

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

February 27, 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

February 20, 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, February 27, 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 January 23, 2024 Board of Supervisors Meeting
4. Consideration of Proposals for Lift Station Pump Replacement
 - A. Proposals
 - i. Averett Septic Tanks
 - a) Proposal for Lift Station Pump
 - b) Proposal for Lift Station Maintenance
 - c) Proposal for Alternative Lift Station Basket System Option
 - d) Proposal for Lift Station Basket Maintenance
 - ii. Barney's Pumps, Inc.
 - iii. Consta Flow, Inc.
 - B. Presentation of Lift Station Expense Chart
5. Public Hearing (*continued from January 23, 2024 Meeting*)
 - 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 (2 Maps—1 with All Phases Included in Policy and 1 with Just Current Active Phase)
 - ii. Consideration of Proposal for Parking Signage Installation
6. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
7. Staff Reports

¹ Comments will be limited to three (3) minutes

- A. Attorney
- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Addendum to Add on Trash and Pet Station Collection to the Current Janitorial Services Contract—**ADDED**
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Discussion Regarding Security Staffing at the Pool During Spring Break
 - iv. Discussion Regarding Authorizing the HOA to Place No Solicitation Signage
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. 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, **January 23, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

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

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Monica Virgen
Grace Kobitter
Clayton Smith
Allen Bailey

District Manager, GMS
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 January 23, 2024 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 Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments at this time, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 24,
2023 Board of Supervisors Meeting**

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

On MOTION by Mr. Shapiro, seconded by Mr. Finotti with all in favor, the Minutes of the October 24, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Parking and Towing Policies for the District

Ms. Burns noted at the last meeting the Board discussed street parking and towing policies and directed Staff to set a public hearing for today's date. That public hearing has been advertised in the paper as required. She asked for a motion to open the public hearing.

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

Ms. Burns stated the Board discussed putting in a street parking and towing policy that limits parking to one side of the street only. The parking map is included in the agenda package.

Public Comments:

-Resident Yajaira 2045 Old Pasture Ln: No guest parking, creating additional problems for community.

-Resident Marcos 2199 Old Mining Rd: Who determines which side is no parking? Who's enforcing builders complying with no parking? There is a homeowner who has a semi in the community – sheriff's working on that. No lights on newer streets. Can we get a parking lot? - Mr. Shapiro stated all the streets will have lighting.

-Resident Deanne 1511 Landmark Dr: On trash days, road is smaller, trash cans are not being brought in on time.

-Jason 2045 Old Pasture Ln: Where to park truck overnight when moving? At entrance of community across the street, open space with no houses, can parking be put there?

-Diane 1530 Landmark: Clarify where no overnight parking is (amenity center). Would like staggered parking options.

- Marc Brown 1604 Red Loop: Who has jurisdiction to resolve questions being brought up.
- Zoom: Abby 1905 Yellow Trail: More parking options should be explored.
- Valerie Anderson 1681 Red Loop: Does not agree with any new parking rules. Trash/Recycling. Does not want any street parking whatsoever.

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

Mr. Shapiro noted the roads meet the standards of the county so any problems with the size of the roads need to go to the county. Emergency vehicles have to be able to navigate these streets so cars can't be parked on both sides. He noted if there is an open space or common area where a house will never be built that is something that could be looked at. Ms. Burns stated the CDD owns the roads so if the Board decides not to go forward with this policy, the residents do not own the spots in front of their home. Right now, anybody can park in front of your home so this policy is not changing that and all it is doing is designating one side of the street versus the other. The blocking of driveways is a traffic issue, call the police dept. The open space tracks are maintenance access areas for the common areas which can't be blocked. She noted generally street parking and towing policies are put into place nearing the end of construction. Ms. Campagna noted if a resident is moving in, they should contact the District Manager and HOA manager for consideration of parking moving trucks. Ms. Burns noted the CDD cannot force people to utilize their driveway/garage first as they have no jurisdiction over the private lots.

i. Consideration of Resolution 2024-02 Adopting Parking and Towing Policies for the District

Resolution 2024-02 was tabled to a future meeting. Board direction was for staff to review open areas for possible parking.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, Continuing the Public Hearing to February 27, 2024 at 1:00 p.m. at this location, was approved.

ii. Consideration of Proposal for Parking Signage Installation

This item was deferred to a future meeting.

FIFTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this is the annual renewal of the agreement needed in order to collect assessments.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, the Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter reminded Supervisors of the four hours of ethics training.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Bailey stated solar lights were installed to help with security services. The erosion at Red Loop has been repaired. Overgrowth behind homes on Yellow Trail was cut back. The pond on Yellow Trail has washed out again after being repaired.

Mr. Bailey stated the lift station continues to require service on a weekly basis to de-rag the pumps. Ms. Campagna stressed concern about the lift station going down and cost. Mr. Bailey noted the homeowners have been informed about the issue causing the system to malfunction but it's an ongoing thing as they are not responding. Ms. Burns noted she would pull the past six-month invoices from when the vac truck came out to calculate what was spent over that time and defer this to the February meeting.

Mr. Bailey noted two areas, one at the Tenroc fence line and the other at Red Loop fence line both have similar issues. Between the homeowner's fence and the fence to the wetlands area, the grading and the area has not been sodded. Mr. Finotti stated the whole area at Tenroc had been recarried and resodded prior to Vertical Construction. He noted he would get with the Vertical team to see what they can fix since they messed all of that up because he had specifically regraded

and sodded it. Mr. Bailey noted at Red Loop area there is a barbed wire fence and that section has not been sodded. Mr. Finotti noted he would get someone back there.

i. Consideration of Landscape Proposals from Prince & Sons

a) Addendum to add Tenroc Trail to Current Service Contract with Fence Line Sodded and Graded

b) Addendum to add Tenroc Trail to Current Services Contract with NO Adjustment for Fence Line

Mr. Bailey stated there are two cost options depending on sod and grading around the fence. He noted if the plan is to fix the area to the point that they can maintain it, the monthly cost would be an additional \$600 which is \$7,200 annual increase to the contract. If they are not going to fix it, they are suggesting \$1,200 per month or \$14,400 annually to maintain that. Mr. Finotti noted he would see what he can do to correct it but will be an allowable slope.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Addendum to Prince Contract to Include the Tenroc Area Once it is Repaired at \$1,200 Per Month, was approved.

ii. Consideration of Proposals for Lift Station Pump Replacement

a) Averett Septic Tank Co., Inc.

b) Barney's Pumps, Inc. -

c) Consta Flow, Inc. -

This item was deferred to a future meeting. Board direction was to consult District Engineer on this item.

iii. Consideration of Proposal from Averett Septic Tank Co. Inc. for Lift Station Maintenance

This item was deferred to a future meeting.

iv. Consideration of Proposals for Sidewalk Installation

a) Finn Outdoor

b) Parking Lot Services

Mr. Bailey presented the sidewalk modification to extend the amenity sidewalk to reach the mail kiosk and the ramp to match. Mr. Finotti noted this would be done by Lennar within a month.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns presented the check register From October 7th through December 31st for approval that is included in the agenda package for review. She noted she would be happy to answer questions on any of the invoices.

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

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

**Mr. Shapiro left the meeting at 2:05 p.m.*

EIGHTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments****Public Comment:**

-Abby (1905 Yellow Trail): Meeting times, "No Solicitation" signs, common area/lawn maintenance at front of community, oil stains on roads, nails on roads, dog park ETA (end of march), holiday lights, gate options, entrance sign pressure washing.

- Marcos (2909 Old Mining Road): Would like to help with no parking map, Old Pasture Lane is dark.

-Diane (1530 Landmark): When are the HOA meetings?

-Yajaira (2045 Old Pasture Lane): Feels that majority is not being listened to.

-Marc Brown (1604 Red Loop): Water damage in the house as a result of the lift station problems, considering litigation due to inferior planning and products.

-Millie: Signs for speeding.

Ms. Burns responded this is not a gated community and the roads are public so the CDD cannot restrict access to driving on the roads. The ETA on the dog park is end of March and will

be next to the pool and mail kiosk. Will look at entrance sign for pressure washing and torn up sod at entrance. No solicitation is an HOA policy. Pressure washing maintenance of the sidewalks is left to the residents for the portion that they own in front of their home. HOA can make a request to install a wreath and lights on entry monument. The lights on the street are forthcoming. The utility provider owns and maintains the poles. Right now, there is no policy to enforce regarding parking/towing. If this changes, there will be a towing vendor and the CDD will enforce the policy put into place. Email Jill with construction trash issues. The Board sets meeting times. Ms. Campagna noted HOA loves volunteers but the CDD cannot take volunteers. She noted the lift station wasn't poor planning of an inferior product and its just an extenuating issue at this community that we are further looking into. Ms. Burns noted there are speed limit signs in the community. A request can be made to the police department to put a temporary speed sign to track.

NINTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Saddle Creek Quote Summary					
<u>Lift station pumps</u>	<u>Warranty</u>	<u>Type of Pump</u>	<u>Notes</u>		<u>Total:</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 maintenance quote		\$33,983.99
<u>Lift Station Basket</u>	<u>Warranty</u>				<u>Total:</u>
Averett	12 month manufacturer		Prevents debris from clogging pumps		\$9,750.00
<u>Basket Maintenance</u>	<u>frequency</u>		<u>Note</u>	<u>Monthly</u>	<u>Total Yearly:</u>
Averett	Weekly with option to changes depending on need		\$75.00 Per Lift Station	\$675.00	\$8,100.00
<u>Lift Station Maintenance</u>			<u>Note</u>	<u>Monthly</u>	<u>Total Yearly:</u>
Averett	Monthly, one week of basket maintenance included		This includes all 3 lift stations.	\$275.00	\$3,300.00
<u>Parking Signage</u>					<u>Total:</u>
GMS					\$5,480.00

SECTION A

SECTION 1

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)



Quote

Averett Septic Tank Co., Inc.

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



Quote

Averett Septic Tank Co., Inc.

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

Date: 12-Feb-2024 02:39 PM

QUOTATION NO: 183687

To: Saddle Creek CDD

6200 Lee Vista Blvd Ste 300

Orlando, 32822

Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
6.00	Labor-04	150.00	0.00	900.00
3.00	Catch Basket	2,800.00	0.00	8,400.00
3.00	Stainless Chain	150.00	0.00	450.00
Sub Total:				\$ 9,750.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 9,750.00

Site Name:

Contact Name:

Quote Description

Quote is to install catch basket in all three lift stations

The catch basket will catch all synthetic material and prevent it from going into pumps and clogging them. This will need a regular cleaning, I would start with once a week but this could be adjusted depending on how much the basket fills up.

Included in the quote is the price for to clean the catch basket.

Company Note

SECTION (d)



"We Want Your Stinkin' Business"

Quote

Averett Septic Tank Co., Inc.

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

Date: 12-Feb-2024 02:35 PM

QUOTATION NO: 183688

To: Saddle Creek CDD

6200 Lee Vista Blvd Ste 300

Orlando, 32822

Florida, United States

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
3.00	Catch Basket Cleaning	75.00	0.00	225.00
Sub Total:				\$ 225.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 225.00

Site Name:

Contact Name:

Quote Description

Quote is to maintenance catch baskets at three lift stations. Lift Station that is not started up yet will not be billed until it is operational, all others will be serviced once per week. The maintenance can be adjusted depending on how much trash is emptied out from the first few services.

Company Note

SECTION 2

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:

<i>PO Number</i>	<i>Terms</i>	<i>Freight Code</i>	<i>Job Name</i>
	Net 30	Freight Allowed	

<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>Item Description</i>		

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 3



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.
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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:

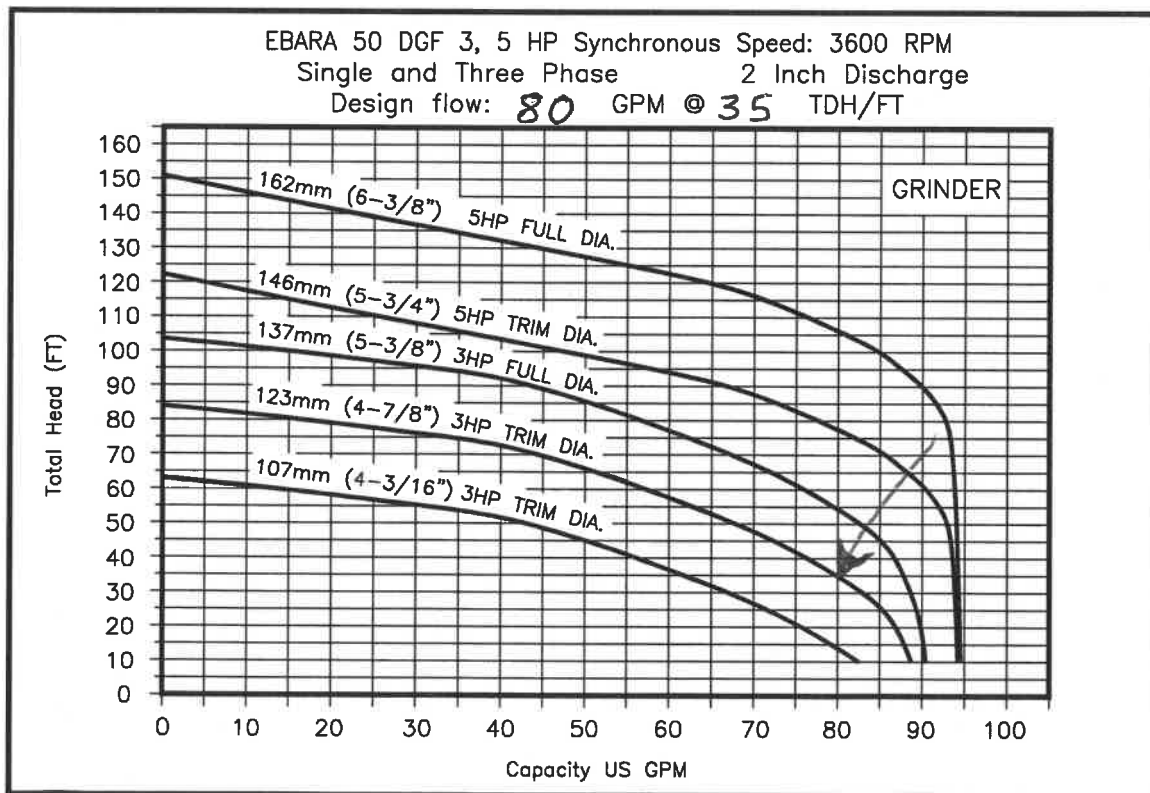
Prelubricated Ball Bearings B-10 life of 60,000 hrs

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

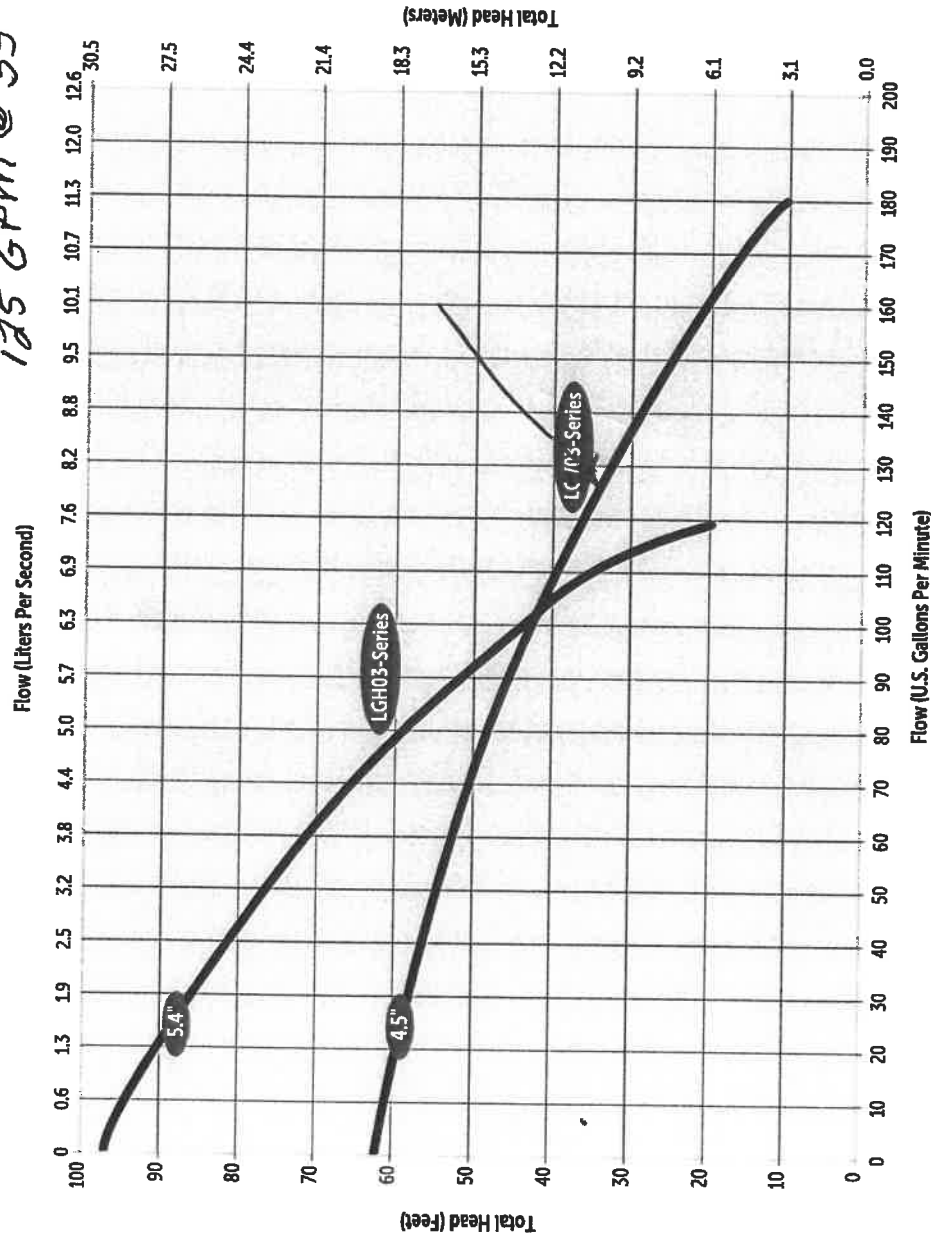
The impeller can be trimmed to meet the exact design flow, if required - we suggest using the full size diameter.



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.

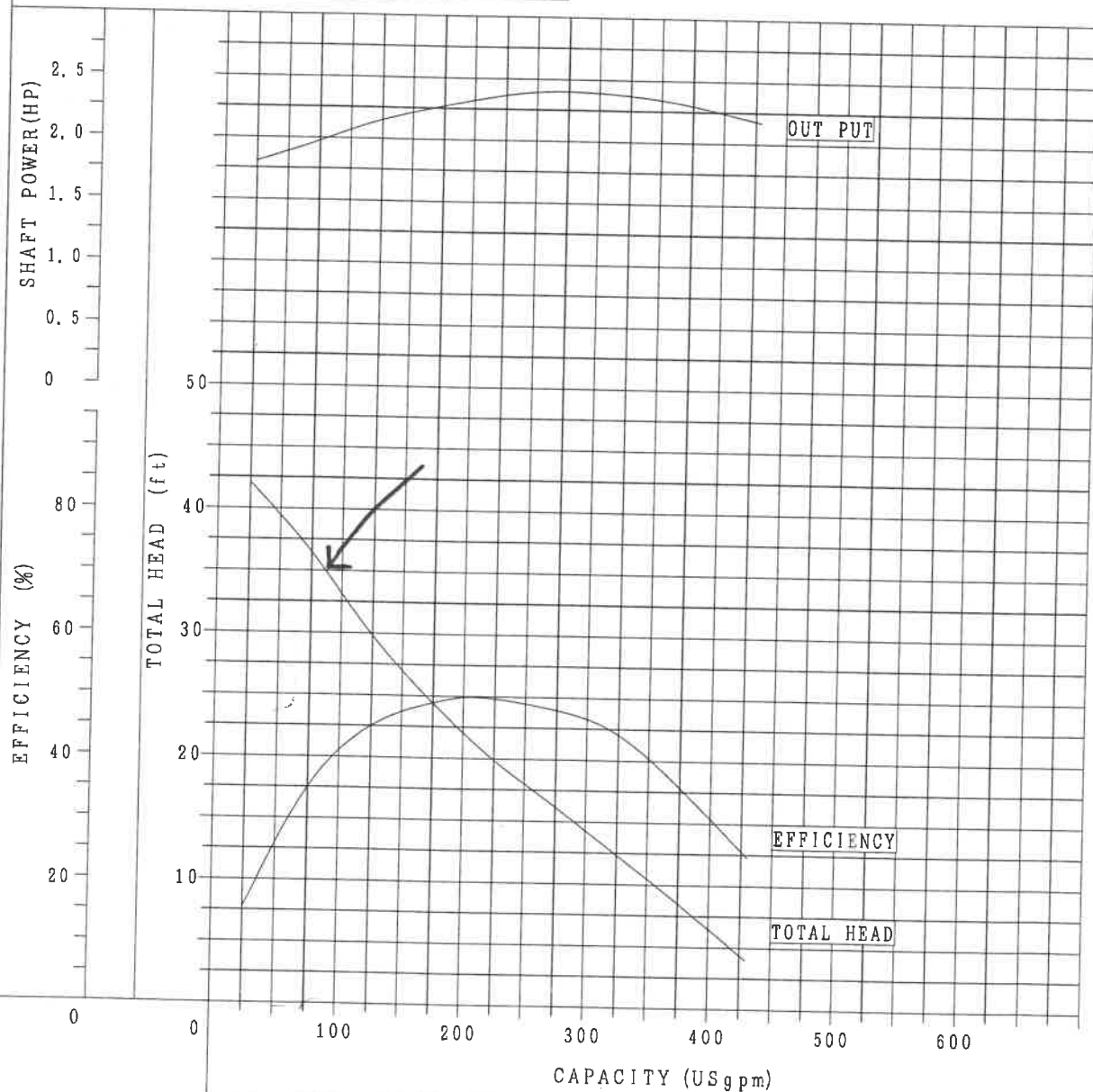
Specifications are subject to change without notice.

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

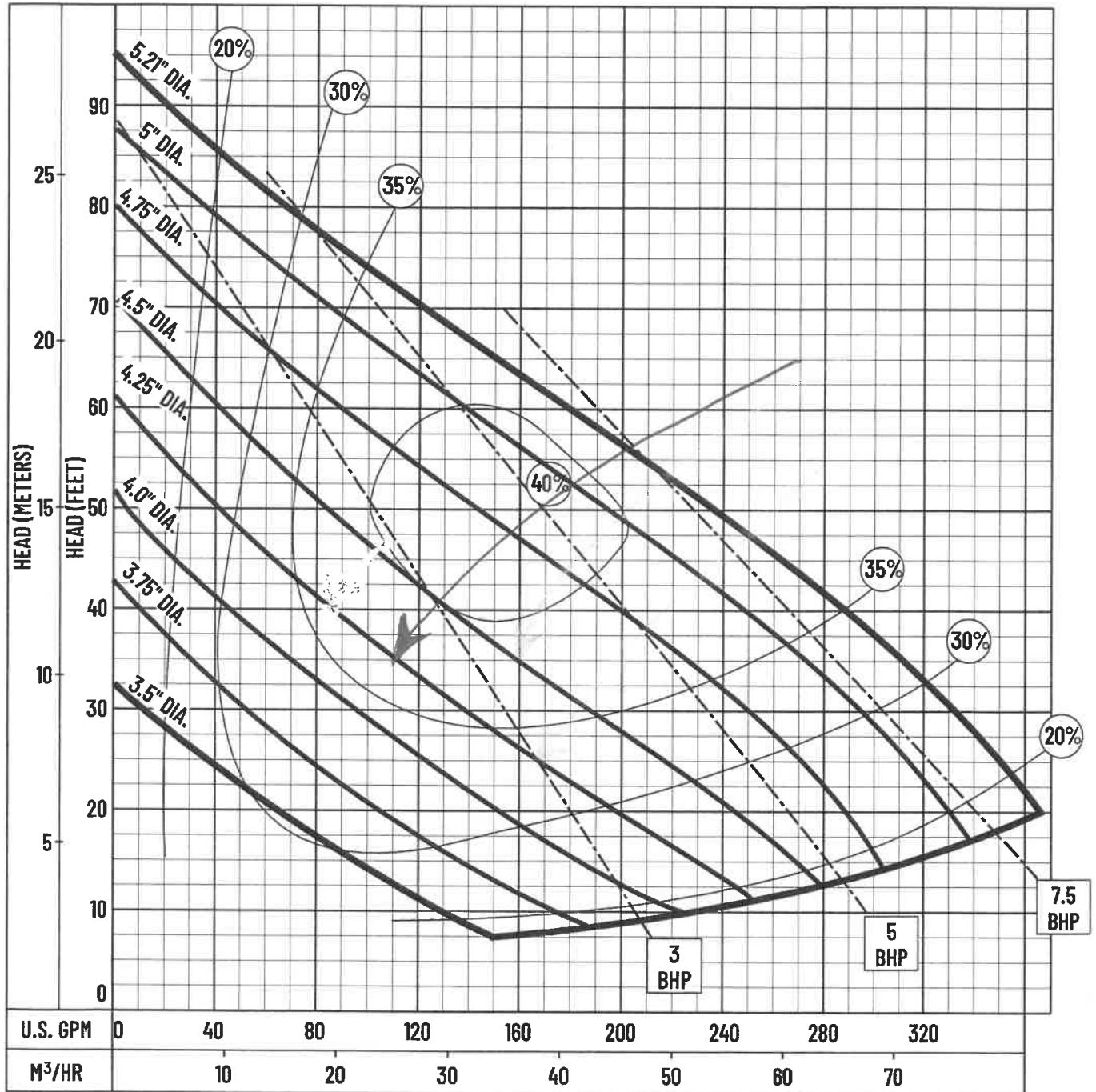
DWG No.

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

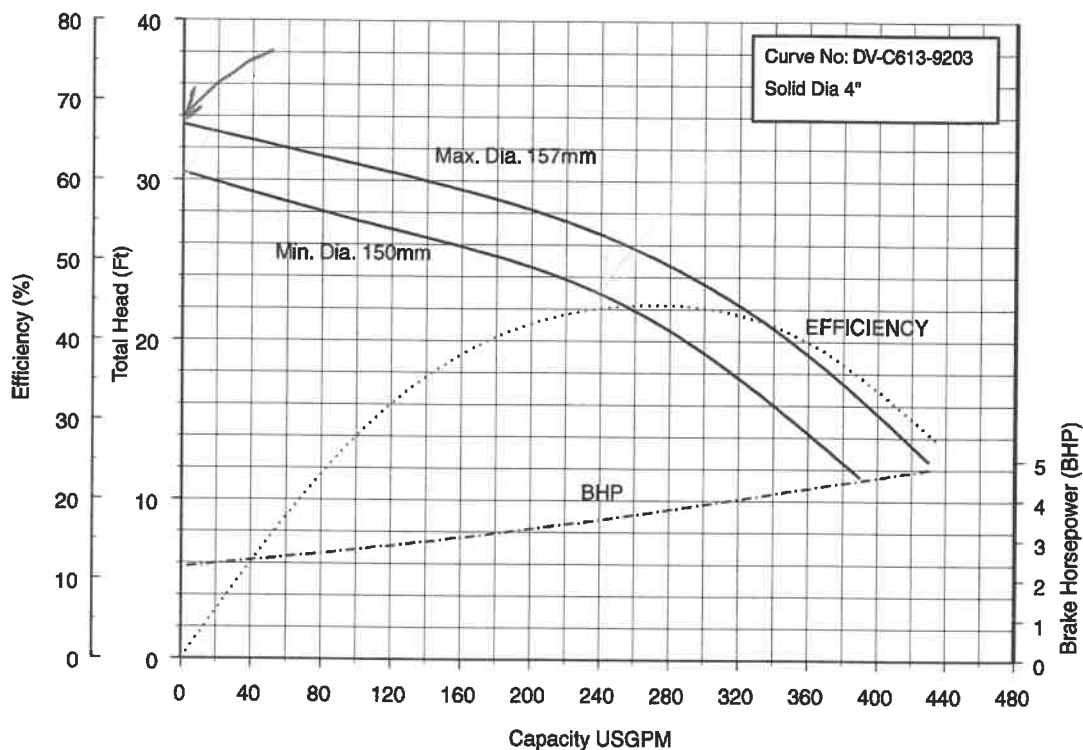
DVU

Performance Curves

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

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

4 inch Discharge

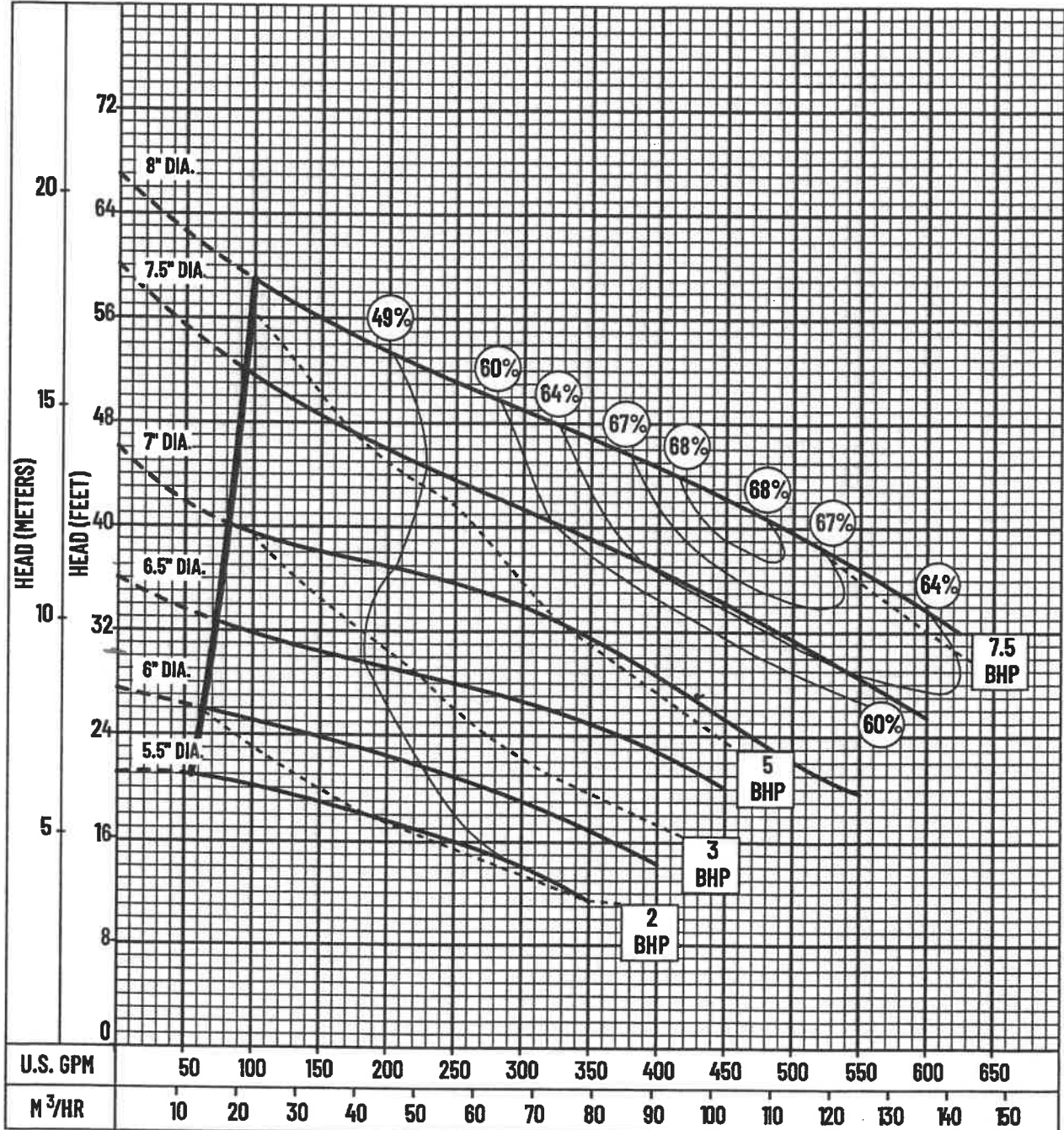


Performance Curve - S4N/S4NX

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

S4N 300
Imp 6.18"

0 @ 32



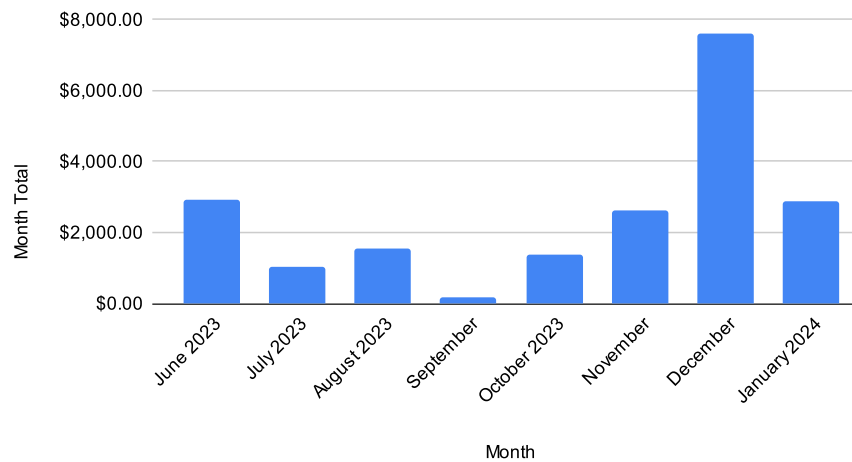
The curves reflect maximum performance characteristics without exceeding full load (Nameplate) horsepower. All pumps have a service factor of 1.2. Operation is recommended in the bounded area with operational point within the curve limit. Performance curves are based on actual tests with clear water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

SECTION B

Saddle creek Lift Station Expense Report June 1 2023 - January 31, 2024

Total Expense by Month									
Month	Month Total	Charge Summary:							
June 2023	\$2,920.00	\$2,120.00	\$800.00						
July 2023	\$1,050.00	\$850.00	\$200.00						
August 2023	\$1,529.00	\$1,019.00	\$510.00						
September 2023	\$190.00	\$190.00							
October 2023	\$1,393.64	\$242.50	\$400.00	\$561.14	\$190.00				
November 2023	\$2,612.50	\$1,027.50	\$345.00	\$697.50	\$352.50	\$190.00			
December 2023	\$7,604.25	\$1,979.00	\$1,619.00	\$652.50	\$1,206.75	\$380.00	\$540.00	\$687.00	\$540.00
January 2024	\$2,863.60	\$435.00	\$1,048.60	\$1,000	\$380.00				
Total:	\$20,162.99								

Month Total vs. Month



*Purple = Estimate as we have not received the invoices for January 29th

Additional note: There were times when Barneys chose not to bill us for work. That is no longer the case.

SECTION V

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 27th day of February 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 February 27, 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.

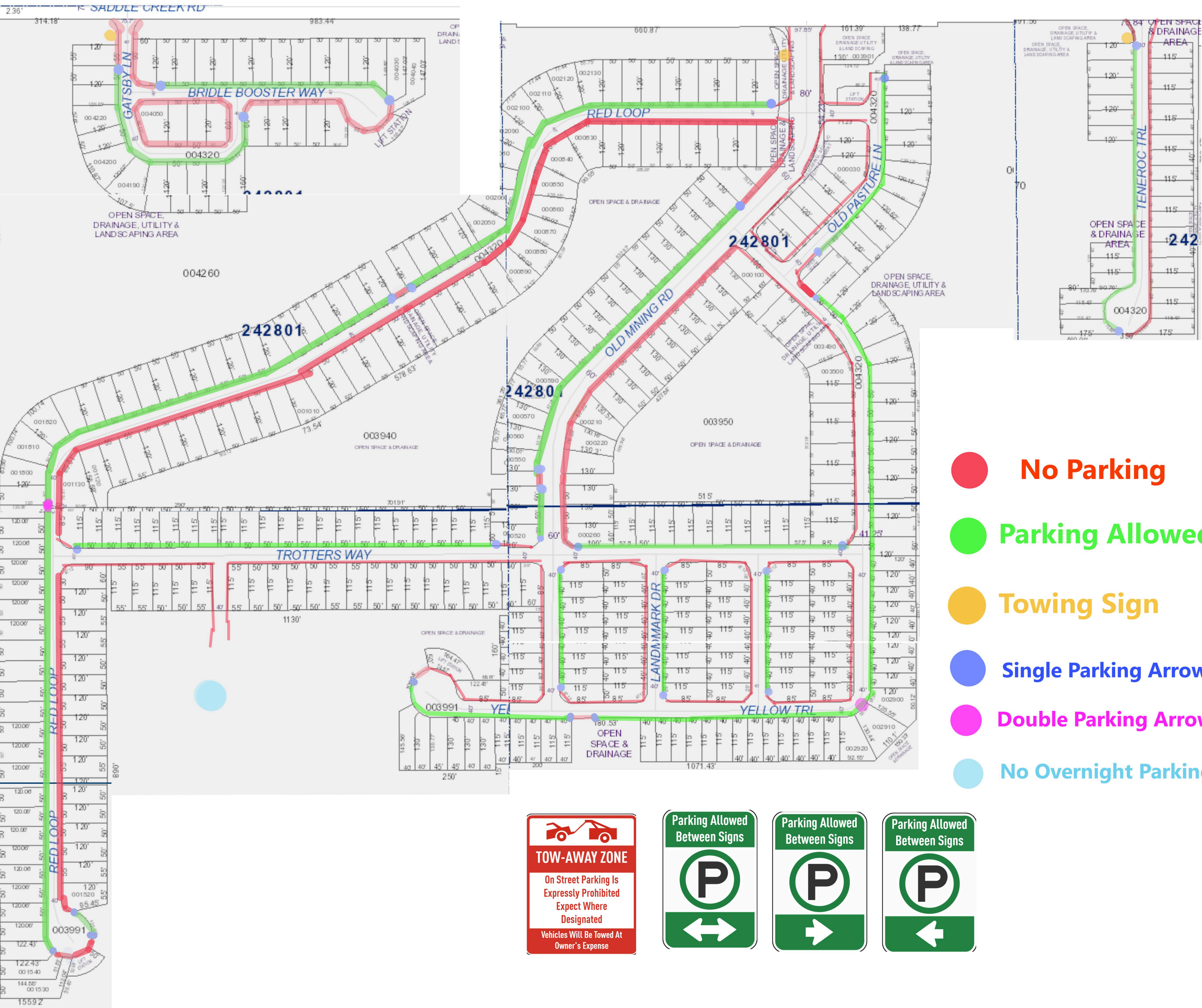
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires 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.

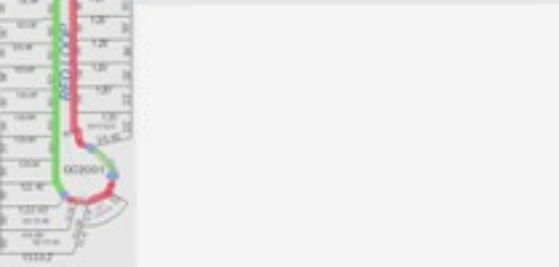
EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: February 27, 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@gmscf.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	
<p>Street Parking Signs</p> <p>The addition of 37 new parking rules signs to match the parking map. 3 District tow signs, 32 Single arrow sings, 2 double arrow signs. 10' post will be used.</p>	

Qty	Description	Unit Price	Line Total
32	Labor	\$47.50	\$1,520.00
2	Mobilization	\$65.00	\$130.00
	Equipment		\$150.00
	Materials		\$3,680.00
Total Due:			\$5,480.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Saddle Creek Preserve of Polk County Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Saddle Creek Preserve of Polk County Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

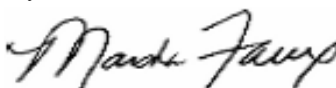
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VII

SECTION C

Saddle Creek Preserve of Polk County CDD Field Management Report



February 27th, 2024

Allen Bailey

Field Manager

GMS

Completed

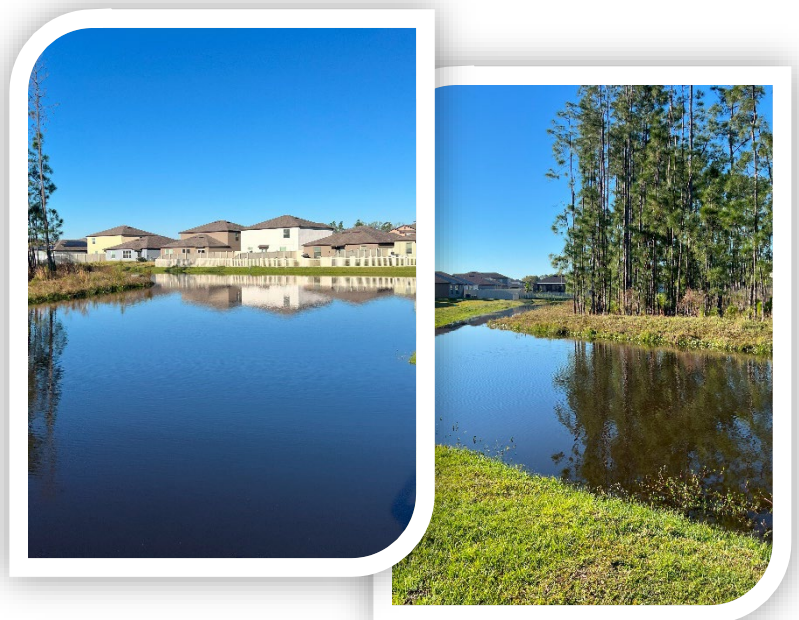
Sidewalk Modifications



- ✚ The Amenity sidewalk modification has been completed.
- ✚ This will allow easier access to the mail kiosk using the Amenity sidewalk.

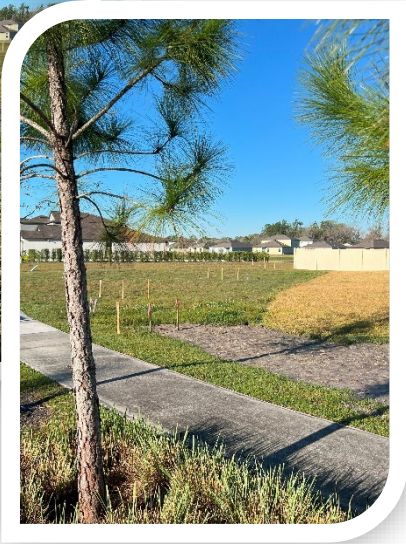
Yellow Trail Pond Clean Up

- ✚ The pond surrounding the wetlands on Yellow Trail was collecting construction debris.
- ✚ GMS staff removed debris from the pond and surrounding area.



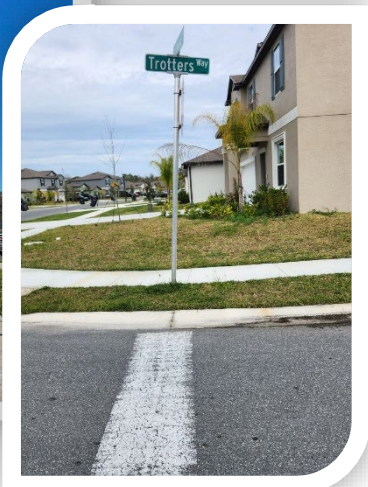
Complete

Low Area Levelled



✚ The area near the sales office had a low spot that was collecting water that has been leveled.

Repairs District Signage



✚ Signage in various areas in the district were lean and have been placed back up to prevent any further issues.

Site Item

Open Space on Yellow Trail



✚ The large open area on Yellow Trail that was sodded is starting to see new growth as we head into Spring.

Dog Park



✚ The Amenity Dog Park is in and appears to be waiting on a few minor finishes.

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

SECTION 1



PROPOSAL

DATE	February 22, 2024
CUSTOMER NAME	Saddle Creek CDD
ADDRESS	Davenport
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Community Area

Trash and Pet Stations collection, twice a week (1 dog station \$50 each)	\$ 50.00 monthly
--	------------------

Doggie waste bags, as needed, 200 bags per box	\$ 10.00/box
--	--------------

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

January 1, 2024 to January 31,2024

Fund	Date	Check No.'s	Amount
General Fund	1/5/24	303-305	\$ 5,857.36
	1/9/24	306-309	\$ 4,115.00
	1/12/24	310-311	\$ 7,238.38
	1/18/24	312	\$ 249.00
	1/22/24	313-314	\$ 598,324.72
	1/25/24	315-316	\$ 6,542.64
	1/31/24	317-320	\$ 790.00
			<hr/> \$ 623,117.10
Total Amount			\$ 623,117.10

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/05/24	00041	12/13/23	2546	202312	320-53800-47500					*	652.50		
			LIFT STAT MAINT 12/13/23										
		12/15/23	2620	202312	320-53800-47500					*	1,206.75		
			LIFT STAT MAINT 12/15/23										
		12/21/23	2651	202312	320-53800-47500					*	190.00		
			LIFT STAT MAINT 12/19/23										
		12/21/23	2652	202312	320-53800-47500					*	540.00		
			LIFT STAT MAINT 12/21/23										
		12/28/23	2695	202312	320-53800-47500					*	687.00		
			LIFT STAT MAINT 12/28/23										
									CONSTA FLOW INC.			3,276.25	000302
1/05/24	00002	10/31/23	85	202310	330-57200-48000					*	749.08		
			AMENITY REPAIRS AND MAINT										
									GOVERNMENTAL MANAGEMENT SERVICES			749.08	000303
1/05/24	00035	1/03/24	01032024	202401	310-51300-42000					*	213.03		
			MAILING 2023 TAX NOTICE										
									JOE G. TEDDER, TAX COLLECTOR			213.03	000304
1/05/24	00037	12/27/23	17830863	202312	320-53800-47500					*	1,619.00		
			SEPTIC TANK PUMP OUT										
									RESIDENTIAL SEPTIC & DRAINFIELD DEP			1,619.00	000305
1/09/24	00040	12/20/23	11362	202312	330-57200-48200					*	625.00		
			CLEANING SVCS-DEC23										
									CLEAN STAR SERVICES OF CENTRAL FL			625.00	000306
1/09/24	00041	11/16/23	2287	202311	320-53800-47500					*	190.00		
			LIFT STAT MAINT 11/10/23										
		1/05/24	2811	202401	320-53800-47500					*	435.00		
			LIFT STAT MAINT 01/05/23										
									CONSTA FLOW INC.			625.00	000307
1/09/24	00036	1/01/24	21565	202401	330-57200-48500					*	1,350.00		
			POOL MAINTENANCE-JAN23										
									MCDONNELL CORPORATION DBA			1,350.00	000308
1/09/24	00028	1/01/24	7903-B	202401	320-53800-46000					*	1,515.00		
			LAKE MAINTENANCE-JAN23										
									SITEX AQUATICS LLC			1,515.00	000309
1/12/24	00041	1/02/24	2704	202312	320-53800-47500					*	540.00		
			LIFT STAT MAINT 12/29/23										
		1/09/24	2860	202401	320-53800-47500					*	1,048.60		
			LIFT STAT MAINT 1/7/2024										
									CONSTA FLOW INC.			1,588.60	000310
									SCPP SAD CREEK PRES CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
1/12/24	00002	1/01/24	89	202401	310-51300-34000					*	3,343.67		
			MANAGEMENT FEES-JAN24										
		1/01/24	89	202401	310-51300-35200					*	100.00		
			WEBSITE ADMIN-JAN24										
		1/01/24	89	202401	310-51300-35100					*	150.00		
			INFORMATION TECH-JAN24										
		1/01/24	89	202401	310-51300-31300					*	625.00		
			DISSEMINATION SVCS-JAN24										
		1/01/24	89	202401	310-51300-51000					*	.48		
			OFFICE SUPPLIES-JAN24										
		1/01/24	89	202401	310-51300-42000					*	39.38		
			POSTAGE-JAN24										
		1/01/24	90	202401	320-53800-34000					*	1,391.25		
			FIELD MANAGEMENT-JAN24										
									GOVERNMENTAL MANAGEMENT SERVICES			5,649.78	000311
1/18/24	00022	1/13/24	8437	202312	310-51300-31500					*	249.00		
			GENERAL COUNSEL DEC23										
									KILINSKI | VAN WYK, PLLC			249.00	000312
1/22/24	00042	12/07/23	29815	202312	330-57200-48100					*	120.00		
			PEST CONTROL-DEC23										
		1/10/24	30495	202401	330-57200-48100					*	120.00		
			PEST CONTROL-JAN24										
									ALL AMERICAN LAWN & TREE			240.00	000313
1/22/24	00044	1/19/24	01192024	202401	300-20700-10200					*	311,718.68		
			ASSESSMENT TSFR S2020										
		1/19/24	01192024	202401	300-20700-10200					*	286,366.04		
			ASSESSMENT TSFR S2022										
									SADDLE CREEK PRESERVE C/O USBANK			598,084.72	000314
1/25/24	00002	11/30/23	88	202311	330-57200-49000					*	630.64		
			INSTALL SOLAR LIGHT/CLEAN										
									GOVERNMENTAL MANAGEMENT SERVICES			630.64	000315
1/25/24	00023	1/01/24	11205	202401	320-53800-46200					*	5,912.00		
			LANDSCAPE MAINT-JAN23										
									PRINCE & SONS INC.			5,912.00	000316
1/31/24	00041	1/26/24	3027	202401	320-53800-47500					*	190.00		
			LIFT STAT MAINT-JAN24										
									CONSTA FLOW INC.			190.00	000317
1/31/24	00025	1/23/24	KE012320	202401	310-51300-11000					*	200.00		
			SUPERVISOR FEES-01/23/24										
									KELLY ANN EVANS			200.00	000318
									SCPP SAD CREEK PRES CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/31/24	00026	1/23/24 LC012320	202401 310-51300-11000		*	200.00	
		SUPERVISOR FEES-01/23/24		LORI CAMPAGNA			200.00 000319
1/31/24	00010	1/23/24 SS012320	202401 310-51300-11000		*	200.00	
		SUPERVISOR FEES-01/23/24		SCOTT SHAPIRO			200.00 000320
TOTAL FOR BANK A						623,117.10	
TOTAL FOR REGISTER						623,117.10	

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Saddle Creek Preserve

Community Development District

Combined Balance Sheet

January 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 746,047	\$ -	\$ -	\$ 746,047
Capital Projects Account	\$ -	\$ -	\$ 595	\$ 595
Series 2020				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 340,626	\$ -	\$ 340,626
Construction	\$ -	\$ -	\$ 2	\$ 2
Series 2022				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 295,990	\$ -	\$ 295,990
Construction	\$ -	\$ -	\$ 22,616	\$ 22,616
Prepaid Expenses	\$ 12,971	\$ -	\$ -	\$ 12,971
Due from General Fund	\$ -	\$ 1,575	\$ -	\$ 1,575
Total Assets	\$ 759,018	\$ 938,767	\$ 23,213	\$ 1,720,998
Liabilities:				
Accounts Payable	\$ 11,492	\$ -	\$ -	\$ 11,492
Due to Debt Service	\$ 1,575	\$ -	\$ -	\$ 1,575
Total Liabilities	\$ 13,067	\$ -	\$ -	\$ 13,067
Fund Balances:				
Nonspendable				
Deposits & Prepaid Items	\$ 12,971	\$ -	\$ -	\$ 12,971
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 498,197	\$ -	\$ 498,197
Debt Service - Series 2022	\$ -	\$ 440,570	\$ -	\$ 440,570
Capital Projects - Series 2020	\$ -	\$ -	\$ 597	\$ 597
Capital Projects - Series 2022	\$ -	\$ -	\$ 22,616	\$ 22,616
Unassigned	\$ 732,980	\$ -	\$ -	\$ 732,980
Total Fund Balances	\$ 745,951	\$ 938,767	\$ 23,213	\$ 1,707,930
Total Liabilities & Fund Balance	\$ 759,018	\$ 938,767	\$ 23,213	\$ 1,720,998

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Revenues</u>				
Assessments - On Roll	\$ 604,543	\$ 602,442	\$ 602,442	\$ -
Total Revenues	\$ 604,543	\$ 602,442	\$ 602,442	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 2,400	\$ 1,200	\$ 1,200
Engineer Fees	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Dissemination Fees	\$ 25,000	\$ 2,500	\$ 2,500	\$ -
Assessment Administration	\$ 7,500	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 5,300	\$ 1,800	\$ 1,800	\$ -
Attorney Fees	\$ 7,500	\$ 2,500	\$ 4,101	\$ (1,601)
Audit Fees	\$ 900	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,082	\$ 5,724	\$ 5,724	\$ -
Management Fees	\$ 40,124	\$ 13,375	\$ 13,375	\$ (0)
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 500	\$ 167	\$ 523	\$ (356)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 3,500	\$ 1,167	\$ 1,035	\$ 132
Other Current Charges	\$ 1,000	\$ 333	\$ 192	\$ 142
Office Supplies	\$ 100	\$ 33	\$ 6	\$ 27
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 131,778	\$ 48,038	\$ 42,688	\$ 5,349

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 10,725	\$ (725)
Field Management	\$ 16,695	\$ 5,565	\$ 5,565	\$ -
Landscape Maintenance	\$ 90,000	\$ 30,000	\$ 23,648	\$ 6,352
Landscape Replacement	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Mitigation Monitoring	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Lake Maintenance	\$ 13,200	\$ 4,400	\$ 5,230	\$ (830)
Streetlights	\$ 45,000	\$ 15,000	\$ 6,981	\$ 8,019
Electric	\$ 5,000	\$ 1,667	\$ 1,401	\$ 266
Water & Sewer	\$ 1,000	\$ 333	\$ 413	\$ (79)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 7,500	\$ 2,500	\$ 1,360	\$ 1,140
Lift Station Maintenance	\$ 35,000	\$ 11,667	\$ 15,525	\$ (3,858)
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 10,000	\$ 3,333	\$ 1,158	\$ 2,175
Subtotal Field Expenditures	\$ 295,895	\$ 105,298	\$ 72,006	\$ 33,292
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 4,800	\$ -	\$ 4,800
Amenity - Water	\$ 5,000	\$ 1,667	\$ -	\$ 1,667
Internet	\$ 1,082	\$ 361	\$ 412	\$ (51)
Pest Control	\$ 1,280	\$ 427	\$ 480	\$ (53)
Janitorial Service	\$ 10,200	\$ 3,400	\$ 2,500	\$ 900
Security Services	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Pool Maintenance	\$ 19,200	\$ 6,400	\$ 5,400	\$ 1,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 749	\$ 2,584
Contingency	\$ 10,000	\$ 3,333	\$ 631	\$ 2,703
		\$ -		
Subtotal Amenity Expenditures	\$ 86,162	\$ 28,721	\$ 10,172	\$ 18,549
Total Expenditures	\$ 513,835	\$ 182,057	\$ 124,866	\$ 57,191
Excess (Deficiency) of Revenues over Expenditures	\$ 90,708		\$ 477,575	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ (90,708)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (90,708)		\$ -	
Net Change in Fund Balance	\$ (0)		\$ 477,575	
Fund Balance - Beginning	\$ -		\$ 268,376	
Fund Balance - Ending	\$ (0)		\$ 745,951	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ 312,539	\$ 312,539	\$ -
Interest	\$ -	\$ -	\$ 4,420	\$ 4,420
Total Revenues	\$ 313,500	\$ 312,539	\$ 316,959	\$ 4,420
Expenditures:				
Interest Expense - 12/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Principal Expense - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 98,388	\$ -	\$ -	\$ -
Total Expenditures	\$ 311,775	\$ 98,388	\$ 98,388	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,725		\$ 218,572	
Fund Balance - Beginning	\$ 118,531		\$ 279,625	
Fund Balance - Ending	\$ 120,256		\$ 498,197	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues				
Assessments - Direct	\$ 287,653	\$ 287,120	\$ 287,120	\$ -
Interest	\$ -	\$ -	\$ 3,286	\$ 3,286
Total Revenues	\$ 287,653	\$ 287,120	\$ 290,406	\$ 3,286
Expenditures:				
Interest Expense - 12/15	\$ 88,808	\$ 88,808	\$ 88,808	\$ -
Principal Expense - 12/15	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest Expense - 6/15	\$ 87,364	\$ -	\$ -	\$ -
Total Expenditures	\$ 286,171	\$ 198,808	\$ 198,808	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,482	\$ -	\$ 91,598	\$ 3,286
Fund Balance - Beginning	\$ 206,054	\$ -	\$ 348,972	\$ -
Fund Balance - Ending	\$ 207,536	\$ -	\$ 440,570	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 114	\$ (114)
Total Expenditures	\$ -	\$ -	\$ 114	\$ (114)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (114)	
Fund Balance - Beginning	\$ -		\$ 711	
Fund Balance - Ending	\$ -		\$ 597	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 418	\$ 418
Total Revenues	\$ -	\$ -	\$ 418	\$ 418
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 219	\$ (219)
Total Expenditures	\$ -	\$ -	\$ 219	\$ (219)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 199	
Net Change in Fund Balance	\$ -		\$ 199	
Fund Balance - Beginning	\$ -		\$ 22,417	
Fund Balance - Ending	\$ -		\$ 22,616	

Saddle Creek Preserve

Community Development District

Capital Reserve

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				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Lift Station Improvements	\$ 47,000	\$ 15,667	\$ -	\$ 15,667
Total Expenditures	\$ 47,000	\$ 15,667	\$ -	\$ 15,667
Excess (Deficiency) of Revenues over Expenditures	\$ (47,000)	\$ (15,667)	\$ -	\$ (15,667)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ (90,708)	\$ (30,236)	\$ -	\$ (30,236)
Total Other Financing Sources/(Uses)	\$ (90,708)	\$ (30,236)	\$ -	\$ (30,236)
Net Change in Fund Balance	\$ (137,708)		\$ -	
Fund Balance - Beginning	\$ 5,000		\$ -	
Fund Balance - Ending	\$ (132,708)		\$ -	

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	\$ 598,983	\$ 1,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	602,442
Total Revenues	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	602,442
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,200
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Attorney Fees	\$ 1,861	\$ 755	\$ 249	\$ 1,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,101
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ 5,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,724
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,375
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Postage & Delivery	\$ 132	\$ 86	\$ 53	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	523
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 364	\$ -	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,035
Other Current Charges	\$ 39	\$ 39	\$ 76	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	192
Office Supplies	\$ 0	\$ 4	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative:	\$ 14,489	\$ 16,585	\$ 5,268	\$ 6,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,688

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	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,565
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,648
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,515	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,230
Streetlights	\$ 1,746	\$ 1,737	\$ 1,737	\$ 1,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,981
Electric	\$ 323	\$ 304	\$ 386	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,401
Water & Sewer	\$ 101	\$ 106	\$ 106	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	413
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,360
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ 7,414	\$ 3,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,525
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ 1,158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,158
Subtotal Field Expenditures	\$ 13,298	\$ 24,297	\$ 19,619	\$ 14,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72,006
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	412
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	480
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,400
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	749
Contingency	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	631
Subtotal Amenity Expenditures	\$ 2,947	\$ 2,829	\$ 2,198	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,172
Total Expenditures	\$ 30,734	\$ 43,710	\$ 27,085	\$ 23,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	124,866
Excess (Deficiency) of Revenues over Expenditures	\$ (30,734)	\$ (41,833)	\$ 571,898	\$ (21,755)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	477,575
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (30,734)	\$ (41,833)	\$ 571,898	\$ (21,755)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	477,575

Saddle Creek Preserve

Community Development District

Long Term Debt Report

Series 2020, Special Assessment Revenue Bonds

Interest Rate:	2.500%, 3.000%, 4.000%, 4.000%	
Maturity Date:	6/15/2050	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$156,750	
Reserve Fund Balance	\$156,750	
Bonds Outstanding - 10/06/2020		\$5,500,000
Less: Principal Payment - 6/15/21		(\$105,000)
Less: Principal Payment - 6/15/22		(\$110,000)
Less: Principal Payment - 6/15/23		(\$115,000)
Current Bonds Outstanding		\$5,170,000

Series 2022, Special Assessment Revenue Bonds

Interest Rate:	2.625%, 3.100%, 3.350%, 4.000%	
Maturity Date:	12/15/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$143,826	
Reserve Fund Balance	\$143,826	
Bonds Outstanding - 02/10/2022		\$5,155,000
Less: Principal Payment - 12/15/22		(\$130,000)
Less: Principal Payment - 12/15/23		(\$110,000)
Current Bonds Outstanding		\$4,915,000

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	Discount/Penalty	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
12/8/23	11/13-11/22/23	\$ 18,045.12	\$ (721.81)	\$ (346.47)	\$	\$ 16,976.84	\$ 8,508.07	\$ 4,413.88	\$ 4,054.89	\$ 16,976.84
12/21/23	11/23-11/30/23	\$ 1,248,433.68	\$ (49,934.53)	\$ (23,969.98)	\$	\$ 1,174,529.17	\$ 588,623.76	\$ 305,370.88	\$ 280,534.53	\$ 1,174,529.17
12/29/23	12/1-12/15/23	\$ 3,885.13	\$ (116.54)	\$ (75.37)	\$	\$ 3,693.22	\$ 1,850.88	\$ 960.22	\$ 882.12	\$ 3,693.22
1/16/24	10/01-12/31/23	\$ -	\$	\$ -	\$ 3,156.82	\$ 3,156.82	\$ 1,582.06	\$ 820.76	\$ 754.00	\$ 3,156.82
Total		\$ 1,274,355.75	\$ (50,943.19)	\$ (24,468.25)	\$ 3,156.82	\$ 1,202,101.13	\$ 602,441.65	\$ 312,539.44	\$ 287,120.04	\$ 1,202,101.13

	99.65%	
\$ 4,192.57		Net Percent Collected Balance Remaining to Collect