interlocal Revenue Contribution	\$ -	\$ -	\$ 246,958	\$ 246,958
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 372,561</b>	<b>\$ 372,561</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,378,005	\$ (1,378,005)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,378,005</b>	<b>\$ (1,378,005)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (1,005,444)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (1,005,444)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,027,862</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,417</b>	

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Roll	\$ -	\$ 2,852	\$ 313,327	\$ -	\$ -	\$ -	\$ 1,419	\$ 2,016	\$ -	\$ 4	\$ -	\$ -	\$ 319,618
Assessments - Direct	\$ -	\$ -	\$ 44,886	\$ -	\$ -	\$ 22,179	\$ 263	\$ -	\$ 22,443	\$ -	\$ -	\$ -	\$ 89,771
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 2,852</b>	<b>\$ 358,213</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,179</b>	<b>\$ 1,683</b>	<b>\$ 2,016</b>	<b>\$ 22,443</b>	<b>\$ 4</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 409,389</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ 3,200
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 7,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$ 1,078	\$ 353	\$ -	\$ 304	\$ 38	\$ 76	\$ 1,358	\$ 401	\$ 1,428	\$ 1,038	\$ -	\$ 612	\$ 6,683
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 3,000	\$ -	\$ -	\$ 7,000
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	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 37,853
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 2	\$ 5	\$ 110	\$ 10	\$ 4	\$ 39	\$ 4	\$ 2	\$ 123	\$ 379	\$ 244	\$ 928
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 948	\$ -	\$ 872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,329	\$ -	\$ 340	\$ 5,489
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 39	\$ 39	\$ 38	\$ 38	\$ 47	\$ 39	\$ 47	\$ 47	\$ 39	\$ 489
Office Supplies	\$ 0	\$ 5	\$ 0	\$ 0	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ 0	\$ 18
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 17,838</b>	<b>\$ 8,468</b>	<b>\$ 4,945</b>	<b>\$ 5,082</b>	<b>\$ 4,119</b>	<b>\$ 6,505</b>	<b>\$ 6,265</b>	<b>\$ 4,483</b>	<b>\$ 9,499</b>	<b>\$ 12,369</b>	<b>\$ 4,458</b>	<b>\$ 5,264</b>	<b>\$ 89,296</b>

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 1,890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,097	\$ -	\$ -	\$ -	\$ -	\$ -	4,987
Field Management	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 1,250	\$ 1,250	\$ 1,250	9,656
Landscape Maintenance	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 4,633	\$ 5,912	56,875
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	13,200
Streetlights	\$ 1,726	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,708	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	\$ 1,746	20,791
Electric	\$ 191	\$ 141	\$ 205	\$ 279	\$ 123	\$ 255	\$ 323	\$ 619	\$ 815	\$ 688	\$ 357	\$ 358	4,353
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16	\$ 94	\$ 59	\$ 101	\$ 99	\$ 102	\$ 99	569
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111	\$ 203	\$ 80	\$ 127	\$ -	\$ 88	\$ -	1,609
General Repairs & Maintenance	\$ 865	\$ -	\$ -	\$ 1,041	\$ 4,133	\$ -	\$ 1,164	\$ -	\$ 3,120	\$ 2,194	\$ 1,529	\$ -	14,047
Contingency	\$ -	\$ -	\$ 925	\$ -	\$ 2,110	\$ -	\$ 710	\$ 350	\$ -	\$ -	\$ -	\$ 802	4,897
<b>Subtotal Field Expenditures</b>	<b>\$ 11,061</b>	<b>\$ 8,255</b>	<b>\$ 9,244</b>	<b>\$ 9,434</b>	<b>\$ 14,480</b>	<b>\$ 9,496</b>	<b>\$ 13,689</b>	<b>\$ 9,243</b>	<b>\$ 12,298</b>	<b>\$ 11,710</b>	<b>\$ 10,806</b>	<b>\$ 11,267</b>	<b>\$ 130,984</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261	\$ -	\$ -	\$ 155	\$ 267	\$ 73	\$ 128	884
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120	\$ -	120
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925	\$ 670	\$ 625	2,220
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	1,250
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ 13,850	\$ 1,350	\$ 1,350	\$ 1,350	19,250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,174	\$ -	\$ -	\$ -	2,174
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 261</b>	<b>\$ -</b>	<b>\$ 1,350</b>	<b>\$ 16,179</b>	<b>\$ 2,959</b>	<b>\$ 2,630</b>	<b>\$ 2,520</b>	<b>\$ 25,897</b>
<b>Total Expenditures</b>	<b>\$ 28,900</b>	<b>\$ 16,723</b>	<b>\$ 14,189</b>	<b>\$ 14,516</b>	<b>\$ 18,599</b>	<b>\$ 16,262</b>	<b>\$ 19,954</b>	<b>\$ 15,077</b>	<b>\$ 37,975</b>	<b>\$ 27,038</b>	<b>\$ 17,893</b>	<b>\$ 19,051</b>	<b>\$ 246,176</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (28,900)</b>	<b>\$ (13,871)</b>	<b>\$ 344,023</b>	<b>\$ (14,516)</b>	<b>\$ (18,599)</b>	<b>\$ 5,917</b>	<b>\$ (18,271)</b>	<b>\$ (13,061)</b>	<b>\$ (15,532)</b>	<b>\$ (27,034)</b>	<b>\$ (17,893)</b>	<b>\$ (19,051)</b>	<b>\$ 163,213</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (28,900)</b>	<b>\$ (13,871)</b>	<b>\$ 344,023</b>	<b>\$ (14,516)</b>	<b>\$ (18,599)</b>	<b>\$ 5,917</b>	<b>\$ (18,271)</b>	<b>\$ (13,061)</b>	<b>\$ (15,532)</b>	<b>\$ (27,034)</b>	<b>\$ (17,893)</b>	<b>\$ (19,051)</b>	<b>\$ 163,213</b>



**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
07/31/23	4/1-6/30/23	\$0.00	\$0.00	\$0.00	\$8.23	\$8.23	\$4.15	\$4.08	\$8.23
<b>TOTAL</b>		<b>\$ 674,235.86</b>	<b>\$ (26,964.44)</b>	<b>\$ (13,059.40)</b>	<b>\$ 8.23</b>	<b>\$ 634,220.25</b>	<b>\$ 319,617.95</b>	<b>\$ 314,602.30</b>	<b>\$ 634,220.25</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**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 Received	Due Date	Check Number	Net Assessed	Amount Received	Operation & Maintenance	Series 2022 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
6/23/23	7/1/23	2044338	\$22,179.41		\$22,179.41	
	11/1/23		\$196,474.15			
			<b>\$ 372,956.98</b>	<b>\$ 154,303.42</b>	<b>\$ 88,717.64</b>	<b>\$ 87,765.19</b>

Lennar Homes LLC 2023-02						
			Net Assessments	\$4,429.27	\$1,053.62	\$3,375.65
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operation & Maintenance	Series 2022 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
6/23/23	7/1/23	2044338	\$263.40		\$263.40	
	11/1/23		\$2,333.35			
			<b>\$ 4,429.26</b>	<b>\$ 1,832.51</b>	<b>\$ 1,053.60</b>	<b>\$ 1,042.31</b>