

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

January 23, 2024

AGENDA

Saddle Creek Preserve of Polk County

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

January 16, 2024

**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, January 23, 2024 at 1:00 PM** at **The Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

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

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

Meeting ID: 854 5804 4464

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the October 24, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Parking and Towing Policies for the District
 - i. Consideration of Resolution 2024-02 Adopting Parking and Towing Policies for the District
 - ii. Consideration of Proposal for Parking Signage Installation
5. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Landscape Proposals from Prince & Sons
 - a) Addendum to add Tenoroc Trail to Current Services Contract with Fence Line Sodded and Graded
 - b) Addendum to add Tenoroc Trail to Current Services Contract with NO Adjustment for Fence Line
 - ii. Consideration of Proposals for Lift Station Pump Replacement
 - a) Averett Septic Tank Co., Inc.

¹ Comments will be limited to three (3) minutes

- b) Barney's Pumps, Inc.
 - c) Consta Flow, Inc.
 - iii. Consideration of Proposal from Averett Septic Tank Co. Inc. for Lift Station Maintenance
 - iv. Consideration of Proposals for Sidewalk Installation
 - a) Finn Outdoor
 - b) Parking Lot Services
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **October 24, 2023** at 1:02 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Scott Shapiro
Kelly Evans *by phone*
Lori Campagna
Sean Finotti

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Grace Kobitter
Clayton Smith *by Zoom*
Allen Bailey

District Manager, GMS
District Counsel, KVV Law
Field Manager, GMS
Field Manager, GMS

The following is a summary of the discussions and actions taken at the October 24, 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 three 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

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

Ms. Burns asked for approval of the minutes from the July 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 Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Minutes of the July 25, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District

Ms. Burns stated there have been several resident calls regarding parking, and it looks like per photos there are a lot of cars out on the street and issues with commercial vehicles. The HOA is enforcing for their driveways which is then putting them towards to the streets where obviously Phase 1 is complete. We are going to look at putting parking policies in place for the CDD. We need to set a hearing for that. She noted their suggestion would be to designate one side of the street parking to go through. They will do signs at the entrance that makes the whole community no parking at any time unless otherwise noted. She noted Alan and Clayton can pick based on fire hydrants and driveways, what the best side would be and come back at the date that we set the public hearing with the parking plan. The standard rules are no commercial vehicles overnight or trailers or vessels. Ms. Campagna stated this was a big topic at the last meeting and one side of the road would be the only option because there is no parking lot. She noted she is okay with this. Ms. Burns stated the amenity would be no overnight parking, 10:00-6:00 as well same as commercial vehicles. There will be signage that states parking between the arrows for the streets. Ms. Burns stated there is not enough time for the November meeting to advertise for that as the deadline for the newspaper already passed. She noted December 26th there will be no meeting so suggesting January 23rd and will have the plan then with maps and a quote for the signage as well.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, Resolution 2024-01 Setting the Public Hearing for January 23 at 1:00 p.m. at current location on Adoption of Parking and Towing Policies, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Arbitrage
Rebate Services from AMTEC for Series
2020 and Series 2022 Bonds**

Ms. Burns stated this is a required report under the Trust Indenture to demonstrate that the District does not earn more interest than they pay. The proposal is in the agenda package. She noted it is a one-time \$1,350 and then the annual is \$450.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Arbitrage Rebate Services from AMTEC for Series 2020 and Series 2022 Bonds , was approved.

SIXTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Reports
from AMTEC for:**

A. Series 2020 Bonds

B. Series 2022 Bonds

Ms. Burns presented the actual reports for the 2020 bonds from AMTEC. On page 4 of those reports, it shows the negative arbitrage rebate amount which means they are not earning more interest than they pay. These are independent reports of the calculations so looking for a motion to accept.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Presentation of Arbitrage Rebate Reports from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Engagement Letter for
Fiscal Year 2023 Audit Services from
Grau & Associates**

Ms. Burns noted this was a contract that was previously awarded and this is the renewal of the contract that the District already has which is \$7,100. She noted if they wanted to pursue other options, they could go back and go through the audit committee process. Ms. Evans asked if this was a three-year contract. Ms. Burns stated yes and this is the last year of it. Ms. Evans stated she prefers the three-year contract but they haven't been happy with Grau and would like to see if the Board wants to consider other proposals. Ms. Campagna asked for the end of the contract or for a new contract after this one? Ms. Burns stated this is their last year so if we approve this, they will do this one and then would rebid next year. Ms. Evans stated might as well finish with them. Ms.

Burns stated the only Grau ones they had late were ones with different circumstances but the straight forward CDD audits were fine with no late issues. Ms. Evans stated she is fine with going ahead with Grau for this year and then rebid next year.

On MOTION by Mr. Shapiro seconded by Ms. Evans, with all in favor, the Engagement Letter for FY2023 Audit Services from Grau & Associates, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Securitas for District Security Services (CLOSED SESSION DISCUSSION AVAILABLE – *if needed*)

Ms. Burns noted this was brought to the Board to start the discussion on problems at the amenity with people jumping the fence overnight using the facility as well as a couple of amenity violations and issues with residents. Mr. Shapiro stated but nothing that has caused damage. Ms. Burns stated there are cameras out at the amenity. Ms. Shapiro recommended considering flashing LED lights at the pool set on a timer that comes on in the middle of the night which would also help deter. Mr. Bailey suggested solar lights could be set up in the back two corners with the lights turned down toward the pool. Ms. Burns stated they have been working with Securitas in Polk County for limited guard service at other facilities. Ms. Evans asked to move this to a closed session. Ms. Burns stated yes but there is no one here. She noted this would be guards for 16 hours per week so it is eight hour shifts essentially scheduled on the weekend. Ms. Campagna stated they didn't put the money in the budget. Ms. Burns stated there is \$15,000 in the budget. Ms. Campagna stated they need to look at security for busy holiday weekends, spring break summer, etc. and not use it for off season. Ms. Burns stated in addition to the 16 hours per week, there would be 8 hour shifts of a lifeguard, camera system that is motion activated that has call down cameras that are installed with coverage overnight from the time the facility closes until the time it opens. Ms. Burns stated Securitas installs the cameras and part of the price includes the purchase of them, price included for five years and after the five years, we own the cameras. Mr. Shapiro asked if they have to commit to a five year contract? Ms. Burns stated or you buy out the cameras. She noted the cameras can be placed where they want them and they are motion activated. If someone jumps the fence at night, they get an alert and the police is called. Ms. Campagna stated her concern is if after four or five times of the police coming out, they either want to charge you or quit

responding. Ms. Burns stated the total for the whole year is \$31,853 which gets the 12 hours overnight plus the seven for weekends. It is a lot of hours for the price but it is double the budget. She noted if we wanted to approve it, would have the guards start in April which would be \$12,000 for the guard for the year and then if we started the remote guarding with camera installation in January or February would get us to \$17,500 for the year. She noted they could table this to see where it goes. Ms. Campagna stated she agrees with tabling it to see how it goes but is not opposed to guards or the system but thinks this is a small amenity for this price. Mr. Shapiro stated he is more in line with putting lights out there which is inexpensive and will help. He noted during holidays when everyone is at the pool with overcrowding, having a guard then would help manage that. Ms. Burns stated the only option for temporary would be off duty police patrol. Ms. Campagna suggested looking into different security companies to see if they can do weekends and summer and a couple of off times. Ms. Burns stated this will be tabled and looked at in January.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter stated that she had nothing to report unless there are any questions.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

i. Consideration of Aquatic Management Agreement from Sitex Aquatics

Mr. Bailey stated one of the corners around the amenity had erosion so they backed that up, some pavers had sunk in overtime which was filled in to make it even, checked the closure of amenity gate to limit the sneaking in part. The lift station does have maintenance set up for monthly checks. He noted there is on the red loop the door if you need to get into that, he can give them the code for the lock as he put a chain in as a safety precaution. Mr. Finotti stated the 31st they will be starting a lot of work. Mr. Bailey stated it is the same code as everywhere else. Mr. Bailey stated they retrieved some umbrellas that were in the pond and cleaned them and put them back to where they belong. The ponds are looking well and in a good state.

Ms. Campagna asked about the final area that is coming on. Mr. Bailey stated Phase 2 and he is going to walk with Prince through it. There is a contractor out there today and tomorrow that

will be cleaning up everything along the road and behind the tree line, all of the area that is overgrown will be cleaned up and will be cutting down the road and edging the sidewalks.

Mr. Bailey stated the ponds are going good with no algae blooms. A Board member stated pond six is bad. Ms. Campagna stated Sitex does a great job. Mr. Bailey stated he would talk to them and let them know to target pond six. A Board member stated pond six has one tree down in it. Mr. Shapiro stated the landscapers can get on the tree in the pond. Mr. Bailey presented the proposal from Sitex. He noted this is an update to their contract. Ponds 21, 20, and 19 were added across on Red Loop. When the contract was originally put in place, they were not functional ponds then. They came online at some point and Sitex took them over and kept doing them for us but they brought to our attention that they are needing to fix the amount because of what they are putting into it. The new set amount that they request is \$18,280 for their service because of three ponds being added plus the cost of chemicals that they are using. Ms. Campagna asked if it is \$1,550 per month. Mr. Bailey stated currently they are paying \$13,200 yearly. Ms. Campagna and Evans stated that is reasonable. Ms. Burns stated this will be picked up in the field contingency. Ms. Burns stated there will be no more ponds, this is all of them.

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, the Consideration of Aquatics Maintenance Agreement from Sitex Aquatics, 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 noted this is from July 13th through October 6th and the total is \$182,857.18. She asked for any questions on any of the invoices, otherwise looking for a motion to approve.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Check Register of \$182,578.18, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials were in the package for review. These are through September 30th so are year-end financials. There was no action needed. These are for informational purposes only.

Mr. Shapiro stated things that stand out on the financials, on mitigation monitoring, we haven't incurred anything. Don't we have an agreement with Horner because we have a five-year monitoring requirement with the agency. Ms. Burns stated when she talked to the District Engineer, the reports were not due yet but can check into it. Mr. Shapiro asked Ms. Burns to check with Perry Horner because he did all of the mitigation work. Mr. Shapiro also asked on the District Engineer, why haven't they charged anything, do they not do any work. Ms. Burns stated he has not called into any of the meetings. Ms. Campagna stated September is not showing any amenity electric or water either. Ms. Burns stated she would check that and make sure the accounts combined.

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. Finotti, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; 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, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on January 23, 2024; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of January 2024.

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

In accordance with Chapter 190, *Florida Statutes*, and on January 23, 2024, 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 rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

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 Rule 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 rules 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.

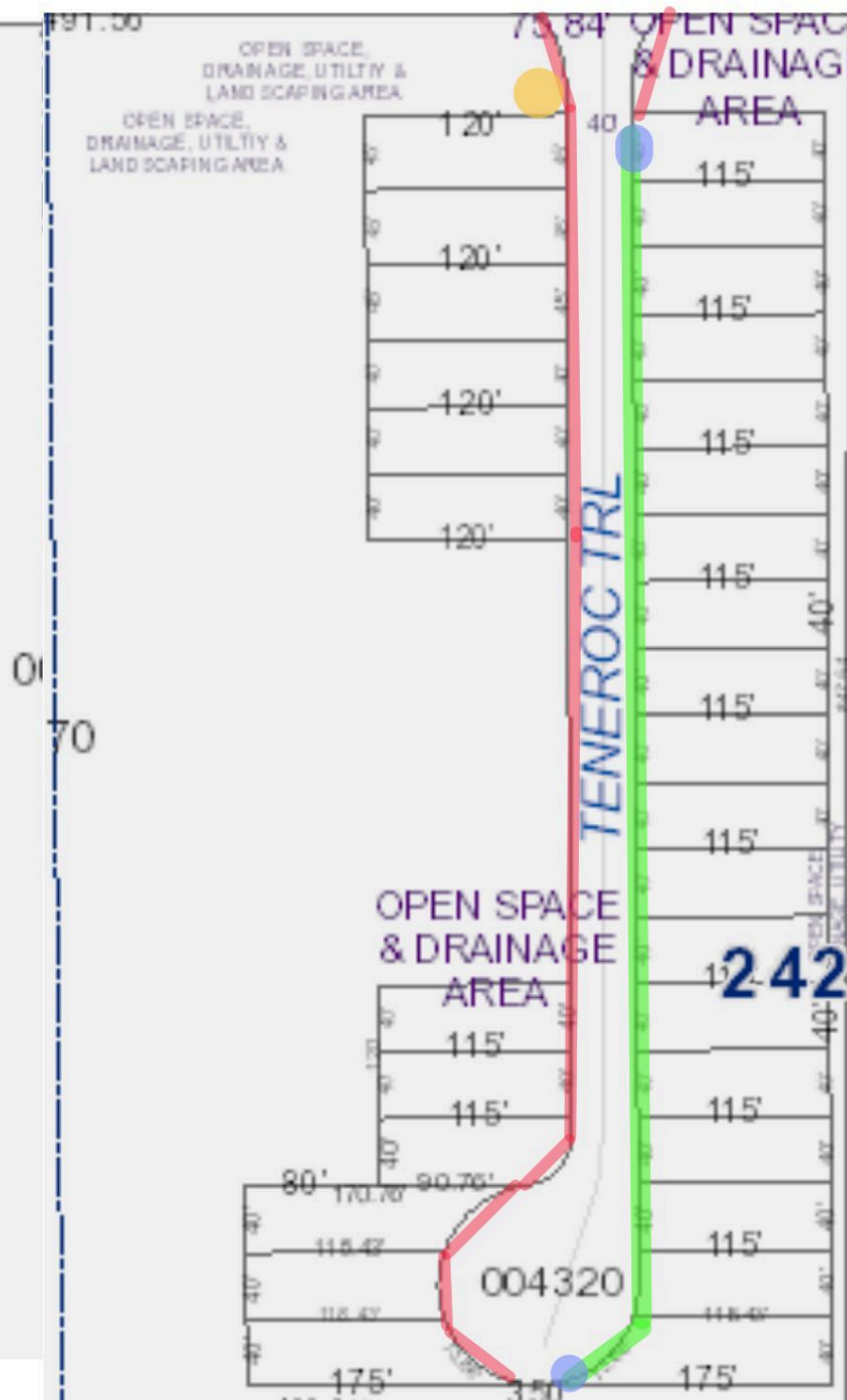
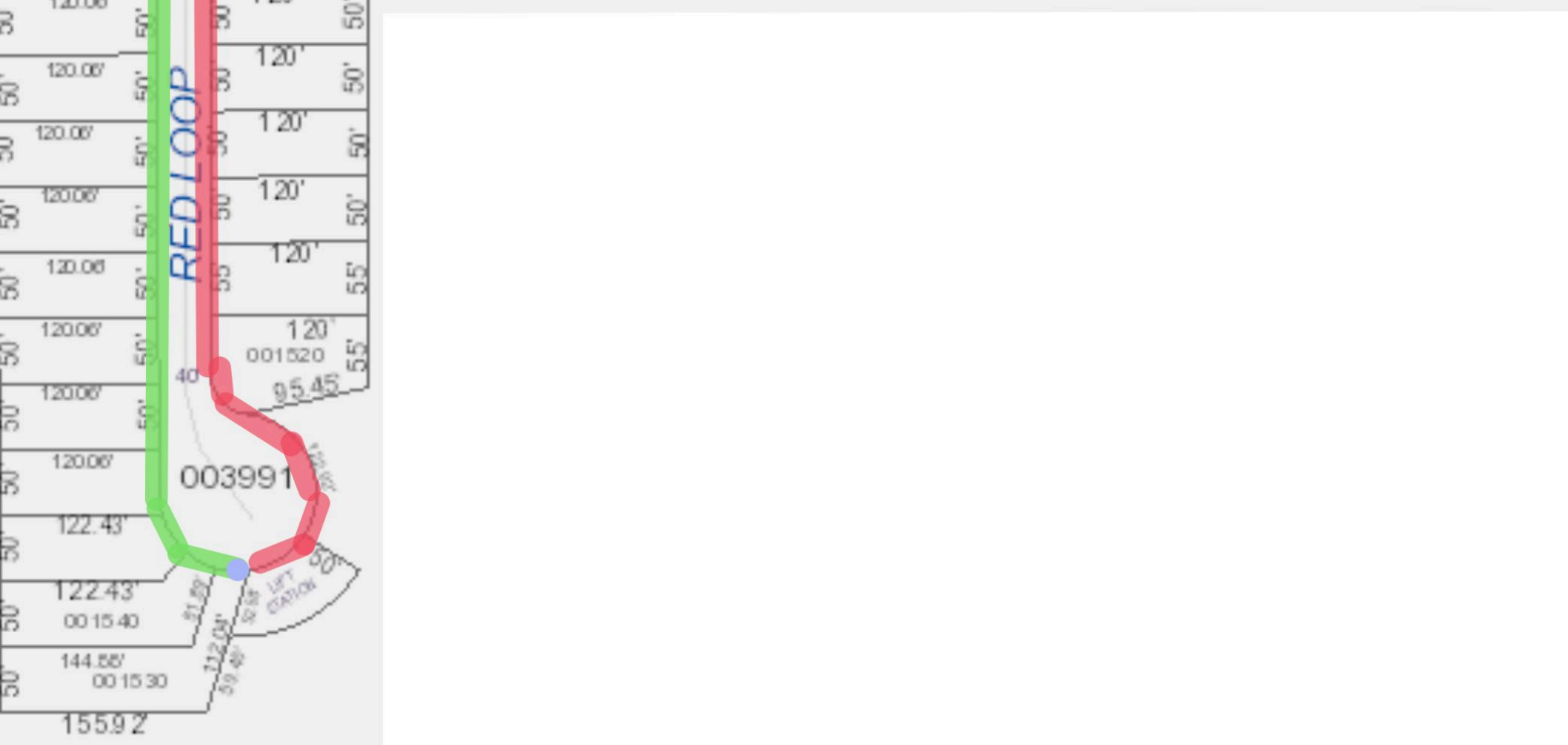
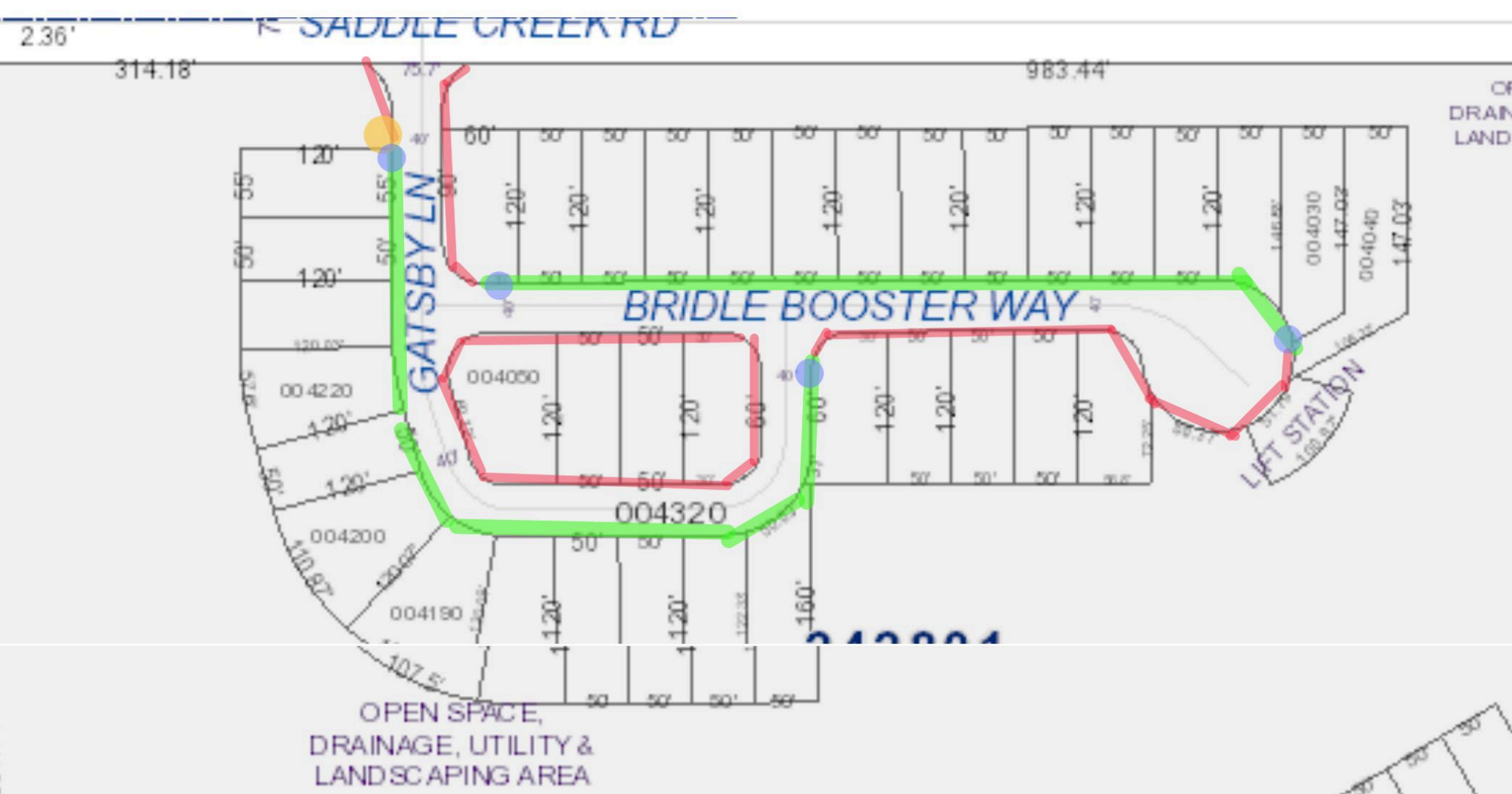
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

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

Effective date: January 23, 2024

**EXHIBIT A *Designated
Parking Areas***





-  No Parking
-  Parking Allowed
-  Towing Sign
-  Single Parking Arrow
-  Double Parking Arrow
-  No Overnight Parking



SECTION 2



Governmental Management Services - CF

Maintenance Services

Phone: 407-201-1514

Email:

Abailey@gmscfl.com

Bill To/District Saddle Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Street Parking Signs The addition of 26 new parking rules signs to match the parking map. 3 District tow signs, 18 Single arrow signs, 5 double arrow signs. 10' post will be used. Each sign will get cemented in place for stability.	

Qty	Description	Unit Price	Line Total
24	Labor	\$47.50	\$1,140.00
2	Mobilization	\$65.00	\$130.00
	Equipment		\$150.00
	Materials		\$3,040.65
Total Due:			\$4,460.65

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION V



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Saddle Creek Preserve of Polk County Community Development District hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

SECTION C

Saddle Creek Reserve CDD

Field Management Report



January 23rd, 2024

Allen Bailey

Field Manager

GMS

Completed

Solar Lights



- ✚ The Solar Lights have been installed in the back of the amenity.
- ✚ This will aid with visibility at night for security.

Erosion Repair

- ✚ Erosion was found near a mitered end section on Red Loop.
- ✚ The area has been repaired to prevent further damage.



Completed

Removal Of Overgrowth

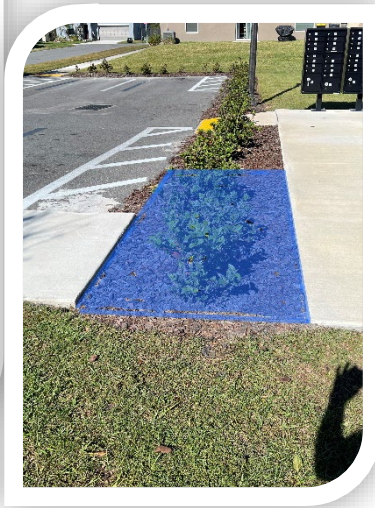
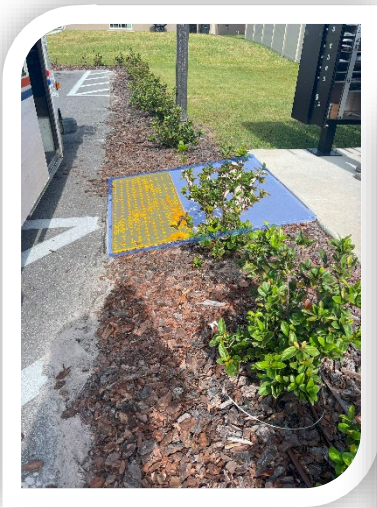


There was overgrowth behind the houses on Yellow Trail that has since been removed.



Site Items

Sidewalk Modifications



- ✚ The sidewalk connection to the mail kiosk.
- ✚ Ramp to mail kiosk extended for easier access.

Lift Stations

- ✚ The lift stations continue to require service on a weekly basis to de-rag the pumps.



Site Items

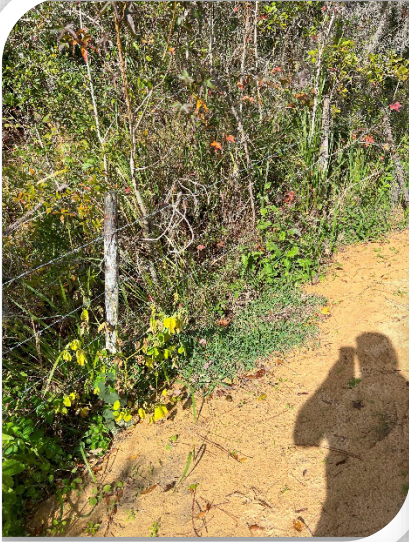
Tenoroc Trail



✚ The area between the homeowner's property and the fence has not been graded, and no sod has been laid for maintenance.

Site Items

Red Loop



- ✚ The area between the homeowner's property and the fence has not been graded, and no sod has been laid for maintenance.
- ✚ The fence in this section is barbed wire.



Site Items

Erosion near Yellow Trail Returned



✚ The area around the pond close to Yellow Trail has washed out again after being repaired.



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. Thank you.

Respectfully,
Allen Bailey

Saddle Creek Quote Summary					
<u>Landscape Maintenance</u>	<u>Scope</u>			Monthly Cost	<u>Total Annual Cost</u>
Addendum Tenoroc Trl	Add service to contract for Tenoroc Trl with fence line sodded and graded.			\$600.00	\$7,200.00
Addendum Tenoroc Trl 2	Add service to contract for tenoroc trl with no adjust for fence line.			\$1,200.00	\$14,400.00
<u>Lift station pumps</u>	<u>Warranty</u>	<u>Type of Pump</u>	<u>Notes</u>		
Constaflow	12 month manufacturer	Gridder	Offered only 1 lift staiton quote	\$15,149.36 x 3 (roughly)	\$45,448.08
Barry's	12 month manufacturer	Vortex			\$40,974.00
Averett	12 month manufacturer	Vortex	Offered maintiance quote		\$33,983.99
<u>Parking Signage</u>					
GMS					\$4,460.64
<u>Sidewalk</u>	<u>Scope</u>				<u>Total Annual Cost</u>
Finn Outdoor	Vetical ramp to landing.				\$9,750.00
Parking Lot Serivces	Horizontal ramp and slab.				\$4,218.00

SECTION 1

SECTION (a)



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Landscape Maintenance Proposal **SADDLE CREEK**

November 20, 2023

Saddle Creek CDD
c/o Allen Bailey, Field Manager
GMS- Central Florida

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
Landscape Maintenance	\$510	\$6,120
Irrigation Inspection	\$90	\$1,080
<u>TOTAL</u>	<u>\$600</u>	<u>\$7,200</u>

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	<p>Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (St. Augustine). It is anticipated that mowing services shall be provided weekly during the growing season <u>April through September</u> and every other week during the non-growing season or as needed <u>October through March</u>.</p> <p>Bahia lake and pond banks will be mowed <u>32 times</u> per year.</p>
Trimming	<p>Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.</p>
Edging	<p>All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>42 times</u> per year). A soft edge of all bed areas will be performed every other mowing (<u>21 times</u> per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.</p>

TREE, SHRUB, AND GROUNDCOVER CARE

Pruning	<p>All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of <u>10 times</u> per year to ensure the following:</p> <ul style="list-style-type: none">• Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.• Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.• The removal of dead, diseased, or injured branches and palms will be performed as needed• Ground covers and vines can maintain a neat and uniform appearance.
Weeding	<p>Weeds will be removed from all plant, tree, and flower beds <u>18 times</u> per year. This incorporates <u>2 times</u> per month during the growing season and <u>1 time</u> per month during the non-growing season on an as-needed basis. Manual hand pulling and chemical herbicides will be used as control methods.</p>
Fertilization	<p>Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horticultural conditions.</p>
Insect, & Disease Control	<p>All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Prince and Sons does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.</p>

IRRIGATION

Overview	<p>At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. Prince and Sons will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. Prince and Sons is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.</p>
Inspections	<p>All irrigation zones shall be inspected <u>1 time</u> per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.</p>
Repairs	<p>Any repairs that have been caused by Prince and Sons will be repaired at no cost. All repairs to the irrigation system other than those caused by Prince and Sons will be performed on a time and materials basis with the hourly labor rate being <u>\$60.00</u> per hour. Faults and failures of the irrigation system communicated to Prince and Sons will be addressed in a fair and responsible time period, but Prince and Sons cannot guarantee a specific time response.</p>

MISCELLANEOUS

Clean-Up All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

OPTIONAL ITEMS & ADDITIONAL SERVICES

- Landscape design & installation
 - Annual flower bed design & installation
 - Thin & prune trees over 10' in height
 - New plant installation
 - Pump Maintenance
- Sodding and/or Seeding
 - Mulching
 - Prune Palms over 15' of clear trunk
 - Leaf clean-up
 - Pump repair & installation

PRINCE AND SONS INC.

CUSTOMER (AUTHORIZED SIGNATURE)

Signature Date

Signature Date

Printed Name Title

Printed Name Title



SECTION (b)



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

Landscape Maintenance Proposal ADDENDUM TO SADDLE CREEK

January 15, 2024

Saddle Creek CDD- High School Side
c/o Allen Bailey, Field Manager
GMS- Central Florida

We sincerely appreciate the opportunity to propose how Prince and Sons can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
<u>Landscape Maintenance</u>	<u>\$1,200</u>	<u>\$14,400</u>

Landscape Maintenance Program

Scope of Services

TURF CARE

Mowing	Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (St. Augustine). It is anticipated that mowing services shall be provided weekly during the growing season <u>April through September</u> and every other week during the non-growing season or as needed <u>October through March</u> . Bahia lake and pond banks will be mowed <u>32 times</u> per year.
Trimming	Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
Edging	All turf edges of walks, curbs, and driveways shall be performed every mowing (<u>42 times</u> per year). A soft edge of all bed areas will be performed every other mowing (<u>21 times</u> per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

MISCELLANEOUS

Clean-Up	All non-turf areas will be cleaned with a backpack or street blower to remove debris created by landscaping process. All trash shall be picked up throughout the common areas before each mowing <u>42 times</u> per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.
----------	--

PRINCE AND SONS INC.

SignatureDate

Printed NameTitle

CUSTOMER (AUTHORIZED SIGNATURE)

SignatureDate

Printed NameTitle

SECTION 2

SECTION (a)



Quote

Averett Septic Tank Co., Inc.

PO Box 266 Eaton Park 33840 Phone: (863) 665-1748 Fax: Email: tlister@averettseptic-tank.net

Date: 16-Jan-2024 02:03 PM

QUOTATION NO: 183624

To: Saddle Creek CDD

6200 Lee Vista Blvd Ste 300
Orlando, 32822
Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
2.00	5HP Ebara Vortex	5,606.60	0.00	11,213.20
4.00	3HP Ebara Vortex	4,993.26	0.00	19,973.04
12.00	Labor-04	150.00	0.00	1,800.00
4.00	3HP Start/Run Kit	162.50	0.00	650.00
2.00	5HP Start/Run Kit	173.00	0.00	346.00
Sub Total:				\$ 33,982.24
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 33,982.24

Site Name:

Contact Name:

Quote Description

Quote is to replace all six Hydromatic dual vein impeller pumps with six Ebara Vortex pumps of equal horsepower, and Start/Run kits to match the new pumps.

The Vortex style pumps offer a better impeller design that is recessed in the bottom of the impeller housing. This impeller sits above the discharge hole, thus aiding in the passing of wet wipes through minimal contact with the impeller. This style of pump allows the passing of larger solids, along with improved GPM (Gallons Per Minute) being pumped out of the lift station. With a higher GPM rate, this allows for improved flushing velocity that also aids in pushing wet wipes, and other material out of the bottom end of the pump up through the discharge pipes and into the county/city sewer line. The reason to choose the Vortex style impeller design is simple, with minimal contact between passing material and improved flushing velocity they're almost "clog proof." Please understand that no pump is clog proof, sewage pumps are designed to only handle toilet paper and natural sewage waste. There are pumps that handle wet wipes better, like the Vortex style pumps, but again they are not made for synthetic materials. The reason the current pumps continue to clog is due to the dual vein impeller design. This means that as the wet wipes get sucked into the pump, they make 100% contact with the impeller veins. To make this understandable, imagine driving down the road and a plastic grocery bag gets caught on your car antenna, it essentially folds itself in half around the antenna, this is exactly what happens to the wet wipes in the current pumps, but you have a housing around the impeller, so when the pump stops the wipe has nowhere to fall and just stays on the impeller and continues to collect them until the pump cannot spin.

50% down upon approval, 50% upon completion

Not responsible for unseen site conditions

Please note that I cannot install new pumps into the lift station that is not in use until the start up is completed and approved to be online for operation. I will have the pumps set aside and install them after the start up is completed and approved by the proper entities.

Company Note

SECTION (b)

QUOTATION



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

QUOTE NUMBER	
1019750	
QUOTE DATE	Page
1/12/2024	1 of 2

Quote Expires On: 02/11/2024

Quoted by: LKWADE

Bill To:

Saddle Creek Preserve of Polk County CDD
iaraujo@gmscfl.com
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822
407-460-4424

Ship To:

Saddle Creek Preserve of Polk County CDD
iaraujo@gmscfl.com
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Requested By: Allen Bailey

Customer ID: 14807

Destination Country:

PO Number	Terms	Freight Code	Job Name
	Net 30	Freight Allowed	

Quantities					Item ID	Unit Price	Extended Price
Ordered	Allocated	Remaining	UOM	Unit Size	Item Description		

2	0	2	EA		PUMP	EA	6,697.0000	13,394.00
				1.0	Pump	1.0		
					Hydromatic S4NRC300M2-4, TBD impeller trim3 HP, 230V / 1ph, 1,800 RPM, 50' power cord, SS lifting bail, 4in BPI guide claw with grommet, start packLead time: 6-8 weeks			

Order Line Notes: Lift Station #2

2	0	2	EA		PUMP	EA	7,093.0000	14,186.00
				1.0	Pump	1.0		
					Hydromatic S4NRC500M2-4, TBD impeller trim			
					5 HP, 230V / 1ph, 1,800 RPM, 50' power cord, SS lifting bail, 4in BPI guide claw with grommet, start pack			

Lead time: 6-8 weeks

Order Line Notes: Lift Station #3

2	0	2	EA		PUMP	EA	6,697.0000	13,394.00
				1.0	Pump	1.0		
					Hydromatic S4NRC300M2-4, TBD impeller trim			
					3 HP, 230V / 1ph, 1,800 RPM, 50' power cord, SS lifting bail, 4in BPI guide claw with grommet, start pack			

Lead time: 6-8 weeks

Order Line Notes: Lift Station #4

QUOTATION



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

QUOTE NUMBER	
1019750	
QUOTE DATE	Page
1/12/2024	2 of 2

Quote Expires On: 02/11/2024

Quoted by: LKWADE

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

Total Lines: 12

SUB-TOTAL: 40,974.00

TAX: 0.00

AMOUNT DUE: 40,974.00

U.S. Dollars

Thank you for the opportunity to earn your business.

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

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

All shipments are F.O.B origin.

SIGN BELOW AND RETURN TO AUTHORIZE ORDER.

PRINT NAME

SIGNATURE

DATE

SECTION (c)



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

January 5, 2024

Mr. Allen Bailey, Field Manager
GMS Central Florida for
Saddle Creek Preserve
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822

Dear Allen:

As you know, the pumps at Lift Station No. 2 "Yellow Trail" are clogged with debris on a weekly basis. I was tasked with evaluating the lift station and making recommendations to reduce the callouts associated with removing debris from the clogged pumps.

Lift Station No. 2 "Yellow Trail" was built in 2021; the station was designed for (2) 3 hp Hydromatic S4N300M2-4 pumps with 6.18-inch impellers.

The lift station pumps into a 4-inch force main that runs to a master lift station owned by the City of Auburndale. We checked the operating pressure on the force main several times within the last two weeks and found the pressure to range from 8.0 to 10 PSI. I used 9 PSI as an average which calculates out to be 35 feet of TDH (Total Dynamic Head).

The system is operating above the designed TDH; the existing S4N300M2-4 Hydromatic pumps are known to have a history of major issues with clogged impellers. I have several years of experience with different applications of 3 and 5 hp pumps. The non-clog impeller and recessed impeller (vortex) pumps dead head (stop pumping) at around 30 TDH. I have attached a copy of the pump curves for your review.

My recommendation is that you replace the non-clog pumps with grinder pumps. I have attached two quotes for installing grinder pumps in the lift station. In my opinion, the Liberty pumps are more reliable, however the downside is that they cost almost twice as much as the Ebara pumps. In the long run, the money you would save on constant callouts would more than cover the difference in cost.

Option 1.

Replace pump No. 2 with an Ebara 3.0 hp, 230 Volt single phase grinder pump. The grinder pump will be capable of grinding up most debris, however, they will clog with items like shirts, towels, etc. This pump will be capable of pumping 80 GPM at 35 TDH.

Option 2.

Replace pump No. 2 with a Liberty 3.0 hp, 230 Volt single phase grinder pump. The grinder pump will be capable of grinding up most debris, however, they will clog with items like shirts, towels, etc. This pump will be capable of pumping 125 GPM at 35 TDH.

Option 3.

Replace pump No. 2 with a Shinmaywa 2.4 hp, 230 Volt single phase pump. The Shinmaywa pump uses a scroll type impeller and we have documented numerous cases over the past 5 years where we installed a 3 and 5 hp version of this pump and it substantially reduced the number of callouts to pull the pumps and remove debris (clogs) by 75 percent. Please note that Shinmaywa recently added this single-phase pump to their product line. This pump will be capable of passing 3-inch solids and pumping 80 GPM (Gallons per Minute) at 35 TDH.

Option 4.

Replace pump No. 2 with a Hydromatic 3.0 hp, 230 Volt single phase vortex pump. This vortex pump is designed to handle more debris because the material pumped does not come in contact with the impeller due to the vortex, think of it as a tornado. This pump will be capable of passing 2-inch solids and pumping 110 GPM at 35 TDH.

Please find the attached quotes for these options along with support documents.

Please email or call if you have any questions 863-287-2417.

Respectfully



Gaines Alexander, President
Consta Flow, Inc.

attachments

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

ESTIMATE#	1272
DATE	01/03/2024
PO#	

CUSTOMER

Saddle Creek Preserve
2230 Old Mining Road
Lakeland FL 33801
(407) 460-4424

SERVICE LOCATION

Saddle Creek Preserve
Yellow Trail
(407) 460-4424

DESCRIPTION	Lift Station No. 2 (Yellow Trail) Replace both pumps with 3 Hp Ebara Grinders capable of pumping 80 GPM at 35 TDH.
-------------	---

Estimate			
Description	Qty	Rate	Total
Service Technician	8.00	145.00	1,160.00
Labor	8.00	95.00	760.00
Ebara Grinder, 3 hp, 230 volt, 1 phase	2.00	5,355.00	10,710.00
Flange Grommet, 3 x 4	2.00	650.00	1,300.00
Start Kit	2.00	139.00	278.00
FL Tax		7.00%	941.36

CUSTOMER MESSAGE

Estimate Total: \$15,149.36

PRE-WORK SIGNATURE

Signed By:

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

ESTIMATE#	1271
DATE	01/03/2024
PO#	

CUSTOMER
Saddle Creek Preserve 2230 Old Mining Road Lakeland FL 33801 (407) 460-4424

SERVICE LOCATION
Saddle Creek Preserve Yellow Trail (407) 460-4424

DESCRIPTION	Lift Station No. 2 (Yellow Trail) Replace both pumps with 3 Hp Liberty Grinders capable of pumping 125 GPM at 35 TDH.
-------------	--

Estimate			
Description	Qty	Rate	Total
Service Technician	8.00	145.00	1,160.00
Labor	8.00	95.00	760.00
Liberty Grinder, 3 hp, 230 volt, 1 phase	2.00	10,735.00	21,470.00
Flange Grommet, 3 x 4	2.00	650.00	1,300.00
Start Kit	2.00	139.00	278.00
FL Tax		7.00%	1,694.56

CUSTOMER MESSAGE

Estimate Total: \$26,662.56

PRE-WORK SIGNATURE

Signed By:	
------------	--

Model 50 DGFU 3HP, 5HP 208/230V 460V F.L.Amps Impeller Dia.

Performance Curves

Specifications:

Motor:

Air-Filled, Insulation Class F
Rated 20 starts per hour
DGF 208/230V Single,
208/230V or 460V – Three Phase

Motor Protection Built in Detector:

DGF Thermal - Klixon
Leakage - Float Switch

Materials:

Casing / Elbow	Cast Iron
Impeller	Cast Iron
Motor Frame	Cast Iron
Grinder Impeller	High-Chrome Cast Iron HRC60
Grinder Disk	High-Chrome Cast Iron HRC60
Motor Shaft	403 Stainless Steel
Fasteners	304 Stainless Steel

Double Mechanical Seal:

Upper Side: Silicon Carbide / Silicone Carbide
Lower Side: Silicon Carbide / Silicone Carbide

Impeller Type:

Open Vortex

Bearings Upper and Lower:

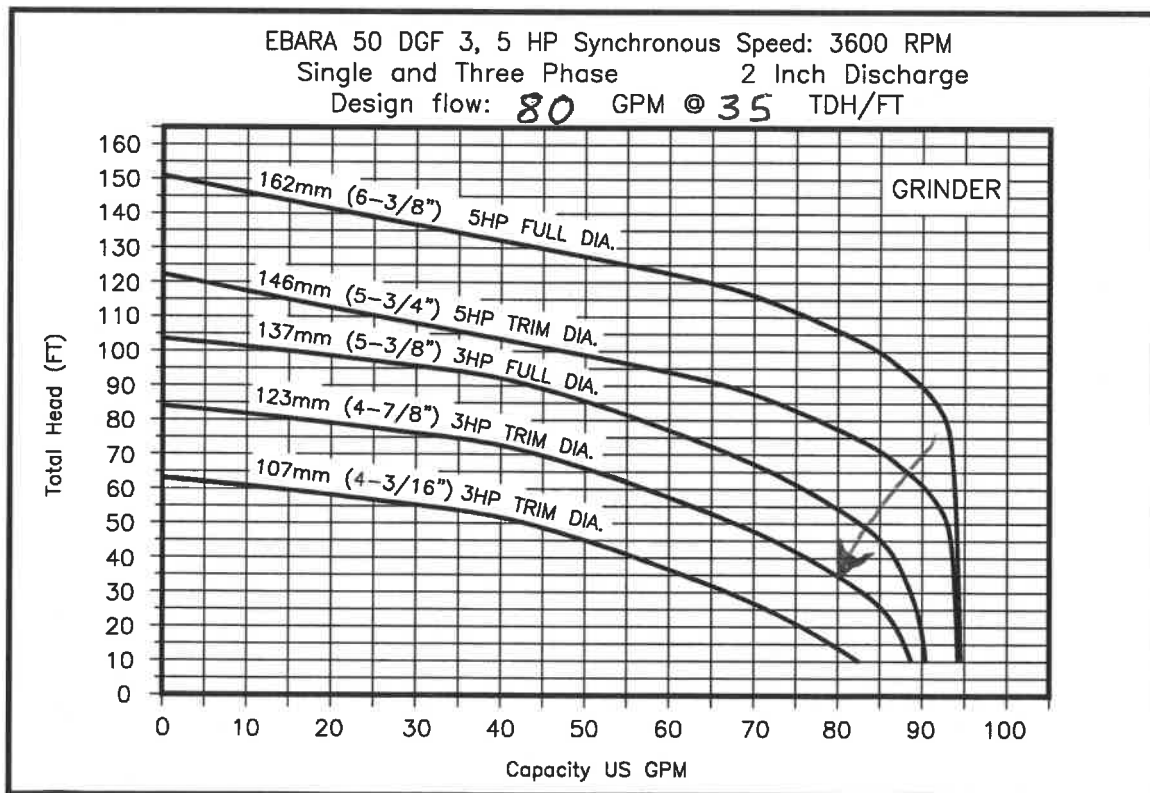
Prelubricated Ball Bearings B-10 life of 60,000 hrs

Misc:

Submersible Cable Standard 33ft
Maximum Water Temperature 104° F (40°C)

Phase	Voltage	Full Load Amps	
		3 hp	5 hp
Single	208	22.8	37.2
	230	20	33
Three	208	12.7	20.2
	230	11.5	18.7
	460	5.8	9.4

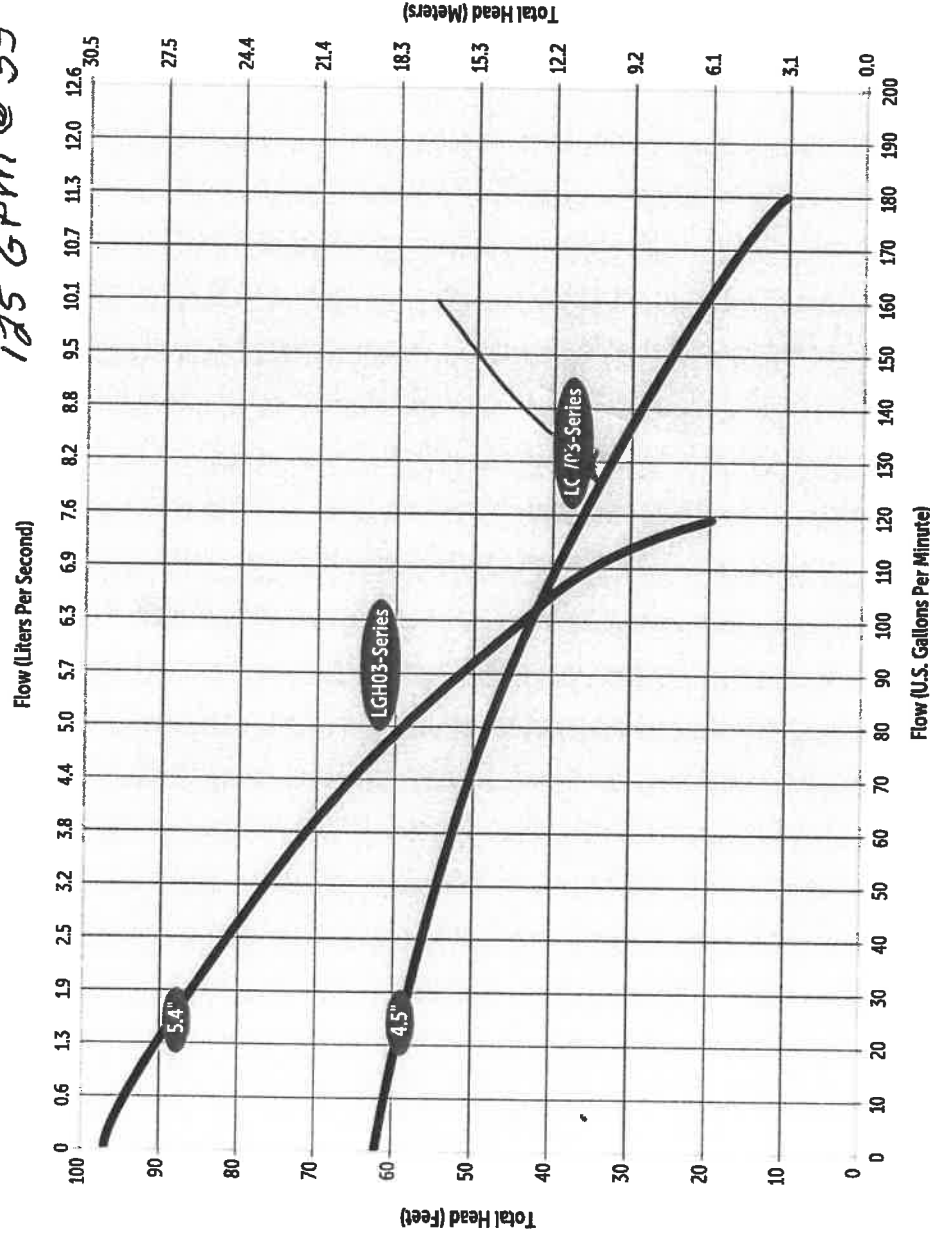
The impeller can be trimmed to meet the exact design flow, if required - we suggest using the full size diameter.



Performance Curve

LGV03/LGH03-Series - 60Hz

125 GPM @ 35 TDH.



*Pumps must operate within the proper range shown on the performance chart. It is the responsibility of the end user to ensure this requirement is met. Pumps operating outside the recommended range are prone to damage, excessive vibration, cavitation, poor efficiency, and will exceed nameplate amperage.

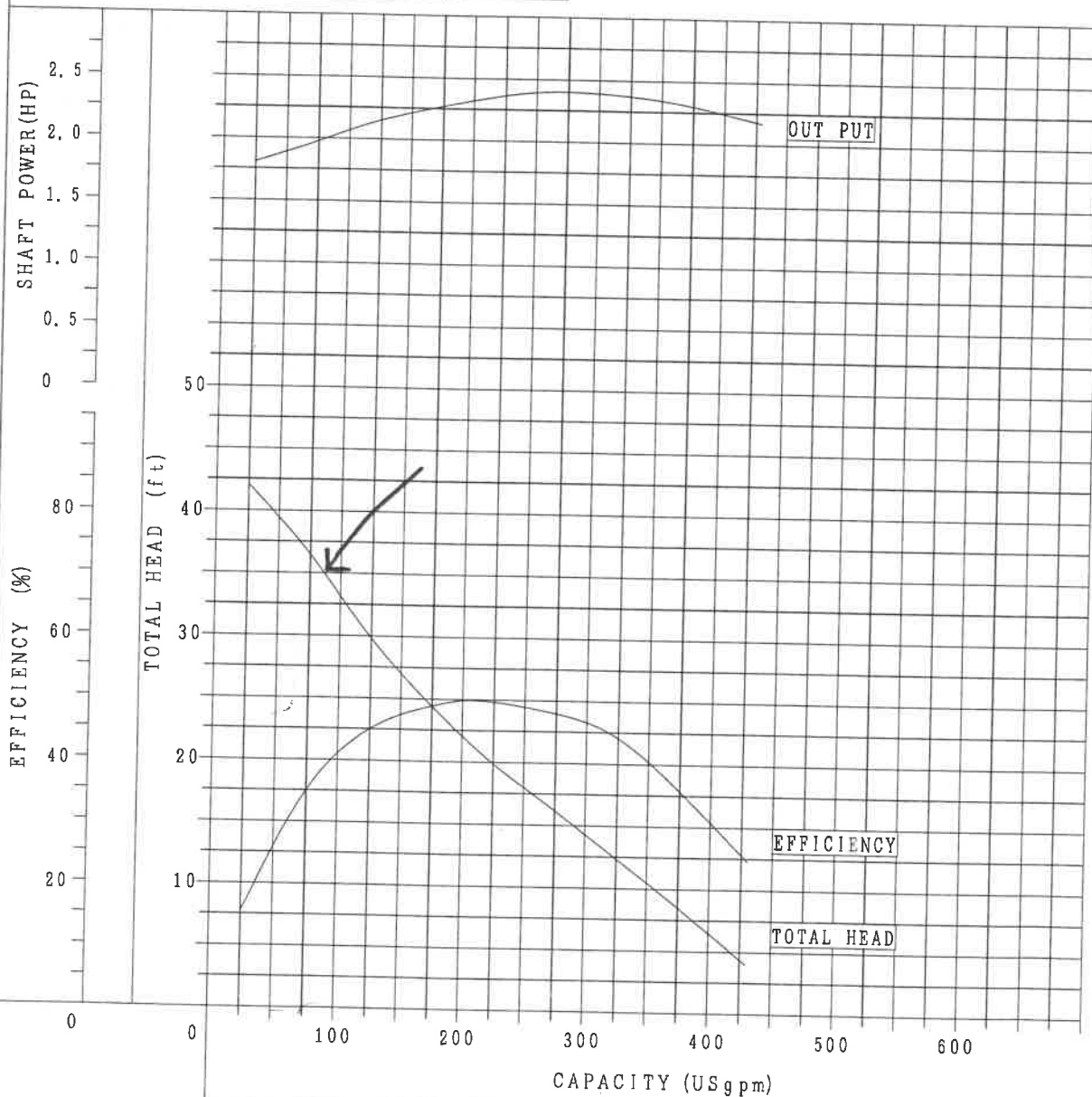
Specifications are subject to change without notice.

MODEL (Motor Impeller) 4CNWX41.8S2_15-4

DISCHARGE	SOLID SIZE	RATED POWER		VOLTAGE	POLE	SYNCHRONOUS SPEED (RPM)	FREQ.	INS. CLASS
		HP	kW					
4" (100mm)	3" (80mm)	2.4	1.8	230	4	1800	60	F

	FLOW (US gpm)	HEAD (ft)	EFF. (%)
B. E. P	211	21.0	49.9

80 GPM @ 35 TDA.



Performance with clear water and ambient temp 40°C

PERFORMANCE CURVE

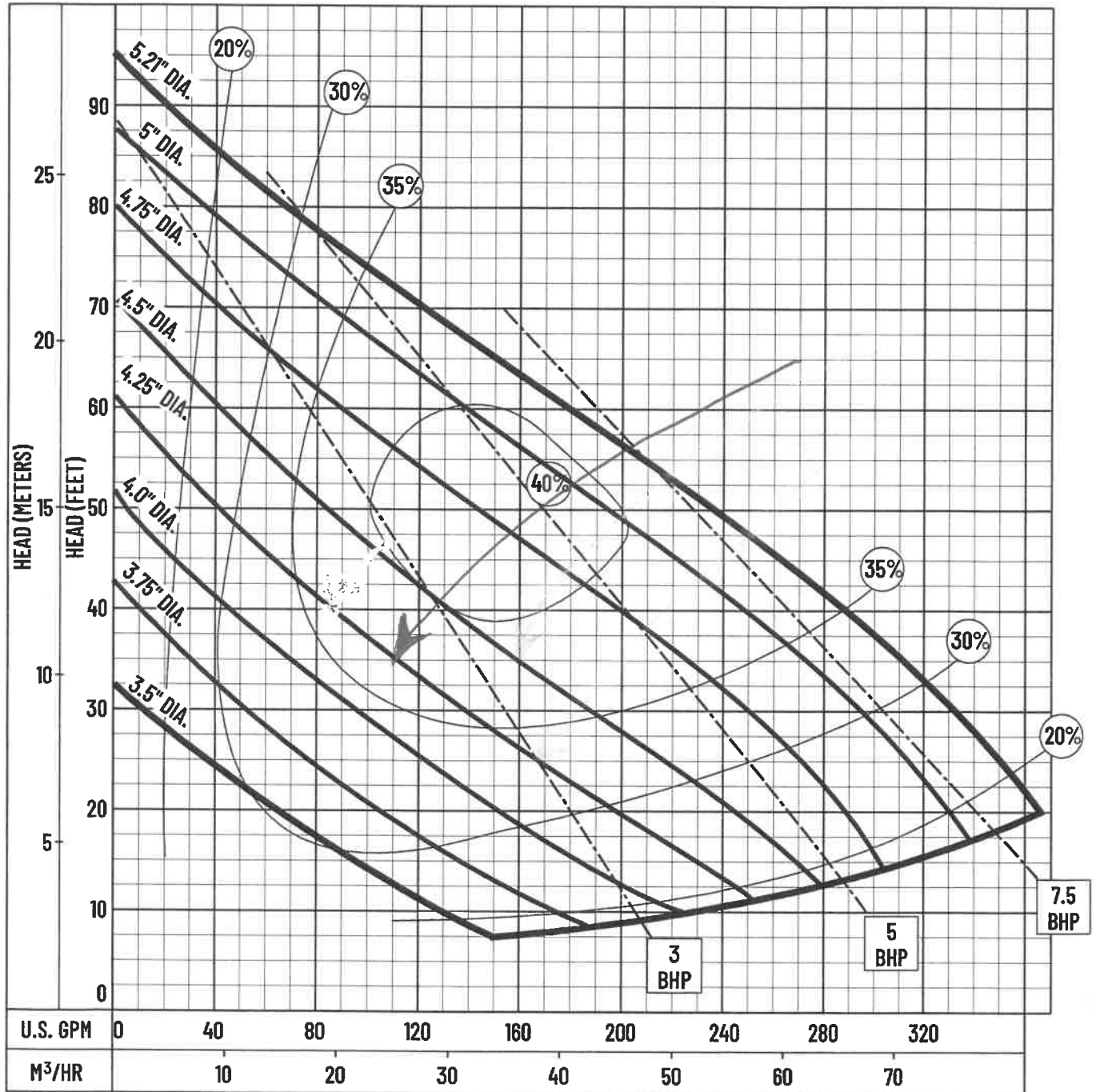
DWG No.

Y407099

Performance Curve - S3HRC/S3HVV

RPM: **3450** DISCHARGE: **3"** SOLIDS: **2"**

110 GPM @ 35 TDH.



The curves reflect maximum performance characteristics without exceeding full load (Nameplate) horsepower. All pumps have a service factor of 1.2. Operation is recommended in the bounded area with operational point within the curve limit. Performance curves are based on actual tests with clear water at 70° F. and 1280 feet site elevation.

EBARA Submersible Vortex Sewage Pumps

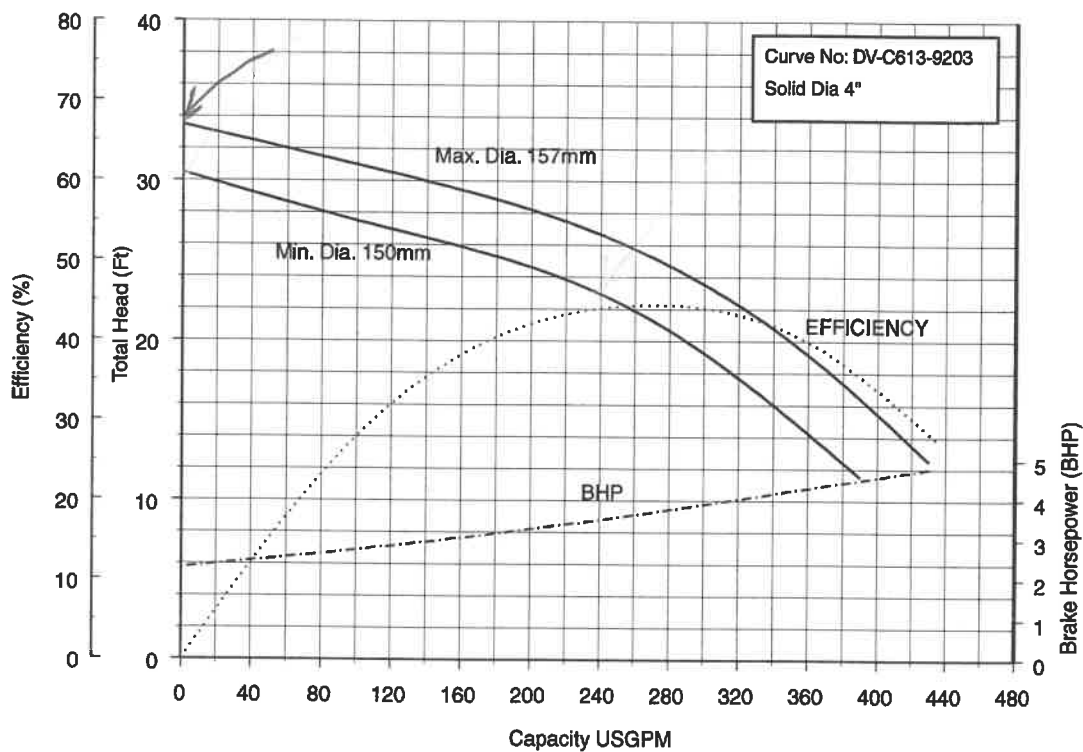
DVU

Performance Curves

Project: GPM: 0 TDH: 35 EFF: HP: Chk'd: Date:

100DV63.7S (5HP) Synchronous Speed: 1800 RPM

4 inch Discharge

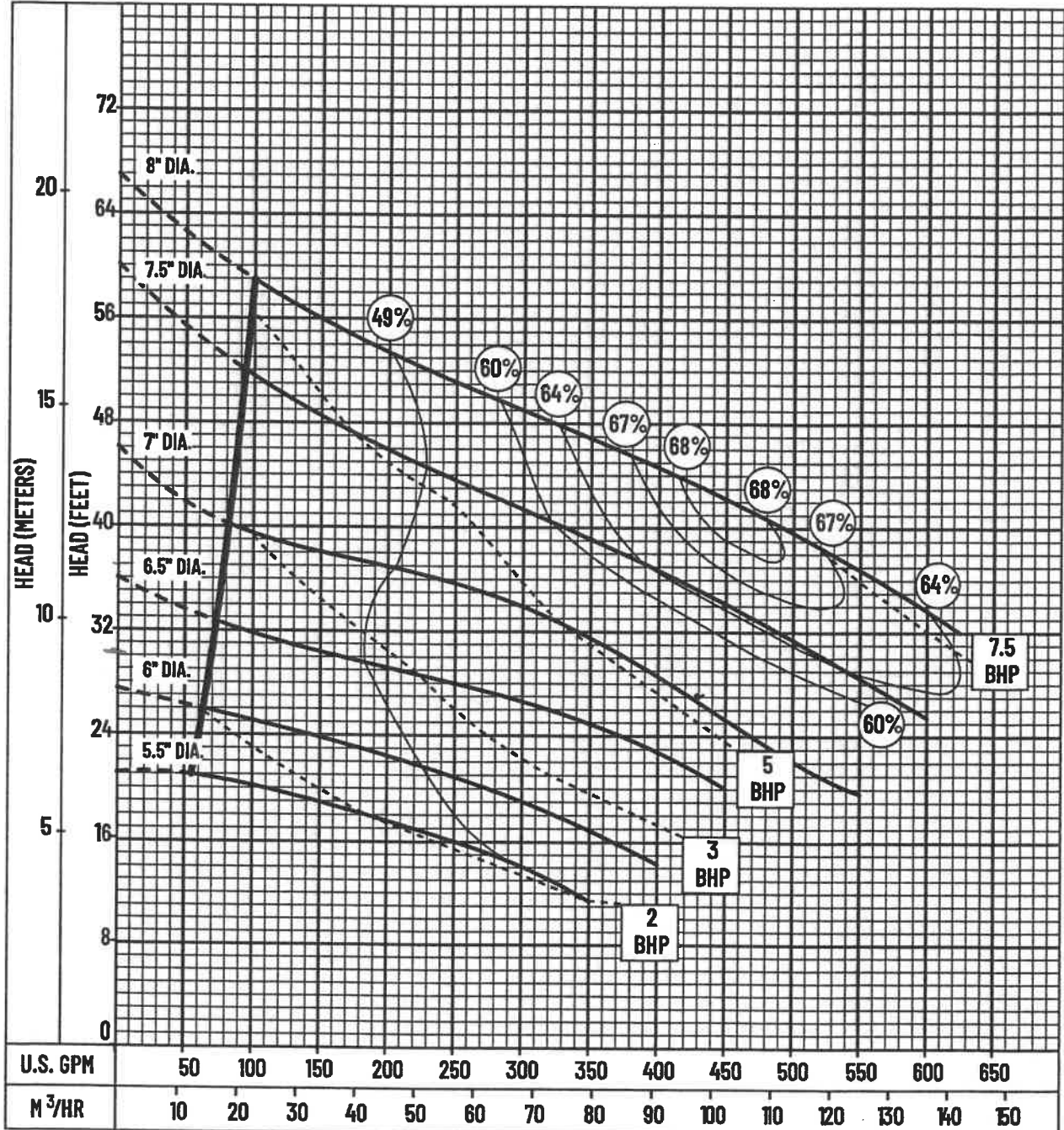


Performance Curve - S4N/S4NX

RPM: **1750** DISCHARGE: **4"** SOLIDS: **3"**

S4N 300
Imp 6.18"

0 @ 32



The curves reflect maximum performance characteristics without exceeding full load (Nameplate) horsepower. All pumps have a service factor of 1.2. Operation is recommended in the bounded area with operational point within the curve limit. Performance curves are based on actual tests with clear water at 70° F. and 1280 feet site elevation.

SECTION 3



Quote

Averett Septic Tank Co., Inc.

PO Box 266 Eaton Park 33840 Phone: (863) 665-1748 Fax: Email: tlister@averettseptictank.net

Date: 11-Jan-2024 11:36 AM

QUOTATION NO: 183626

To: Saddle Creek CDD

6200 Lee Vista Blvd Ste 300

Orlando, 32822

Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	Yellow Trail L/S	100.00	0.00	100.00
1.00	Red Loop L/S	100.00	0.00	100.00
1.00	Unused L/S	75.00	0.00	75.00
Sub Total:				\$ 275.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 275.00

Site Name:

Contact Name:

Quote Description

Quote is to perform Monthly maintenance on the lift stations located at Yellow Trail, Red Loop, and the unused lift station when it goes online.

Monthly services include removing grease ring from tank walls, removing all trash that is floating on the surface, checking amps and hours on pumps to make sure there are no motor issues or clogs in pumps, cleaning and cycling floats to make sure the floats are properly cycling pumps and activating the alarm, both audible and visible alarm functions. This also includes going through the panel box and checking all the components and electrical connections.

We also offer complete property or partial line jetting services, full and partial lift station rehabs, panel box and pump replacements, and new lift station installs.

We are available 24/7 for emergency services

Company Note

SECTION 4

SECTION (a)

ESTIMATE

Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
(813)957-6075



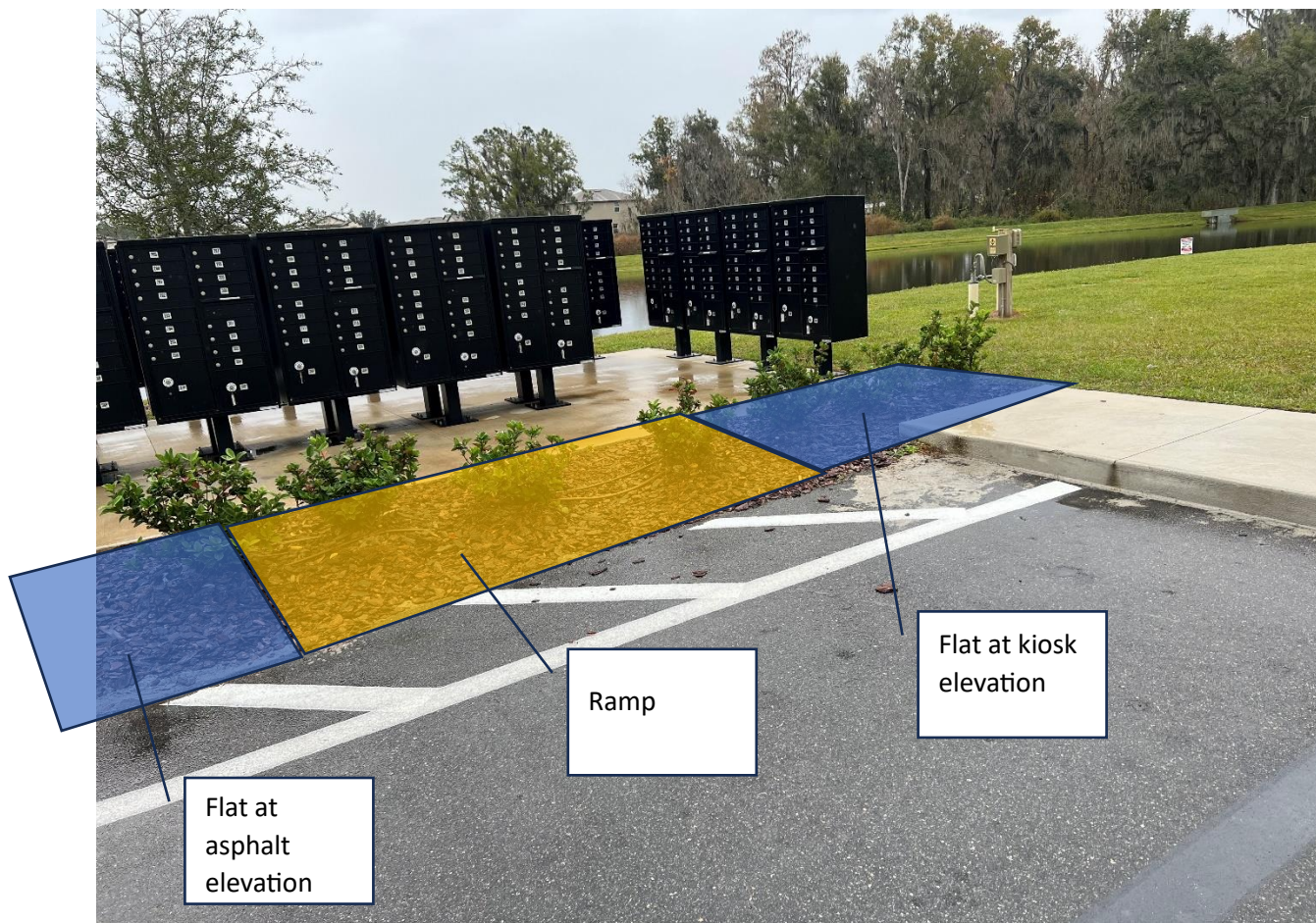
Saddle Creek CDD

Bill to
Saddle Creek CDD

Ship to
Saddle Creek CDD

Estimate details
Estimate no.: 2117
Estimate date: 01/11/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Concrete Installation Remove landscaping in front of mail kiosks, form and pour concrete to create 1) flat pad level with the existing asphalt (60" x 60"), 2) ramp at 5% slope or less to level of the mail kiosk, 3) landing (60" x 60") at level of mail kiosk		1	\$9,750.00	\$9,750.00
Total						\$9,750.00



SECTION (b)



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813.964.6800
Fax: 813.888.8868
www.plsofflorida.com

Proposal Submitted To

#416026
Mr. Allen Bailey
GMS Central Florida
219 E Livingston Street
Orlando, FL 32801

January 12, 2024
(407) 841-5524
Saddle Creek
4407 Trotters Way
Lakeland, FL 33801

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

SIDEWALK INSTALLATION

- 1) Cut grade to a depth of 4" or best elevation.
- 2) Haul dirt and debris from site.
- 3) Install necessary forms.
- 4) Pour 4" of 3000 PSI concrete to 30 square feet.
- 5) Finish sidewalk to proper grade.
- 6) Remove forms after concrete has dried.
- 7) Clean up job site

RAMP REPAIR

- 1) Secure work site.
- 2) Demo existing concrete as necessary for 1 new ramp approximately 35 square feet.
- 3) Furnish and install 1 concrete ramp totaling approximately 35 square feet.
- 4) Finish to a broom like finish.
- 5) Furnish and install 1 truncated dome totaling 10 square feet.
- 6) Strip forms and clean up job site.

TOTAL INVESTMENT.....\$4,218.00

CONTRACT INVALID UNLESS EVERY PAGE IS SIGNED AND RETURNED

Page 1 of 5

All material is guaranteed to be as described above. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Jason Lambert / cell (813) 344-6431

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. **Payment will be made as outlined above. All payments later than 10 days after the due date shall bear interest at 18% per annum.**

Date of Acceptance: _____

Signature: _____

Signature: _____



Proposal

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PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.**
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.**
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer is responsible for any towing charges incurred if vehicles need to be towed so that we can complete our work.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

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Page 2 of 5

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Signature: _____

Signature: _____



Proposal
PARKING LOT SERVICES
GO GREEN WITH PLS!

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Orlando, FL 32801

January 12, 2024
(407) 841-5524
Saddle Creek
4407 Trotters Way
Lakeland, FL 33801

After acceptance by all parties (by signature), this document shall be considered a binding contract. In the event that it shall become necessary to employ an attorney to collect any amount due under this contract, the customer will be liable for attorney's fees and costs incurred in said collection.

Owner shall pay all reasonable attorneys' fees and cost incurred by Parking Lot Services in collecting sums due under this contract, in enforcing any of the terms of this contract, or in being made a party to any litigation arising out of this Contract or the work performed or to be performed under this Contract.

NO WARRANTIES ARE HONORED UNLESS PAYMENT IS MADE IN FULL

All prices quoted herein shall remain in effect for 10 days unless an unforeseen and unprecedented situation should arise by notification of our product vendors. Should such action occur, however unexpected, we would endeavor to alert you of any increase with as much advance notice as possible.

SCHEDULING CAN BE ACTIVATED UPON RECEIPT OF A SIGNED COPY OF THIS PROPOSAL: jason@plsofflorida.com

SUBSTANTIAL COMPLETION

Project is largely complete based upon above specified work, excluding warranty or punch out list.

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Page 3 of 5

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Saddle Creek
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We look forward to performing your parking lot improvements. During the planning phase of most projects certain items are often overlooked. If these tasks can be addressed beforehand, the execution phase should occur without incidents. Below are specific items you may need to address prior to beginning your project.

Item I:

Give adequate notification to residents, employees, or customers of the impending work and its scope. If you would like format ideas for notification letters, please contact us. Post notices in common areas to further reinforce the scheduled work date(s). Please be advised that due to the nature of this work, scheduling is contingent upon weather conditions. It would be recommended that you communicate this clearly in your letter of notification.

Item II:

If applicable, have a towing service scheduled in advance to remove cars on the days that the work is to be performed.

Item III:

If applicable, contact your trash removal service to relocate dumpsters off the pavement surface and/or reschedule pickup days.

Item IV:

Contact your grounds maintenance service and request that they do not cut the grass on the days that work is being performed. Also, do not water surrounding areas prior to or during the execution of this project.

Item V:

Notify and make arrangements for all scheduled deliveries and transportation for special needs individuals.

I have fully read the above items and will execute any items that pertain to my project accordingly.

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Page 4 of 5

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January 12, 2024
(407) 841-5524
Saddle Creek
4407 Trotters Way
Lakeland, FL 33801

PAYMENT TERMS

PROJECTS OVER \$2,500.00 REQUIRE 50% OF TOTAL CONTRACT AMOUNT DUE PRIOR TO COMMENCEMENT OF PROJECT

FINAL PAYMENT DUE UPON SUBSTANTIAL COMPLETION –
UNLESS OTHER ARRANGEMENTS ARE MADE WITH YOUR PROJECT MANAGER AND AGREED UPON IN WRITING

NAME

DATE

☐ Request a Certificate of Insurance
(If special verbiage required, please provide a sample COI)

☐ Request pictures for invoicing, if needed

☐ Please provide AP Contact name, phone number, and email:

** Scheduling can be activated upon receipt of a signed copy of the proposal.*

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover Cards with a 2.5% Convenience Fee. Amex accepted with a 3.5% Convenience Fee.**

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Page 5 of 5

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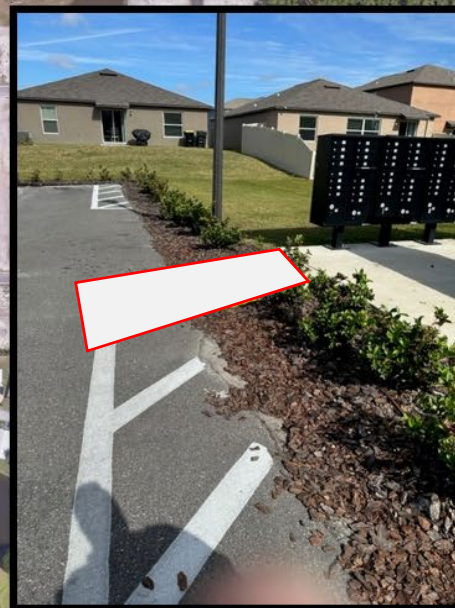
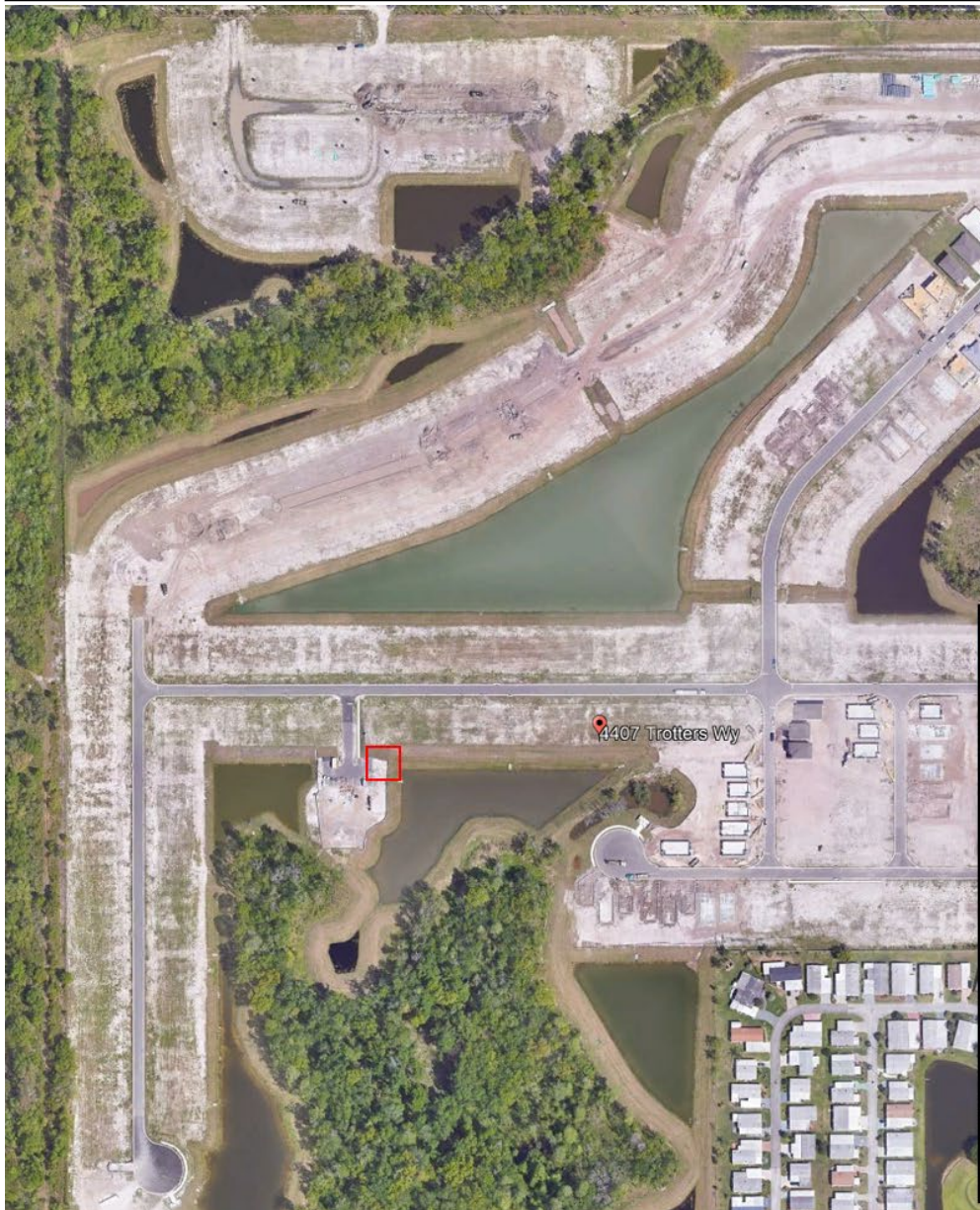
Date of Acceptance: _____

Signature: _____

Signature: _____



Saddle Creek_4407 Trotters Way, Lakeland



Parking Lot Services

Proudly Serving Greater Tampa Bay Tri-County & Surrounding Areas
(Asphalt Paving, Concrete Curbing & Sidewalks Repair, Sealcoating & Line Striping and Asphalt Repairs)

PH: (813) 880-9100

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

October 7, 2023 TO December 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	10/11/23	264-265	\$ 515.09
	10/16/23	266-269	\$ 13,343.39
	10/23/23	270-271	\$ 2,979.18
	10/30/23	272-276	\$ 14,213.40
	11/1/23	277	\$ 300.00
	11/10/23	278-280	\$ 197,399.33
	11/13/23	281-287	\$ 15,604.05
	11/20/23	288-292	\$ 9,186.64
	11/28/23	293	\$ 120.00
	12/4/23	294-295	\$ 2,865.00
	12/14/23	296-298	\$ 9,001.84
	12/21/23	299	\$ 190.00
	12/28/23	300-301	\$ 6,019.63
			<hr/>
			\$ 271,737.55
Total Amount			\$ 271,737.55

*** CHECK DATES 10/06/2023 - 12/31/2023 *** SADDLE CREEK PRESERVE - GF
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/11/23	00021	9/30/23 00059084	202309 310-51300-48000		*	340.09	
		FY24 BOS MEETING DATES		CA FLORIDA HOLDINGS, LLC			340.09 000264
10/11/23	00001	10/02/23 89353	202310 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY24		DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000265
10/16/23	00043	10/13/23 7378-10-	202310 310-51300-31200		*	1,350.00	
		ARBITRAGE - SERIES 2020					
		10/13/23 7379-10-	202310 310-51300-31200		*	450.00	
		ARBITRAGE - SERIES 2022		AMTEC			1,800.00 000266
10/16/23	00041	10/03/23 1785	202310 320-53800-47500		*	190.00	
		LIFT STATION MAINT OCT23		CONSTA FLOW INC.			190.00 000267
10/16/23	00002	9/30/23 81	202310 310-51300-31400		*	5,000.00	
		ASSESSMENT ROLL FY24					
		10/01/23 79	202310 310-51300-34000		*	3,343.67	
		MANAGEMENT FEES OCT23					
		10/01/23 79	202310 310-51300-35200		*	100.00	
		WEBSITE ADMIN OCT23					
		10/01/23 79	202310 310-51300-35100		*	150.00	
		INFORMATION TECH OCT23					
		10/01/23 79	202310 310-51300-31300		*	625.00	
		DISSEMINATION SVCS OCT23					
		10/01/23 79	202310 310-51300-51000		*	.42	
		OFFICE SUPPLIES OCT23					
		10/01/23 79	202310 310-51300-42000		*	131.55	
		POSTAGE OCT23					
		10/01/23 80	202310 320-53800-34000		*	1,391.25	
		FIELD MANAGEMENT OCT23		GOVERNMENTAL MANAGEMENT SERVICES			10,741.89 000268
10/16/23	00022	10/07/23 7703	202309 310-51300-31500		*	611.50	
		GENERAL COUNSEL SEP23		KILINSKI | VAN WYK, PLLC			611.50 000269
10/23/23	00002	8/31/23 78	202308 330-57200-48000		*	1,838.45	
		AMENITY REPAIRS AUG23		GOVERNMENTAL MANAGEMENT SERVICES			1,838.45 000270
10/23/23	00023	10/02/23 10430	202310 320-53800-47300		*	1,044.82	
		REPLACED DECODER					

SCPP SAD CREEK PRES CWRIGHT

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/16/24	PAGE	2		
*** CHECK DATES		10/06/2023 - 12/31/2023		***		SADDLE CREEK PRESERVE - GF											
						BANK A GENERAL FUND											

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		10/09/23	10414 202310 320-53800-47300		*	95.91	
			REPAIRED LATERAL BREAK				
				PRINCE & SONS INC.			1,140.73 000271
10/30/23	00041	10/12/23	1952 202310 320-53800-47500		*	242.50	
			LIFT STAT MAINT 10/10/23				
		10/23/23	2014 202310 320-53800-47500		*	400.00	
			LIFT STAT MAINT 10/17/23				
				CONSTA FLOW INC.			642.50 000272
10/30/23	00025	10/24/23	KE102420 202310 310-51300-11000		*	200.00	
			SUPERVISOR FEE 10/24/23				
				KELLY ANN EVANS			200.00 000273
10/30/23	00026	10/24/23	LC102420 202310 310-51300-11000		*	200.00	
			SUPERVISOR FEE 10/24/23				
				LORI CAMPAGNA			200.00 000274
10/30/23	00033	10/19/23	4652072 202310 300-15500-10000		*	12,970.90	
			1% ADMIN FEE				
				POLK COUNTY PROPERTY APPRAISER			12,970.90 000275
10/30/23	00010	10/24/23	SS102420 202310 310-51300-11000		*	200.00	
			SUPERVISOR FEE 10/24/23				
				SCOTT SHAPIRO			200.00 000276
11/01/23	00002	9/30/23	81B 202310 310-51300-31400		*	300.00	
			ASSESS ROLL FY24 BALANCE				
				GOVERNMENTAL MANAGEMENT SERVICES			300.00 000277
11/10/23	00041	10/30/23	2023 202310 320-53800-47500		*	561.14	
			LIFT STAT MAINT 10/18/23				
				CONSTA FLOW INC.			561.14 000278
11/10/23	00045	10/31/23	00059894 202310 310-51300-48000		*	364.04	
			NOT OF BOS MEETING				
				GANNETT MEDIA CORP DBA GANNETT			364.04 000279
11/10/23	00044	11/08/23	11082023 202311 300-20700-10200		*	196,474.15	
			ASSESSMENT TRANSFER S2022				
				SADDLE CREEK PRESERVE C/O USBANK			196,474.15 000280
11/13/23	00042	9/11/23	27578 202309 330-57200-48100		*	120.00	
			PEST CONTROL SEP23				
		10/09/23	28360 202310 330-57200-48100		*	120.00	
			PEST CONTROL OCT23				
				ALL AMERICAN LAWN & TREE			240.00 000281
				SCPP SAD CREEK PRES CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/20/23	00022	11/11/23 7952	202310 310-51300-31500		*	1,860.75	
		GENERAL COUNSEL OCT23		KILINSKI | VAN WYK, PLLC			1,860.75 000290
11/20/23	00023	11/08/23 10775	202311 320-53800-47300		*	219.60	
		REPAIRED TWO LATERAL BRKS		PRINCE & SONS INC.			219.60 000291
11/20/23	00044	11/20/23 11202023	202311 300-20700-10200		*	781.17	
		ASSESSMENT TRANSFER S2020		SADDLE CREEK PRESERVE C/O USBANK			781.17 000292
11/28/23	00042	11/10/23 29095	202311 330-57200-48100		*	120.00	
		PEST CONTROL NOV23		ALL AMERICAN LAWN & TREE			120.00 000293
12/04/23	00036	12/01/23 21286	202312 330-57200-48500		*	1,350.00	
		POOL MAINTENANCE DEC23		MCDONNELL CORPORATION DBA			1,350.00 000294
12/04/23	00028	12/01/23 7781B	202312 320-53800-46000		*	1,515.00	
		LAKE MAINTENANCE DEC23		SITEX AQUATICS LLC			1,515.00 000295
12/14/23	00041	11/30/23 2370	202311 320-53800-47500		*	1,027.50	
		LIFT STAT MAINT 11/19/23					
		11/30/23 2372	202311 320-53800-47500		*	345.00	
		LIFT STAT MAINT 11/20/23					
		12/01/23 2382	202311 320-53800-47500		*	697.50	
		LIFT STAT MAINT 11/27/23					
		12/01/23 2400	202311 320-53800-47500		*	352.50	
		LIFT STAT MAINT 11/28/23		CONSTA FLOW INC.			2,422.50 000296
12/14/23	00002	12/01/23 86	202312 310-51300-34000		*	3,343.67	
		MANAGEMENT FEES-DEC23					
		12/01/23 86	202312 310-51300-35200		*	100.00	
		WEBSITE ADMIN-DEC23					
		12/01/23 86	202312 310-51300-35100		*	150.00	
		INFORMATION TECH-DEC23					
		12/01/23 86	202312 310-51300-31300		*	625.00	
		DISSEMINATION AGENT-DEC23					
		12/01/23 86	202312 310-51300-51000		*	.63	
		OFFICE SUPPLIES-DEC23					
		12/01/23 86	202312 310-51300-42000		*	53.29	
		POSTAGE-DEC23					

SCPP SAD CREEK PRES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/23 87	202312 320-53800-34000		*	1,391.25	
		FIELD MANAGEMENT-DEC23					
		12/01/23 87	202312 320-53800-49000		*	160.50	
		HAMPTON INN LAKELAND DEC					
			GOVERNMENTAL MANAGEMENT SERVICES				5,824.34 000297
12/14/23 00022		12/09/23 8230	202311 310-51300-31500		*	755.00	
		GENERAL COUNSEL NOV23					
			KILINSKI | VAN WYK, PLLC				755.00 000298
12/21/23 00041		11/16/23 11162023	202311 320-53800-47500		*	190.00	
		LIFT STAT MAINT 11/16/23					
			CONSTA FLOW INC.				190.00 000299
12/28/23 00037		12/06/23 17690299	202312 320-53800-47500		*	1,979.00	
		SEPTIC TANK PUMP OUT					
			RESIDENTIAL SEPTIC & DRAINFIELD DEP				1,979.00 000300
12/28/23 00024		11/25/23 7136328	202311 310-51300-32300		*	4,040.63	
		TRUSTEE FEES-SERIES 2020					
			US BANK				4,040.63 000301
				TOTAL FOR BANK A		271,737.55	
				TOTAL FOR REGISTER		271,737.55	

SCPP SAD CREEK PRES CWRIGHT

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
November 30, 2023



Table of Contents

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

Saddle Creek Preserve

Community Development District

Combined Balance Sheet

November 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 193,683	\$ -	\$ -	\$ 193,683
Capital Projects Account	\$ -	\$ -	\$ 633	\$ 633
Series 2020				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 124,404	\$ -	\$ 124,404
Construction	\$ -	\$ -	\$ 2	\$ 2
Series 2022				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 206,409	\$ -	\$ 206,409
Construction	\$ -	\$ -	\$ 22,429	\$ 22,429
Prepaid Expenses	\$ 12,971	\$ -	\$ -	\$ 12,971
Due from General Fund	\$ -	\$ 2,649	\$ -	\$ 2,649
Total Assets	\$ 206,654	\$ 634,039	\$ 23,064	\$ 863,756
Liabilities:				
Accounts Payable	\$ 8,347	\$ -	\$ -	\$ 8,347
Due to Debt Service	\$ 1,868	\$ -	\$ -	\$ 1,868
Total Liabilities	\$ 10,215	\$ -	\$ -	\$ 10,215
Fund Balances:				
Nonspendable				
Deposits & Prepaid Items	\$ 12,971	\$ -	\$ -	\$ 12,971
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 282,909	\$ -	\$ 282,909
Debt Service - Series 2022	\$ -	\$ 351,130	\$ -	\$ 351,130
Capital Projects - Series 2020	\$ -	\$ -	\$ 635	\$ 635
Capital Projects - Series 2022	\$ -	\$ -	\$ 22,429	\$ 22,429
Unassigned	\$ 183,468	\$ -	\$ -	\$ 183,468
Total Fund Balances	\$ 196,439	\$ 634,039	\$ 23,064	\$ 853,541
Total Liabilities & Fund Balance	\$ 206,654	\$ 634,039	\$ 23,064	\$ 863,756

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Assessments - On Roll	\$ 604,543	\$ 1,877	\$ 1,877	\$ -
Total Revenues	\$ 604,543	\$ 1,877	\$ 1,877	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 1,200	\$ 600	\$ 600
Engineer Fees	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Dissemination Fees	\$ 25,000	\$ 1,250	\$ 1,250	\$ -
Assessment Administration	\$ 7,500	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 5,300	\$ 1,800	\$ 1,800	\$ -
Attorney Fees	\$ 7,500	\$ 1,250	\$ 2,616	\$ (1,366)
Audit Fees	\$ 900	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,082	\$ 5,724	\$ 5,724	\$ -
Management Fees	\$ 40,124	\$ 6,687	\$ 6,687	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Postage & Delivery	\$ 500	\$ 83	\$ 217	\$ (134)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 3,500	\$ 583	\$ 364	\$ 219
Other Current Charges	\$ 1,000	\$ 167	\$ 78	\$ 89
Office Supplies	\$ 100	\$ 17	\$ 5	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 131,778	\$ 33,717	\$ 31,074	\$ 2,643

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 10,725	\$ (725)
Field Management	\$ 16,695	\$ 2,783	\$ 2,783	\$ -
Landscape Maintenance	\$ 90,000	\$ 15,000	\$ 11,824	\$ 3,176
Landscape Replacement	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Mitigation Monitoring	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Lake Maintenance	\$ 13,200	\$ 2,200	\$ 2,200	\$ -
Streetlights	\$ 45,000	\$ 7,500	\$ 3,483	\$ 4,017
Electric	\$ 5,000	\$ 833	\$ 627	\$ 206
Water & Sewer	\$ 1,000	\$ 167	\$ 206	\$ (40)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ 1,360	\$ (110)
Lift Station Maintenance	\$ 35,000	\$ 5,833	\$ 4,386	\$ 1,447
General Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Subtotal Field Expenditures	\$ 295,895	\$ 57,649	\$ 37,595	\$ 20,054
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 2,400	\$ -	\$ 2,400
Amenity - Water	\$ 5,000	\$ 833	\$ -	\$ 833
Internet	\$ 1,082	\$ 180	\$ 206	\$ (26)
Pest Control	\$ 1,280	\$ 213	\$ 240	\$ (27)
Janitorial Service	\$ 10,200	\$ 1,700	\$ 1,250	\$ 450
Security Services	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Pool Maintenance	\$ 19,200	\$ 3,200	\$ 2,700	\$ 500
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ 749	\$ 918
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
		\$ -		
Subtotal Amenity Expenditures	\$ 86,162	\$ 14,360	\$ 5,145	\$ 9,215
Total Expenditures	\$ 513,835	\$ 105,727	\$ 73,814	\$ 31,913
Excess (Deficiency) of Revenues over Expenditures	\$ 90,708		\$ (71,937)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ (90,708)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (90,708)		\$ -	
Net Change in Fund Balance	\$ (0)		\$ (71,937)	
Fund Balance - Beginning	\$ -		\$ 268,376	
Fund Balance - Ending	\$ (0)		\$ 196,439	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ 974	\$ 974	\$ -
Interest	\$ -	\$ -	\$ 2,310	\$ 2,310
Total Revenues	\$ 313,500	\$ 974	\$ 3,284	\$ 2,310
Expenditures:				
Interest Expense - 12/15	\$ 98,388	\$ -	\$ -	\$ -
Principal Expense - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 98,388	\$ -	\$ -	\$ -
Total Expenditures	\$ 311,775	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,725		\$ 3,284	
Fund Balance - Beginning	\$ 118,531		\$ 279,625	
Fund Balance - Ending	\$ 120,256		\$ 282,909	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Assessments - Direct	\$ 287,653	\$ 895	\$ 895	\$ -
Interest	\$ -	\$ -	\$ 1,264	\$ 1,264
Total Revenues	\$ 287,653	\$ 895	\$ 2,158	\$ 1,264
Expenditures:				
Interest Expense - 12/15	\$ 88,808	\$ -	\$ -	\$ -
Principal Expense - 12/15	\$ 110,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 87,364	\$ -	\$ -	\$ -
Total Expenditures	\$ 286,171	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,482	\$ -	\$ 2,158	\$ 1,264
Fund Balance - Beginning	\$ 206,054	\$ -	\$ 348,972	\$ -
Fund Balance - Ending	\$ 207,536	\$ -	\$ 351,130	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 76	\$ (76)
Total Expenditures	\$ -	\$ -	\$ 76	\$ (76)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (76)	
Fund Balance - Beginning	\$ -		\$ 711	
Fund Balance - Ending	\$ -		\$ 635	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 231	\$ 231
Total Revenues	\$ -	\$ -	\$ 231	\$ 231
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 219	\$ (219)
Total Expenditures	\$ -	\$ -	\$ 219	\$ (219)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 12	
Net Change in Fund Balance	\$ -		\$ 12	
Fund Balance - Beginning	\$ -		\$ 22,417	
Fund Balance - Ending	\$ -		\$ 22,429	

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 1,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,877
Total Revenues	\$ -	\$ 1,877	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,877
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Attorney Fees	\$ 1,861	\$ 755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,616
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ 5,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,724
Management Fees	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,687
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Postage & Delivery	\$ 132	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	217
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	364
Other Current Charges	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78
Office Supplies	\$ 0	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative:	\$ 14,489	\$ 16,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31,074

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ 10,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,725
Field Management	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,783
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,824
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 1,100	\$ 1,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,200
Streetlights	\$ 1,746	\$ 1,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,483
Electric	\$ 323	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	627
Water & Sewer	\$ 101	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	206
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,360
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,386
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 13,298	\$ 24,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,595
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	206
Pest Control	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Janitorial Service	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,700
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	749
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 2,947	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,145
Total Expenditures	\$ 30,734	\$ 43,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,814
Excess (Deficiency) of Revenues over Expenditures	\$ (30,734)	\$ (41,203)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(71,937)
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (30,734)	\$ (41,203)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(71,937)

Saddle Creek Preserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$	650,046.00	\$	337,236.00	\$	309,808.00	\$	1,297,090.00
Net Assessments	\$	604,542.78	\$	313,629.48	\$	288,121.44	\$	1,206,293.70

							50%	26%	24%	100%	
Date	Distribution	Gross Amount		iscount/Penalt	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2022 Debt Service	Total
11/10/23	10/13-10/14/23	\$ 850.30	\$ (44.64)	\$ (16.11)	\$ -	\$ 789.55	\$ 395.69	\$ 205.28	\$ 188.58	\$ 789.55	
11/17/23	11/01-11/05/23	\$ 3,141.52	\$ (125.67)	\$ (60.32)	\$ -	\$ 2,955.53	\$ 1,481.19	\$ 768.42	\$ 705.92	\$ 2,955.53	
Total		\$ 3,991.82	\$ (170.31)	\$ (76.43)	\$ -	\$ 3,745.08	\$ 1,876.88	\$ 973.70	\$ 894.50	\$ 3,745.08	

	\$	0.00		Net Percent Collected
	\$	1,202,548.62		Balance Remaining to Collect