

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*June 25, 2024*

# AGENDA

# *Saddle Creek Preserve of Polk County*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

June 18, 2024

### **Board of Supervisors Meeting**

### **Saddle Creek Preserve of Polk County Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Saddle Creek Preserve of Polk County Community Development District** will be held **Tuesday, June 25, 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 (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Approval of Minutes of the April 23, 2024 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
    - i. Confirmation of Notice of Public Hearing
    - ii. Open Public Hearing
    - iii. Public Comment
    - iv. Close Public Hearing
    - v. Board Discussion
    - vi. Consideration of Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds
    - vii. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll
  - B. Public Hearing on the Adoption of Parking and Towing Policies for the District (Grassed Common Area)
    - i. Confirmation of Notice of Public Hearing
    - ii. Open Public Hearing
    - iii. Public Comment
    - iv. Close Public Hearing
    - v. Board Discussion

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

- vi. Consideration of Resolution 2024-07 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District and Ratifying the Publication of Rule Development and Rulemaking Advertisements
  - vii. Consideration of Resolution 2024-08 Adopting Parking and Towing Policies for the District (Grassed Common Areas)
- 5. Consideration of Estimate for Road Repair (Trotter's Way) from Dellar Site Services, LLC
- 6. Consideration of Resolution 2024-09 Authorizing the Establishment of an SBA Account
- 7. Consideration of Resolution 2024-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025
- 8. Discussion Regarding the Adoption of District Goals and Objectives
- 9. Discussion Regarding Proposals for District Security Services—**NOT A CLOSED SESSION**
  - A. Nation Security Services
  - B. Securitas
- 10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposals from Sitex Aquatics for Removal of Front Swale Growth
      - a) Option 1—Spraying Area
      - b) Option 2—Full Physical Removal
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
- 11. Other Business
- 12. Supervisors Requests and Audience Comments
- 13. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **April 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	Chairman
Mike Seney	Vice Chairman
Lori Campagna	Assistant Secretary
Sean Finotti	Assistant Secretary
Kelly Evans <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Jennifer Kilinski	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Richard McGrath	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the April 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. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated if anybody has any comments on any of the agenda items listed, those are taken at the beginning of the meeting. There will also be a comment portion at the end of the meeting for items that are not on the agenda.

*\*Kelly Evans joined the meeting via Zoom at this time.*

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 27, 2024 Board of Supervisors Meeting**

Ms. Burns asked for approval of the minutes from the February 27, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

On MOTION by Ms. Campagna, seconded by Mr. Finotti with all in favor, the Minutes of the February 27, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: June 25, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns noted this kicks off the budget process for the upcoming fiscal year which starts October 1, 2024 and runs through September 30, 2025. This is a preliminary budget that needs to be approved prior to June 15<sup>th</sup> of each year. A copy of the budget will go to the city or the county at least 60 days prior to the public hearing date that will be set and then the Board will come back at that date to adopt a final budget. This sets the cap amount. The proposed assessment amount in this budget is the same as the current year. Some lines items increased but some line items decreased. Security was included for the upcoming year. Ms. Campagna asked Allen if he thinks limited hours is enough for security with all the big holidays, weekends, and the summer. Ms. Burns noted the contract is 16 hours per week and manned cameras overnight.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting the Public Hearing for June 25, 2024 at 1:00 at this location on the Adoption of the Fiscal Year 2024/2025 Budget, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 19, 2024)**

Ms. Burns stated there is a landowner's election every two years in November. There is a landowner's election this year and by Statute this one does not need to be held the first Tuesday of November. The date for the landowner's election would be the regular Board meeting date November 19, 2024 at 1:00 p.m. There are proxies and ballots in the agenda for anyone who needs one.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Resolution 2024-04 Designating November 19, 2024 at 1:00 p.m. at Hampton Inn, Lakeland, Florida, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Presentation of Arbitrage Rebate Report for Series 2022 Special Assessment Bonds**

Ms. Burns noted under internal revenue code the District has to demonstrate that they do not earn more interest than they pay on the bonds. Page 4 shows a negative arbitrage amount.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Arbitrage Rebate Report for Series 2022 Special Assessment Bonds, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Kilinski reminded the Board of the ethics training requirements due on December 31, 2024. The ethics training for this year will be reported on Form 1 in 2025. Form 1 is filed electronically with the Commission on Ethics.

#### **B. Engineer**

There being no comments, the next item followed.

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

Mr. Bailey presented the field manager's report. Topics included sidewalk repair, pool repair, amenity shower repair, ceiling light repair, dog park fountain installed, mulching, and lift station pump installation scheduled.

#### **i. Consideration of Landscape Addendums & Proposals from Prince & Sons**



**a) Addendum to Add Front Area of Phase 2B to Current Landscape Contract**

Mr. Bailey presented the proposal to add landscape maintenance to the front area of Phase 2B and will complete the landscape contract for all of Saddle Creek totaling \$7,200/year.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Addendum to Add Front Area of Phase 2B to Current Landscape Contract, was approved.

**b) Addendum to Add Increased Frequency of Pond Mows to Current Landscape Contract**

Mr. Bailey presented a proposal to add extra pond mows which brings the cuts to 32 over the whole District over the whole year for an extra \$1,000 per month totaling \$12,000/year.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Addendum to Add Increased Frequency of Pond Mows to Current Landscape Contract, was approved.

**c) Proposal to Replace Landscaping at Amenity**

Mr. Bailey presented a proposal from Prince to add landscape around the amenity center. Prince can replace a Sabel palm that they have lost. The total is \$5,910. Mr. Shapiro asked if it was because of the cold winter or does the irrigation need to be checked. The field account manager confirmed the irrigation is doing its job. Ms. Campagna recommended doing a NTE.

On MOTION by Mr. Shapiro, seconded by Mr. Finotti, with all in favor, the Proposal to Replace Landscaping at Amenity, NTE \$500 in Pine Bark Line Item, was approved.

**d) Proposal to Remove and Dispose of Dead Pine Trees Along Main Road**

Mr. Bailey stated there are a lot of pine trees in the front of the community that have died or are in bad state. Prince is getting complaints as residents are concerned that some of the trees are falling. Prince can cut those trees down and dispose of them.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Proposal to Remove and Dispose of Dead Pine Trees Along Main Road, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns presented the check register from March for approval which is included in the agenda package for review. The total is \$43,678.36. She asked for any questions on the check register.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Check Register totaling \$43,678.36, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials through March are in the package for review. There is no action necessary.

**iii. Presentation of Number of Registered Voters – 372**

Ms. Burns noted they are required to determine the number of registered voters within the District as of April 15<sup>th</sup> of each year. It is used to check the turnover threshold once the District has been established for at least six years and has at least 250 registered voters, that following landowner's election two seats transition to the general election and filled by residents. There are 372 registered voters within the community but not the six years at this point.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

**Public Comment:**

Abby Woorobell (1905 Yellow Trail): Issue with lift station smell, lawn service cutting corners/look into other vendors, speed limit sign behind tree at Trotters/relocate, stop sign exiting community blocked by Lennar sign, entrance community sign cracked & light not working, residents parking on grass, Spectrum contract on CDD or HOA, eta on street lights as new area is in the dark, what is landowner's meeting. Ms. Burns noted the HOA no solicitation sign was approved by the CDD for location but as far as content of sign or design of sign would be the HOA. Landowners' election is held in November. There are seats up for election every 2 years. Every single lot owner gets one vote per household. Will check speed limit sign by Trotters and

stop sign at entry. The Airbnb is an HOA issue. Allen noted they are getting the light to put in the front and will take a look at the cracks in the wood. Mr. Shapiro noted the bypass pump should be pulled this week so that smell will go away.

Jahira Rivera: Lift pumps off so made community smell, Airbnb's in community, 30 people at pool/barbeque, lighting ETA. Ms. Burns noted regarding pool/barbeque- report violations to her office so footage can be reviewed and will send any violation letters. On the 30 people coming in – report and she will check card swipe and send violation letters. Mr. Shapiro will get update on ETA of streetlights and send to Jill to eblast residents.

Resident – landscapers need supervision, pets at pool, security and how does company get chosen, PVC pipes in front of community, common area near Yellow Trail not being maintained. Workers roaming property/notice? Mr. Shapiro noted PVC pipes were there for crossings but will be removed. Ms. Campagna noted if its CDD stuff it can be noticed, if its HOA they can notice it, but outside vendors such as Lennar or the county they will not notice it. Ms. Burns noted reminder was sent to residents that outside of service animals, no pets at pool. The landscapers have been put on notice that some areas were unacceptable so will be monitored. Allen will check the Yellow Trail common area.

Miguel Morrobel (1905 Yellow Trail): Asked to install signs near ponds warning of gators/ trespassing signs. Neighbors feeding the gators. Mr. Bailey noted there are gator/snake warning signs at most ponds.

## **TENTH ORDER OF BUSINESS**

## **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

# SECTION A

# SECTION 1



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Saddle Creek Preserve Cdd  
219 EAST LIVINGSTON ST.  
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

06/04/2024, 06/11/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/11/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$735.38

Tax Amount: \$0.00

Payment Cost: \$735.38

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

SADDLE CREEK PRESERVE OF  
POLK COUNTY  
COMMUNITY DEVELOPMENT  
DISTRICT

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2025  
BUDGET; AND NOTICE OF  
REGULAR BOARD OF SUPERVI-  
SORS' MEETING.

The Board of Supervisors ("Board") of the Saddle Creek Preserve of Polk County Community Development District ("District") will hold a public hearing on Tuesday, June 25, 2024 at 1:00 p.m. at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://saddlecreekpreserveccd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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



# SECTION 6

## RESOLUTION 2024-05

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Saddle Creek Preserve of Polk County Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Saddle Creek Preserve of Polk County Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 25th DAY OF JUNE 2024.**

ATTEST:

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

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

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

Its:\_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2025

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

***Proposed Budget***  
***FY 2025***



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

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Assessments - On Roll	\$604,543	\$606,962	\$0	\$606,962	\$604,543
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<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 606,962</b>	<b>\$ -</b>	<b>\$ 606,962</b>	<b>\$ 604,543</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$7,200	\$1,800	\$4,200	\$6,000	\$12,000
Engineer Fees	\$15,000	\$2,335	\$8,750	\$11,085	\$15,000
Attorney Fees	\$25,000	\$3,125	\$3,000	\$6,125	\$25,000
Annual Audit	\$7,500	\$5,300	\$0	\$5,300	\$7,500
Assessment Administration	\$5,300	\$1,800	\$3,500	\$5,300	\$5,565
Dissemination	\$7,500	\$4,101	\$4,375	\$8,476	\$7,875
Arbitrage	\$900	\$3,500	\$0	\$3,500	\$900
Trustee Fees	\$8,082	\$5,724	\$2,358	\$8,082	\$8,082
Management Fees	\$40,124	\$16,718	\$23,405	\$40,124	\$45,000
Information Technology	\$1,800	\$750	\$1,050	\$1,800	\$1,890
Website Maintenance	\$1,200	\$500	\$700	\$1,200	\$1,260
Postage & Delivery	\$500	\$562	\$150	\$712	\$500
Insurance	\$6,397	\$5,758	\$0	\$5,758	\$6,500
Copies	\$500	\$7	\$49	\$56	\$500
Legal Advertising	\$3,500	\$1,035	\$2,465	\$3,500	\$2,500
Other Current Charges	\$1,000	\$233	\$329	\$562	\$1,000
Office Supplies	\$100	\$9	\$35	\$44	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$ 131,778</b>	<b>\$ 53,433</b>	<b>\$ 54,367</b>	<b>\$ 107,799</b>	<b>\$ 141,347</b>
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# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$10,000	\$10,725	\$0	\$10,725	\$16,000
Field Management	\$16,695	\$6,956	\$9,739	\$16,695	\$17,530
Landscape Maintenance	\$90,000	\$29,560	\$52,500	\$82,060	\$107,400
Landscape Replacement	\$25,000	\$0	\$14,583	\$14,583	\$25,000
Mitigation Monitoring	\$25,000	\$0	\$14,583	\$14,583	\$4,600
Lake Maintenance	\$13,200	\$6,745	\$7,700	\$14,445	\$18,180
Streetlights	\$45,000	\$8,712	\$26,250	\$34,962	\$49,500
Electric	\$5,000	\$1,736	\$2,917	\$4,653	\$5,500
Water & Sewer	\$1,000	\$513	\$583	\$1,097	\$1,500
Sidewalk & Asphalt Maintenance	\$2,500	\$0	\$1,458	\$1,458	\$2,500
Irrigation Repairs	\$7,500	\$1,360	\$4,375	\$5,735	\$7,500
Lift Station Maintenance	\$35,000	\$24,058	\$20,417	\$44,475	\$20,000
General Repairs & Maintenance	\$10,000	\$0	\$5,833	\$5,833	\$10,000
Contingency	\$10,000	\$1,158	\$5,833	\$7,500	\$7,000
<b>Subtotal Field Expenses</b>	<b>\$ 295,895</b>	<b>\$ 91,525</b>	<b>\$ 166,772</b>	<b>\$ 258,805</b>	<b>\$ 292,210</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$14,400	\$0	\$8,400	\$8,400	\$14,400
Amenity - Water	\$5,000	\$0	\$2,917	\$2,917	\$5,000
Internet	\$1,082	\$515	\$721	\$1,236	\$1,650
Pest Control	\$1,280	\$480	\$840	\$1,320	\$1,440
Janitorial Service	\$10,200	\$3,125	\$4,375	\$7,500	\$10,200
Security Services	\$15,000	\$0	\$8,750	\$8,750	\$30,000
Pool Maintenance	\$19,200	\$6,750	\$9,450	\$16,200	\$19,200
Amenity Repairs & Maintenance	\$10,000	\$749	\$5,833	\$6,582	\$10,000
Amenity Management	\$0	\$0	\$0	\$0	\$10,000
Contingency	\$10,000	\$631	\$5,833	\$6,464	\$10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 86,162</b>	<b>\$ 12,250</b>	<b>\$ 47,119</b>	<b>\$ 59,369</b>	<b>\$ 111,890</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 382,057</b>	<b>\$ 103,775</b>	<b>\$ 213,891</b>	<b>\$ 318,174</b>	<b>\$ 404,100</b>
<i>Other Expenditures</i>					
Capital Reserves	\$90,708	\$0	\$90,708	\$90,708	\$ 59,096
<b>Total Other Expenditures</b>	<b>\$ 90,708</b>	<b>\$ -</b>	<b>\$ 90,708</b>	<b>\$ 90,708</b>	<b>\$ 59,096</b>
<b>Total Expenditures</b>	<b>\$ 604,543</b>	<b>\$ 157,208</b>	<b>\$ 358,966</b>	<b>\$ 516,682</b>	<b>\$ 604,542</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 449,755</b>	<b>\$ (358,966)</b>	<b>\$ 90,281</b>	<b>\$ 0</b>

Net Assessments	\$604,542
Add: Discounts & Collections 7%	\$45,503
Gross Assessments	<u>\$650,046</u>

Product	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	425	1.00	\$604,543	\$1,422.45	\$1,529.52
	425		<b>\$604,543</b>		



# Saddle Creek Preserve at Polk County

## Community Development District

General Fund Budget

### **REVENUES:**

#### Assessments

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

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### **EXPENDITURES:**

#### **Administrative:**

##### Supervisor Fees

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Administration

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

##### Dissemination

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

# **Saddle Creek Preserve at Polk County**

## **Community Development District**

General Fund Budget

### Arbitrage

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

### Trustee Fees

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

### Management Fees

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

### Information Technology

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

### Website Maintenance

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

### Postage & Delivery

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

### Insurance

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

### Copies

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

### Legal Advertising

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

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

*Other Current Charges*

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

*Office Supplies*

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

*Dues, Licenses & Subscriptions*

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

***Operations & Maintenance:***

**Field Expenditures**

*Property Insurance*

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

*Field Management*

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

*Landscape Maintenance*

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

*Landscape Replacement*

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

*Mitigation Monitoring*

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

*Lake Maintenance*

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

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

*Streetlights*

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

*Electric*

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

*Water & Sewer*

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

*Sidewalk & Asphalt Maintenance*

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

*Irrigation Repairs*

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

*Lift Station Maintenance*

Estimated cost for repairs and maintenance to the 3 lift stations owned and maintained by the District.

*General Repairs & Maintenance*

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

*Contingency*

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

**Amenity Expenditures**

*Amenity - Electric*

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

*Amenity - Water*

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

*Internet*

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

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

*Pest Control*

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

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Repairs & Maintenance*

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

*Amenity Management*

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

*Contingency*

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

**Other Expenditures:**

*Capital Reserves*

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

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Special Assessments	\$ 313,500	\$ 314,885	\$ -	\$ 314,885	\$ 313,500
Interest Income	\$ -	\$ 5,535	\$ 1,384	\$ 6,919	\$ 3,460
Carry Forward Surplus	\$ 118,531	\$ 122,875	\$ -	\$ 122,875	\$ 132,904
<b>Total Revenues</b>	<b>\$ 432,031</b>	<b>\$ 443,295</b>	<b>\$ 1,384</b>	<b>\$ 444,679</b>	<b>\$ 449,863</b>
<b>Expenses</b>					
Interest- 12/15	\$ 98,388	\$ 98,388	\$ -	\$ 98,388	\$ 96,950
Principal - 6/15	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest - 6/15	\$ 98,388	\$ -	\$ 98,388	\$ 98,388	\$ 96,950
<b>Total Expenditures</b>	<b>\$ 311,775</b>	<b>\$ 98,388</b>	<b>\$ 213,388</b>	<b>\$ 311,775</b>	<b>\$ 313,900</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 120,256</b>	<b>\$ 344,908</b>	<b>\$ (212,004)</b>	<b>\$ 132,904</b>	<b>\$ 135,963</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 12/15/25	<u>\$95,450</u>
Total	<u><u>\$95,450</u></u>

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

**Saddle Creek**  
**Community Development District**  
Series 2020 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 5,055,000.00	\$ -	\$ 96,950.00	\$ 310,337.50
06/15/25	\$ 5,055,000.00	\$ 120,000.00	\$ 96,950.00	\$ -
12/15/25	\$ 4,935,000.00	\$ -	\$ 95,450.00	\$ 312,400.00
06/15/26	\$ 4,935,000.00	\$ 120,000.00	\$ 95,450.00	\$ -
12/15/26	\$ 4,815,000.00	\$ -	\$ 93,650.00	\$ 309,100.00
06/15/27	\$ 4,815,000.00	\$ 125,000.00	\$ 93,650.00	\$ -
12/15/27	\$ 4,690,000.00	\$ -	\$ 91,775.00	\$ 310,425.00
06/15/28	\$ 4,690,000.00	\$ 130,000.00	\$ 91,775.00	\$ -
12/15/28	\$ 4,560,000.00	\$ -	\$ 89,825.00	\$ 311,600.00
06/15/29	\$ 4,560,000.00	\$ 135,000.00	\$ 89,825.00	\$ -
12/15/29	\$ 4,425,000.00	\$ -	\$ 87,800.00	\$ 312,625.00
06/15/30	\$ 4,425,000.00	\$ 140,000.00	\$ 87,800.00	\$ -
12/15/30	\$ 4,285,000.00	\$ -	\$ 85,700.00	\$ 313,500.00
06/15/31	\$ 4,285,000.00	\$ 145,000.00	\$ 85,700.00	\$ -
12/15/31	\$ 4,140,000.00	\$ -	\$ 82,800.00	\$ 313,500.00
06/15/32	\$ 4,140,000.00	\$ 150,000.00	\$ 82,800.00	\$ -
12/15/32	\$ 3,990,000.00	\$ -	\$ 79,800.00	\$ 312,600.00
06/15/33	\$ 3,990,000.00	\$ 155,000.00	\$ 79,800.00	\$ -
12/15/33	\$ 3,835,000.00	\$ -	\$ 76,700.00	\$ 311,500.00
06/15/34	\$ 3,835,000.00	\$ 160,000.00	\$ 76,700.00	\$ -
12/15/34	\$ 3,675,000.00	\$ -	\$ 73,500.00	\$ 310,200.00
06/15/35	\$ 3,675,000.00	\$ 165,000.00	\$ 73,500.00	\$ -
12/15/35	\$ 3,510,000.00	\$ -	\$ 70,200.00	\$ 308,700.00
06/15/36	\$ 3,510,000.00	\$ 175,000.00	\$ 70,200.00	\$ -
12/15/36	\$ 3,335,000.00	\$ -	\$ 66,700.00	\$ 311,900.00
06/15/37	\$ 3,335,000.00	\$ 180,000.00	\$ 66,700.00	\$ -
12/15/37	\$ 3,155,000.00	\$ -	\$ 63,100.00	\$ 309,800.00
06/15/38	\$ 3,155,000.00	\$ 190,000.00	\$ 63,100.00	\$ -
12/15/38	\$ 2,965,000.00	\$ -	\$ 59,300.00	\$ 312,400.00
06/15/39	\$ 2,965,000.00	\$ 195,000.00	\$ 59,300.00	\$ -
12/15/39	\$ 2,770,000.00	\$ -	\$ 55,400.00	\$ 309,700.00
06/15/40	\$ 2,770,000.00	\$ 205,000.00	\$ 55,400.00	\$ -
12/15/40	\$ 2,565,000.00	\$ -	\$ 51,300.00	\$ 311,700.00
06/15/41	\$ 2,565,000.00	\$ 215,000.00	\$ 51,300.00	\$ -
12/15/41	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 313,300.00
06/15/42	\$ 2,350,000.00	\$ 220,000.00	\$ 47,000.00	\$ -
12/15/42	\$ 2,130,000.00	\$ -	\$ 42,600.00	\$ 309,600.00
06/15/43	\$ 2,130,000.00	\$ 230,000.00	\$ 42,600.00	\$ -
12/15/43	\$ 1,900,000.00	\$ -	\$ 38,000.00	\$ 310,600.00
06/15/44	\$ 1,900,000.00	\$ 240,000.00	\$ 38,000.00	\$ -
12/15/44	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 311,200.00
06/15/45	\$ 1,660,000.00	\$ 250,000.00	\$ 33,200.00	\$ -
12/15/45	\$ 1,410,000.00	\$ -	\$ 28,200.00	\$ 311,400.00
06/15/46	\$ 1,410,000.00	\$ 260,000.00	\$ 28,200.00	\$ -
12/15/46	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 311,200.00
06/15/47	\$ 1,150,000.00	\$ 270,000.00	\$ 23,000.00	\$ -
12/15/47	\$ 880,000.00	\$ -	\$ 17,600.00	\$ 310,600.00
06/15/48	\$ 880,000.00	\$ 280,000.00	\$ 17,600.00	\$ -
12/15/48	\$ 600,000.00	\$ -	\$ 12,000.00	\$ 309,600.00
06/12/49	\$ 600,000.00	\$ 295,000.00	\$ 12,000.00	\$ -
12/15/49	\$ 305,000.00	\$ -	\$ 6,100.00	\$ 313,100.00
06/15/50	\$ 305,000.00	\$ 305,000.00	\$ 6,100.00	\$ 311,100.00
	<b>\$ 5,055,000.00</b>	<b>\$ 3,135,300.00</b>	<b>\$ 8,403,687.50</b>	

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget

### Debt Service Fund

### Series 2022

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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#### Revenues

Special Assessments	\$ 287,653	\$ 289,275	\$ -	\$ 289,275	\$ 287,653
Interest Income	\$ -	\$ 4,240	\$ 1,060	\$ 5,299	\$ 2,650
Carry Forward Surplus	\$ 206,054	\$ 205,146	\$ -	\$ 205,146	\$ 213,549

<b>Total Revenues</b>	<b>\$ 493,707</b>	<b>\$ 498,660</b>	<b>\$ 1,060</b>	<b>\$ 499,720</b>	<b>\$ 503,851</b>
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#### Expenses

Interest- 12/15	\$ 88,808	\$ 88,808	\$ -	\$ 88,808	\$ 87,364
Principal - 12/15	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 6/15	\$ 87,364	\$ -	\$ 87,364	\$ 87,364	\$ 85,920

<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 198,808</b>	<b>\$ 87,364</b>	<b>\$ 286,171</b>	<b>\$ 288,284</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 207,536</b>	<b>\$ 299,853</b>	<b>\$ (86,304)</b>	<b>\$ 213,549</b>	<b>\$ 215,568</b>
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\*Carry forward less amount in Reserve funds.

<b>Series 2022</b>	
Principal - 12/15/25	\$115,000
Interest - 12/15/25	\$85,920
<b>Total</b>	<b>\$200,920</b>

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



**Saddle Creek**  
**Community Development District**  
Series 2022 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

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

**Saddle Creek**  
**Community Development District**  
*Series 2022 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
12/15/47	\$	1,275,000.00	\$	235,000.00	\$	25,500.00	\$	-	
06/15/48	\$	1,040,000.00	\$	-	\$	20,800.00	\$	281,300.00	
12/15/48	\$	1,040,000.00	\$	245,000.00	\$	20,800.00	\$	-	
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$	281,700.00	
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$	-	
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$	281,700.00	
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$	-	
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$	281,300.00	
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$	280,500.00	
			\$	4,915,000.00	\$	3,000,107.50	\$	7,915,107.50	

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Capital Reserve

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>REVENUES:</b>					
Beginning Fund Balance	\$5,000	\$0	\$0	\$0	\$56,726
<b>TOTAL REVENUES</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,726</b>
<b>EXPENDITURES:</b>					
Lift Station Improvements	\$47,000	\$0	\$33,982	\$33,982	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 47,000</b>	<b>\$ -</b>	<b>\$ 33,982</b>	<b>\$ 33,982</b>	<b>\$ -</b>
<b>OTHER SOURCES/(USES)</b>					
Transfer In	\$90,708	\$0	\$90,708	\$90,708	\$59,096
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 90,708</b>	<b>\$ -</b>	<b>\$ 90,708</b>	<b>\$ 90,708</b>	<b>\$ 59,096</b>
<b>EXCESS REVENUES</b>	<b>\$ 48,708</b>	<b>\$ -</b>	<b>\$ 56,726</b>	<b>\$ 56,726</b>	<b>\$ 115,821</b>

# SECTION 7

## RESOLUTION 2024-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Saddle Creek Preserve of Polk County Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

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

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

in any given year, regardless of past practices.

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

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

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

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

**PASSED AND ADOPTED THIS 25th DAY OF JUNE 2024.**

ATTEST:

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

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

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

Its: \_\_\_\_\_

**Exhibit A:** Adopted Budget for Fiscal Year 2025

**Exhibit B:** Assessment Roll

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

***Proposed Budget***  
***FY 2025***





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

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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**Revenues**

Assessments - On Roll	\$604,543	\$606,962	\$0	\$606,962	\$604,543
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<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 606,962</b>	<b>\$ -</b>	<b>\$ 606,962</b>	<b>\$ 604,543</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$7,200	\$1,800	\$4,200	\$6,000	\$12,000
Engineer Fees	\$15,000	\$2,335	\$8,750	\$11,085	\$15,000
Attorney Fees	\$25,000	\$3,125	\$3,000	\$6,125	\$25,000
Annual Audit	\$7,500	\$5,300	\$0	\$5,300	\$7,500
Assessment Administration	\$5,300	\$1,800	\$3,500	\$5,300	\$5,565
Dissemination	\$7,500	\$4,101	\$4,375	\$8,476	\$7,875
Arbitrage	\$900	\$3,500	\$0	\$3,500	\$900
Trustee Fees	\$8,082	\$5,724	\$2,358	\$8,082	\$8,082
Management Fees	\$40,124	\$16,718	\$23,405	\$40,124	\$45,000
Information Technology	\$1,800	\$750	\$1,050	\$1,800	\$1,890
Website Maintenance	\$1,200	\$500	\$700	\$1,200	\$1,260
Postage & Delivery	\$500	\$562	\$150	\$712	\$500
Insurance	\$6,397	\$5,758	\$0	\$5,758	\$6,500
Copies	\$500	\$7	\$49	\$56	\$500
Legal Advertising	\$3,500	\$1,035	\$2,465	\$3,500	\$2,500
Other Current Charges	\$1,000	\$233	\$329	\$562	\$1,000
Office Supplies	\$100	\$9	\$35	\$44	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>Total Administrative</b>	<b>\$ 131,778</b>	<b>\$ 53,433</b>	<b>\$ 54,367</b>	<b>\$ 107,799</b>	<b>\$ 141,347</b>
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# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$10,000	\$10,725	\$0	\$10,725	\$16,000
Field Management	\$16,695	\$6,956	\$9,739	\$16,695	\$17,530
Landscape Maintenance	\$90,000	\$29,560	\$52,500	\$82,060	\$107,400
Landscape Replacement	\$25,000	\$0	\$14,583	\$14,583	\$25,000
Mitigation Monitoring	\$25,000	\$0	\$14,583	\$14,583	\$4,600
Lake Maintenance	\$13,200	\$6,745	\$7,700	\$14,445	\$18,180
Streetlights	\$45,000	\$8,712	\$26,250	\$34,962	\$49,500
Electric	\$5,000	\$1,736	\$2,917	\$4,653	\$5,500
Water & Sewer	\$1,000	\$513	\$583	\$1,097	\$1,500
Sidewalk & Asphalt Maintenance	\$2,500	\$0	\$1,458	\$1,458	\$2,500
Irrigation Repairs	\$7,500	\$1,360	\$4,375	\$5,735	\$7,500
Lift Station Maintenance	\$35,000	\$24,058	\$20,417	\$44,475	\$20,000
General Repairs & Maintenance	\$10,000	\$0	\$5,833	\$5,833	\$10,000
Contingency	\$10,000	\$1,158	\$5,833	\$7,500	\$7,000
<b>Subtotal Field Expenses</b>	<b>\$ 295,895</b>	<b>\$ 91,525</b>	<b>\$ 166,772</b>	<b>\$ 258,805</b>	<b>\$ 292,210</b>
<b>Amenity Expenditures</b>					
Amenity - Electric	\$14,400	\$0	\$8,400	\$8,400	\$14,400
Amenity - Water	\$5,000	\$0	\$2,917	\$2,917	\$5,000
Internet	\$1,082	\$515	\$721	\$1,236	\$1,650
Pest Control	\$1,280	\$480	\$840	\$1,320	\$1,440
Janitorial Service	\$10,200	\$3,125	\$4,375	\$7,500	\$10,200
Security Services	\$15,000	\$0	\$8,750	\$8,750	\$30,000
Pool Maintenance	\$19,200	\$6,750	\$9,450	\$16,200	\$19,200
Amenity Repairs & Maintenance	\$10,000	\$749	\$5,833	\$6,582	\$10,000
Amenity Management	\$0	\$0	\$0	\$0	\$10,000
Contingency	\$10,000	\$631	\$5,833	\$6,464	\$10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 86,162</b>	<b>\$ 12,250</b>	<b>\$ 47,119</b>	<b>\$ 59,369</b>	<b>\$ 111,890</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 382,057</b>	<b>\$ 103,775</b>	<b>\$ 213,891</b>	<b>\$ 318,174</b>	<b>\$ 404,100</b>
<i>Other Expenditures</i>					
Capital Reserves	\$90,708	\$0	\$90,708	\$90,708	\$ 59,096
<b>Total Other Expenditures</b>	<b>\$ 90,708</b>	<b>\$ -</b>	<b>\$ 90,708</b>	<b>\$ 90,708</b>	<b>\$ 59,096</b>
<b>Total Expenditures</b>	<b>\$ 604,543</b>	<b>\$ 157,208</b>	<b>\$ 358,966</b>	<b>\$ 516,682</b>	<b>\$ 604,542</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 449,755</b>	<b>\$ (358,966)</b>	<b>\$ 90,281</b>	<b>\$ 0</b>

Net Assessments	\$604,542
Add: Discounts & Collections 7%	\$45,503
Gross Assessments	<u>\$650,046</u>

Product	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	425	1.00	\$604,543	\$1,422.45	\$1,529.52
	425		<b>\$604,543</b>		

# Saddle Creek Preserve at Polk County

## Community Development District

General Fund Budget

### **REVENUES:**

#### Assessments

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

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### **EXPENDITURES:**

#### **Administrative:**

##### Supervisor Fees

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Administration

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

##### Dissemination

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

# **Saddle Creek Preserve at Polk County**

## **Community Development District**

General Fund Budget

### Arbitrage

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

### Trustee Fees

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

### Management Fees

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

### Information Technology

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

### Website Maintenance

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

### Postage & Delivery

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

### Insurance

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

### Copies

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

### Legal Advertising

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

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

*Other Current Charges*

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

*Office Supplies*

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

*Dues, Licenses & Subscriptions*

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

***Operations & Maintenance:***

**Field Expenditures**

*Property Insurance*

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

*Field Management*

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

*Landscape Maintenance*

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

*Landscape Replacement*

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

*Mitigation Monitoring*

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

*Lake Maintenance*

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

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

*Streetlights*

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

*Electric*

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

*Water & Sewer*

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

*Sidewalk & Asphalt Maintenance*

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

*Irrigation Repairs*

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

*Lift Station Maintenance*

Estimated cost for repairs and maintenance to the 3 lift stations owned and maintained by the District.

*General Repairs & Maintenance*

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

*Contingency*

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

**Amenity Expenditures**

*Amenity - Electric*

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

*Amenity - Water*

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

*Internet*

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

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

*Pest Control*

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

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Repairs & Maintenance*

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

*Amenity Management*

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

*Contingency*

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

**Other Expenditures:**

*Capital Reserves*

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



# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Debt Service Fund Series 2020

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Special Assessments	\$ 313,500	\$ 314,885	\$ -	\$ 314,885	\$ 313,500
Interest Income	\$ -	\$ 5,535	\$ 1,384	\$ 6,919	\$ 3,460
Carry Forward Surplus	\$ 118,531	\$ 122,875	\$ -	\$ 122,875	\$ 132,904
<b>Total Revenues</b>	<b>\$ 432,031</b>	<b>\$ 443,295</b>	<b>\$ 1,384</b>	<b>\$ 444,679</b>	<b>\$ 449,863</b>
<b>Expenses</b>					
Interest- 12/15	\$ 98,388	\$ 98,388	\$ -	\$ 98,388	\$ 96,950
Principal - 6/15	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest - 6/15	\$ 98,388	\$ -	\$ 98,388	\$ 98,388	\$ 96,950
<b>Total Expenditures</b>	<b>\$ 311,775</b>	<b>\$ 98,388</b>	<b>\$ 213,388</b>	<b>\$ 311,775</b>	<b>\$ 313,900</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 120,256</b>	<b>\$ 344,908</b>	<b>\$ (212,004)</b>	<b>\$ 132,904</b>	<b>\$ 135,963</b>

\*Carry forward less amount in Reserve funds.

<b>Series 2020</b>	
Interest - 12/15/25	<u>\$95,450</u>
Total	<u><u>\$95,450</u></u>

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

**Saddle Creek**  
**Community Development District**  
Series 2020 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/24	\$ 5,055,000.00	\$ -	\$ 96,950.00	\$ 310,337.50
06/15/25	\$ 5,055,000.00	\$ 120,000.00	\$ 96,950.00	\$ -
12/15/25	\$ 4,935,000.00	\$ -	\$ 95,450.00	\$ 312,400.00
06/15/26	\$ 4,935,000.00	\$ 120,000.00	\$ 95,450.00	\$ -
12/15/26	\$ 4,815,000.00	\$ -	\$ 93,650.00	\$ 309,100.00
06/15/27	\$ 4,815,000.00	\$ 125,000.00	\$ 93,650.00	\$ -
12/15/27	\$ 4,690,000.00	\$ -	\$ 91,775.00	\$ 310,425.00
06/15/28	\$ 4,690,000.00	\$ 130,000.00	\$ 91,775.00	\$ -
12/15/28	\$ 4,560,000.00	\$ -	\$ 89,825.00	\$ 311,600.00
06/15/29	\$ 4,560,000.00	\$ 135,000.00	\$ 89,825.00	\$ -
12/15/29	\$ 4,425,000.00	\$ -	\$ 87,800.00	\$ 312,625.00
06/15/30	\$ 4,425,000.00	\$ 140,000.00	\$ 87,800.00	\$ -
12/15/30	\$ 4,285,000.00	\$ -	\$ 85,700.00	\$ 313,500.00
06/15/31	\$ 4,285,000.00	\$ 145,000.00	\$ 85,700.00	\$ -
12/15/31	\$ 4,140,000.00	\$ -	\$ 82,800.00	\$ 313,500.00
06/15/32	\$ 4,140,000.00	\$ 150,000.00	\$ 82,800.00	\$ -
12/15/32	\$ 3,990,000.00	\$ -	\$ 79,800.00	\$ 312,600.00
06/15/33	\$ 3,990,000.00	\$ 155,000.00	\$ 79,800.00	\$ -
12/15/33	\$ 3,835,000.00	\$ -	\$ 76,700.00	\$ 311,500.00
06/15/34	\$ 3,835,000.00	\$ 160,000.00	\$ 76,700.00	\$ -
12/15/34	\$ 3,675,000.00	\$ -	\$ 73,500.00	\$ 310,200.00
06/15/35	\$ 3,675,000.00	\$ 165,000.00	\$ 73,500.00	\$ -
12/15/35	\$ 3,510,000.00	\$ -	\$ 70,200.00	\$ 308,700.00
06/15/36	\$ 3,510,000.00	\$ 175,000.00	\$ 70,200.00	\$ -
12/15/36	\$ 3,335,000.00	\$ -	\$ 66,700.00	\$ 311,900.00
06/15/37	\$ 3,335,000.00	\$ 180,000.00	\$ 66,700.00	\$ -
12/15/37	\$ 3,155,000.00	\$ -	\$ 63,100.00	\$ 309,800.00
06/15/38	\$ 3,155,000.00	\$ 190,000.00	\$ 63,100.00	\$ -
12/15/38	\$ 2,965,000.00	\$ -	\$ 59,300.00	\$ 312,400.00
06/15/39	\$ 2,965,000.00	\$ 195,000.00	\$ 59,300.00	\$ -
12/15/39	\$ 2,770,000.00	\$ -	\$ 55,400.00	\$ 309,700.00
06/15/40	\$ 2,770,000.00	\$ 205,000.00	\$ 55,400.00	\$ -
12/15/40	\$ 2,565,000.00	\$ -	\$ 51,300.00	\$ 311,700.00
06/15/41	\$ 2,565,000.00	\$ 215,000.00	\$ 51,300.00	\$ -
12/15/41	\$ 2,350,000.00	\$ -	\$ 47,000.00	\$ 313,300.00
06/15/42	\$ 2,350,000.00	\$ 220,000.00	\$ 47,000.00	\$ -
12/15/42	\$ 2,130,000.00	\$ -	\$ 42,600.00	\$ 309,600.00
06/15/43	\$ 2,130,000.00	\$ 230,000.00	\$ 42,600.00	\$ -
12/15/43	\$ 1,900,000.00	\$ -	\$ 38,000.00	\$ 310,600.00
06/15/44	\$ 1,900,000.00	\$ 240,000.00	\$ 38,000.00	\$ -
12/15/44	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 311,200.00
06/15/45	\$ 1,660,000.00	\$ 250,000.00	\$ 33,200.00	\$ -
12/15/45	\$ 1,410,000.00	\$ -	\$ 28,200.00	\$ 311,400.00
06/15/46	\$ 1,410,000.00	\$ 260,000.00	\$ 28,200.00	\$ -
12/15/46	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 311,200.00
06/15/47	\$ 1,150,000.00	\$ 270,000.00	\$ 23,000.00	\$ -
12/15/47	\$ 880,000.00	\$ -	\$ 17,600.00	\$ 310,600.00
06/15/48	\$ 880,000.00	\$ 280,000.00	\$ 17,600.00	\$ -
12/15/48	\$ 600,000.00	\$ -	\$ 12,000.00	\$ 309,600.00
06/12/49	\$ 600,000.00	\$ 295,000.00	\$ 12,000.00	\$ -
12/15/49	\$ 305,000.00	\$ -	\$ 6,100.00	\$ 313,100.00
06/15/50	\$ 305,000.00	\$ 305,000.00	\$ 6,100.00	\$ 311,100.00
	<b>\$ 5,055,000.00</b>	<b>\$ 3,135,300.00</b>	<b>\$ 8,403,687.50</b>	

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget

### Debt Service Fund

### Series 2022

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
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#### **Revenues**

Special Assessments	\$ 287,653	\$ 289,275	\$ -	\$ 289,275	\$ 287,653
Interest Income	\$ -	\$ 4,240	\$ 1,060	\$ 5,299	\$ 2,650
Carry Forward Surplus	\$ 206,054	\$ 205,146	\$ -	\$ 205,146	\$ 213,549

<b>Total Revenues</b>	<b>\$ 493,707</b>	<b>\$ 498,660</b>	<b>\$ 1,060</b>	<b>\$ 499,720</b>	<b>\$ 503,851</b>
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#### **Expenses**

Interest- 12/15	\$ 88,808	\$ 88,808	\$ -	\$ 88,808	\$ 87,364
Principal - 12/15	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 6/15	\$ 87,364	\$ -	\$ 87,364	\$ 87,364	\$ 85,920

<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 198,808</b>	<b>\$ 87,364</b>	<b>\$ 286,171</b>	<b>\$ 288,284</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 207,536</b>	<b>\$ 299,853</b>	<b>\$ (86,304)</b>	<b>\$ 213,549</b>	<b>\$ 215,568</b>
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\*Carry forward less amount in Reserve funds.

<b><u>Series 2022</u></b>	
Principal - 12/15/25	\$115,000
Interest - 12/15/25	\$85,920
<b>Total</b>	<b>\$200,920</b>

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

**Saddle Creek**  
**Community Development District**  
Series 2022 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

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

**Saddle Creek**  
**Community Development District**  
*Series 2022 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
12/15/47	\$	1,275,000.00	\$	235,000.00	\$	25,500.00	\$	-	
06/15/48	\$	1,040,000.00	\$	-	\$	20,800.00	\$	281,300.00	
12/15/48	\$	1,040,000.00	\$	245,000.00	\$	20,800.00	\$	-	
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$	281,700.00	
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$	-	
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$	281,700.00	
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$	-	
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$	281,300.00	
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$	280,500.00	
			\$	4,915,000.00	\$	3,000,107.50	\$	7,915,107.50	

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Capital Reserve

Description	Adopted Budget FY2024	Actuals Thru 1/31/24	Projected Next 8 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>REVENUES:</b>					
Beginning Fund Balance	\$5,000	\$0	\$0	\$0	\$56,726
<b>TOTAL REVENUES</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,726</b>
<b>EXPENDITURES:</b>					
Lift Station Improvements	\$47,000	\$0	\$33,982	\$33,982	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 47,000</b>	<b>\$ -</b>	<b>\$ 33,982</b>	<b>\$ 33,982</b>	<b>\$ -</b>
<b>OTHER SOURCES/(USES)</b>					
Transfer In	\$90,708	\$0	\$90,708	\$90,708	\$59,096
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ 90,708</b>	<b>\$ -</b>	<b>\$ 90,708</b>	<b>\$ 90,708</b>	<b>\$ 59,096</b>
<b>EXCESS REVENUES</b>	<b>\$ 48,708</b>	<b>\$ -</b>	<b>\$ 56,726</b>	<b>\$ 56,726</b>	<b>\$ 115,821</b>

**Saddle Creek Preserve  
CDD  
FY 25 Roll**

PARCEL ID	UNITS	TYPE	O&M	SERIES 2020	SERIES 2022	TOTAL
242801164900000010	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000020	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000030	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000040	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000050	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000060	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000070	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000080	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000090	1	40	\$1,529.52		\$1,344.00	\$2,873.52
242801164900000740	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000750	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000760	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000770	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000780	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000790	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000800	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000810	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000820	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000830	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000840	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000850	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000860	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000870	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000880	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000890	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000900	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000910	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000920	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000930	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000940	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000950	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000960	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000970	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000980	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900000990	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001000	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001010	1	50	\$1,529.52		\$1,612.00	\$3,141.52
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242801164900001030	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001040	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001050	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001060	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001070	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001080	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001090	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001100	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001110	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001120	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001130	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001790	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001800	1	50	\$1,529.52		\$1,612.00	\$3,141.52
242801164900001810	1	50	\$1,529.52		\$1,612.00	\$3,141.52

[illegible]



[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	UNITS	TYPE	O&M	SERIES 2020	SERIES 2022	TOTAL
242812178758003590	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003600	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003610	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003620	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003630	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003640	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003650	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003660	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003670	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003680	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003690	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003700	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003710	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003720	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003730	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003740	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003750	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003760	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003770	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003780	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003790	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003800	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003810	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003820	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003830	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003840	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003850	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003860	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003870	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003880	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003890	1	50	\$1,529.52	\$1,612.00		\$3,141.52
Total Gross Assessments	425		\$650,046.00	\$337,236.00	\$309,808.00	\$1,297,090.00
Total Net Assessments			\$604,542.78	\$313,629.48	\$288,121.44	\$1,206,293.70

## SECTION B

# SECTION 1





The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Saddle Creek Preserve Cdd  
219 EAST LIVINGSTON ST.  
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

05/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/26/2024

Legal Clerk

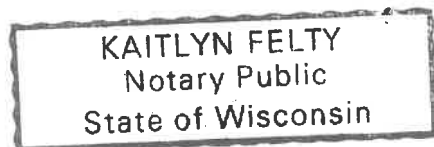
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$225.13	
Order No:	10201016	# of Copies:
Customer No:	520868	0
PO #:	LSAR0105320	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



NOTICE OF RULE DEVELOP-  
MENT BY  
SADDLE CREEK PRESERVE OF  
POLK COUNTY COMMUNITY  
DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Saddle Creek Preserve of Polk County Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement, with penalties including but not necessarily limited to towing. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes.

A public hearing will be conducted by the District on Tuesday, June 25, 2024, at 1:00 p.m., at the Hampton Inn Lakeland, 4420 Socrum Loop Road, Lakeland, Florida 33809.

A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office").

Jill Burns, District Manager  
Saddle Creek Preserve of Polk  
County Community Development  
District  
May 26 2024  
LSAR0105320



The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Saddle Creek Preserve Cdd  
219 EAST LIVINGSTON ST.  
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

05/28/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/28/2024

Legal Clerk

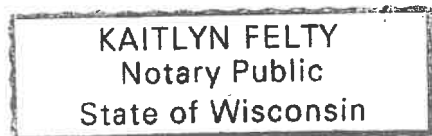
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$440.68	
Order No:	10201084	# of Copies:
Customer No:	520868	0
PO #:	LSAR0105333	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



NOTICE OF RULEMAKING FOR  
OVERNIGHT PARKING AND  
PARKING ENFORCEMENT BY  
SADDLE CREEK PRESERVE OF  
POLK COUNTY COMMUNITY  
DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Saddle Creek Preserve of Polk County Community Development District ("District") on Tuesday, June 25, 2024, at 1:00 p.m., at the Hampton Inn Lakeland, 4420 Socrum Loop Road, Lakeland, Florida 33809.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt its Rules Relating to Overnight Parking and Parking Enforcement ("Rule"). The purpose and effect of the Rule is to provide for efficient District operations as provided for in Section 190.035, Florida Statutes. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in The Ledger on Sunday, May 26, 2024.

The public hearing will provide an opportunity for the public to address the rules for overnight parking and parking enforcement. A copy of the Rule may be obtained by contacting the District Manager at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office").

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Manager's Office. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager's Office.

Jill Burns, District Manager  
Saddle Creek Preserve of Polk  
County Community Development  
District  
May 28 2024  
LSAR0105333

# SECTION 6

**RESOLUTION 2024-07**

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

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

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

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on **Tuesday, June 25, 2024, at 1:00 p.m. at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809.**

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

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

**PASSED AND ADOPTED** 25th day of June 2024.

ATTEST:

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

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

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

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

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

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide for the removal of such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

**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.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F.**        *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.

**SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.** Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow Away Zones” for all Commercial Vehicles, Vehicles, Vessels, and Recreational Vehicles (“**Tow Away Zone**”), enforceable subject to the Policy set forth herein.

**SECTION 4. 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.** A towing service authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles and retained by the District may tow/remove any Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle parked in the Tow Away Zone at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 5. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property other than the Tow Away Zone pursuant to this Policy, 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.

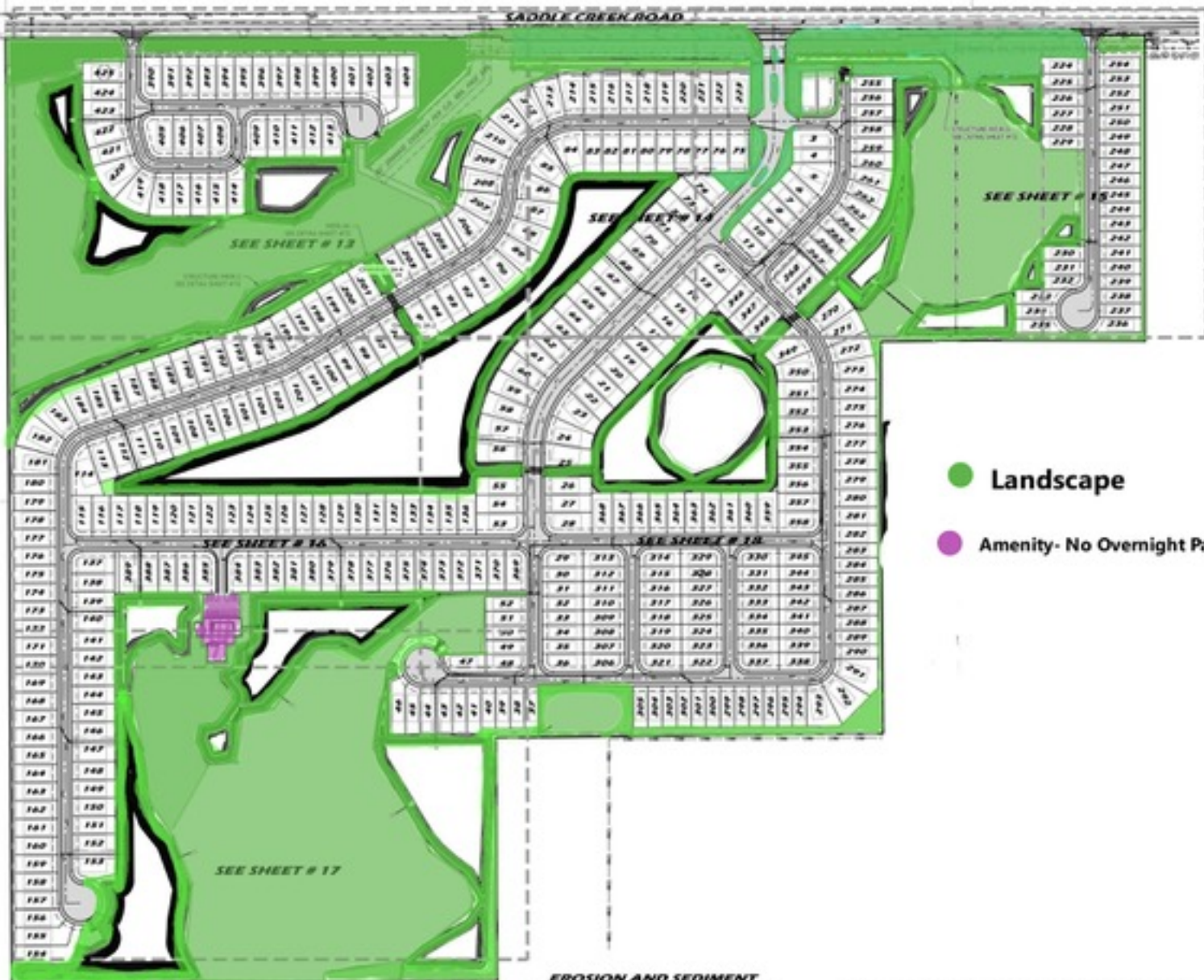
**SECTION 6. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

**EXHIBIT A – Tow Away Zone (*highlighted areas*)**

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



**EXHIBIT A – *Tow Away Zones***



● Landscape

● Amenity - No Overnight Parking

# SECTION 7

## **RESOLUTION 2024-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO 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 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 Tuesday, June 25, 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 25th day of June 2024.

ATTEST:

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

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

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

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

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

---

**In accordance with Chapter 190, *Florida Statutes*, and on Tuesday, June 25, 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 policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

---

**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide for the removal of such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

**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.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
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**SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.** Those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow Away Zones” for all Commercial Vehicles, Vehicles, Vessels, and Recreational Vehicles (“**Tow Away Zone**”), enforceable subject to the Policy set forth herein.

#### **SECTION 4. 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.** A towing service authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles and retained by the District may tow/remove any Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle parked in the Tow Away Zone at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 5. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property other than the Tow Away Zone pursuant to this Policy, 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.

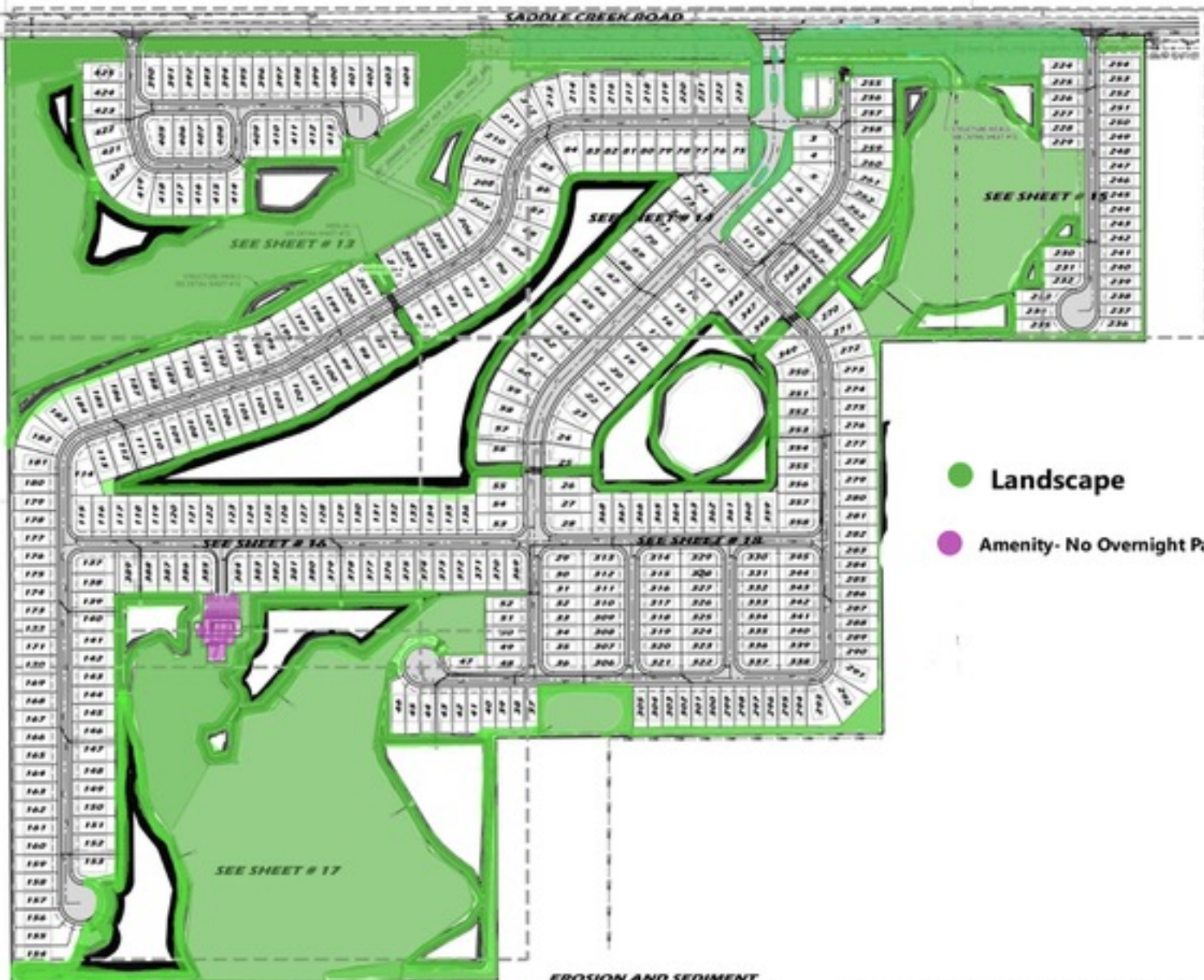
**SECTION 6. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

#### **EXHIBIT A – Tow Away Zone (*highlighted areas*)**

Effective date: Tuesday, June 25, 2024

**EXHIBIT A – *Tow Away Zones***





## SECTION V

**BID**

PROPOSAL DATE:	06.12.24
0	

SECTION and ITEM DESCRIPTIONS	ITEM QUANTITY	ITEM UNIT	UNIT PRICE	ITEM EXTENSION	SECTION TOTAL
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[illegible]

TOTAL PROPOSAL	\$	2,500.00
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01. Bid shall be split only with prior approval of  
Dellar Site Services, LLC
02. All permit fees by others.
03. Soils testing by others.
04. Removal of buried trash additional if any.
05. Payment and Performance Bond is excluded.
06. Bid excludes sodding and seeding.
07. Bid excludes concrete sidewalks.
08. Bid shall include work as itemized above only.
09. Bid valid for 30 days.
10. Bid excludes removal and replacement of unsuitable  
soils.

Date of Acceptance : \_\_\_\_\_

DELLAR SITE SERVICES, LLC

Signature : \_\_\_\_\_

Signature : \_\_\_\_\_

"LARGE ENOUGH TO MEET YOUR NEEDS . SMALL ENOUGH TO NEED YOU"

## SECTION VI

## **RESOLUTION 2024-09**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT(S) AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION**

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

**WHEREAS**, the District finds that from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the Districts currently adopted policies regarding the deposit of public funds.

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

1. That the District Manager, Governmental Management Services-Central Florida, LLC, (“GMS”) and its designee, as legal representative(s) of the District is hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.
2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.
3. That this authorization shall be continuing in nature until revoked by District or until a new legal representative is appointed.

**THIS RESOLUTION INTRODUCED AND ADOPTED** by the District at its regularly scheduled meeting this 25<sup>th</sup> day of June 2024.

**ATTEST:**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION VII

## RESOLUTION 2024-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 25th day of June 2024.

ATTEST:

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

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Annual Meeting Schedule



**BOARD OF SUPERVISORS MEETING DATES  
SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT  
DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at The Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809 on the 4<sup>th</sup> Tuesday of every month at 1:00 PM unless otherwise indicated as follows:

**October 22, 2024  
November 19, 2024 (3<sup>rd</sup> Tuesday)  
December 17, 2024 (3<sup>rd</sup> Tuesday)  
January 28, 2025  
February 25, 2025  
March 25, 2025  
April 22, 2025  
May 27, 2025  
June 24, 2025  
July 22, 2025  
August 26, 2025  
September 23, 2025**

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

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

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

District Manager

## SECTION VIII



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** June 25, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

**Saddle Creek Preserve of Polk County Community Development  
District  
Performance Measures/Standards &  
Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes ☐ No ☐

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Saddle Creek Preserve of Polk County Community Development District

District Manager: \_\_\_\_\_

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

Print Name: \_\_\_\_\_

Saddle Creek Preserve of Polk County Community Development District

# SECTION X



## SECTION C

# Saddle Creek Reserve CDD

## Field Management Report



June 25<sup>th</sup>, 2024

Allen Bailey

Field Manager

GMS

# Completed

## Yellow Trail Fence



- ✚ The fence on the backside of Yellow Trail has been pressure washed.
- ✚ We will continue to keep an eye on it to make sure it stays clean.

## Move Speed Limit Sign



- ✚ The speed limit sign on Trotters way has been move to improve visibility.



# Complete

## Amenity Landscape



- ✚ The landscape for the amenity has been installed.
- ✚ This has brought a real beautifying quality to the pool.
- ✚ We will make sure the landscape vendor pays close attention to the new plants.

# Complete

## Pool Rules Sign



✚ The original pool rules sign was found damaged. We have replaced it with a sturdier option.

## Front Pine Trees



✚ The Pine trees at the front of the community that were a concern have been removed.

# Complete

## Monument Lights



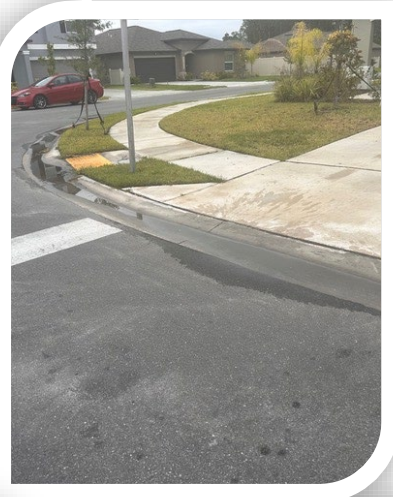
- ✚ The monument lights were nonfunctional because the wire leading to them was cut.
- ✚ We have replaced the wire and the front monument lights are working again.



# Site Item

## Blacksmith Ct Drainage

- ✚ The district had brought to its attention that Blacksmith Ct had concerns about water standing too long.
- ✚ There appears to be a possible high spot near the ADA mat slowing the flow of water. According to the engineer.
- ✚ According to the engineer the FDOT standard is that water should be evaporated in 24 hours but as long as it is not in the roadway HOA/CDD can choose the allowed time for evaporation.
- ✚ The time between the photo with water and the others with very little is less than 24 hours.



# Site Item

## Trotters Way Depression



- ✚ The district discovered that Trotters Way had a depression next to a manhole.
- ✚ The Engineer advised that we have the stormwater systems inspected with a camera.
- ✚ This will check to make sure there is no leak in the sanitation lines and the base is compacted properly.



# Conclusion

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

Respectfully,  
Allen Bailey

# SECTION 1

## SECTION (a)

# Aquatic Management Agreement

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

**Customer:** Saddle Creek CDD  
**C/O:** GMS  
**Contact:** Mr. Allen Bailey  
**Address:** 219 E Livingston st Orlando, FL 32801  
**Email:** ABailey@gmscfl.com  
**Phone:** 407.839.1526

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

Entry Ditch located at the Saddle Creek Community in Lakeland, FL (see attached map)

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

**1. Herbicide application to ditch**

**Total Cost: \$450.00**

*Service shall consist of 1-time herbicide treatment of vegetation located in the ditch at entry of community*

50% Deposit due at time of scheduling. 50% balance due within 30 days of job completion.

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

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

Accepted By

Date

  
\_\_\_\_\_  
President, Sitex Aquatics LLC.

05/29/2024

Date

# Terms & Conditions

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

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

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

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

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

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

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

Sitex shall maintain the following insurance coverage and limits;

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

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

SECTION (b)

# Aquatic Management Agreement

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

**Customer:** Saddle Creek CDD  
**C/O:** GMS  
**Contact:** Mr. Allen Bailey  
**Address:** 219 E Livingston st Orlando, FL 32801  
**Email:** ABailey@gmscfl.com  
**Phone:** 407.839.1526

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

Entry Ditch located at the Saddle Creek Community in Lakeland, FL (see attached map)

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

1. Flush cut & removal of vegetation by way of wet tractor
2. Haul off & dump fees if needed

**Total Cost: \$1,850.00**

*Service shall consist of 1-time cutting/removal of vegetation located in the ditch at entry of community*

50% Deposit due at time of scheduling. 50% balance due with in 30 days of job completion.

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

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

Accepted By

Date

  
\_\_\_\_\_  
President, Sitex Aquatics Ilc.

05/29/2024

Date

# Terms & Conditions

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

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

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

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

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

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

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

Sitex shall maintain the following insurance coverage and limits;

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

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



# SECTION D

# SECTION 1

# Saddle Creek Preserve Community Development District

## Summary of Check Register

April 1, 2024 to May 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	4/3/24	350	\$ 589.00
	4/10/24	351-352	\$ 6,088.79
	4/17/24	353-358	\$ 10,865.53
	4/22/24	359-360	\$ 13,686.61
	5/1/24	361-365	\$ 4,300.00
	5/8/24	366-374	\$ 18,991.75
	5/15/24	375-377	\$ 9,567.00
	5/22/24	378-380	\$ 625.37
	5/29/24	381	\$ 1,090.00
			<hr/> \$ 65,804.05
Total Amount			<hr/> \$ 65,804.05



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/17/24	00047	4/15/24 2210014-	202403 310-51300-31100	ENGINEER SVCS-MAR24	*	630.00	
				LANDMARK ENGINEERING & SURVEYING			630.00 000356
4/17/24	00036	4/01/24 22499	202404 330-57200-48500	POOL MAINTENANCE-APR24	*	1,350.00	
				MCDONNELL CORPORATION DBA			1,350.00 000357
4/17/24	00028	4/01/24 8276-B	202404 320-53800-46000	LAKE MAINTENANCE-APR24	*	1,515.00	
				SITEX AQUATICS LLC			1,515.00 000358
4/22/24	00023	4/01/24 12206	202404 320-53800-46200	LANDSCAPE MAINT-APR24	*	7,612.00	
				PRINCE & SONS INC.			7,612.00 000359
4/22/24	00044	4/19/24 04192024	202404 300-20700-10200	ASSESSMENT TRANSFER-S2020	*	3,166.06	
		4/19/24 04192024	202404 300-20700-10200	ASSESSMENT TRANSFER-S2022	*	2,908.55	
				SADDLE CREEK PRESERVE C/O USBANK			6,074.61 000360
5/01/24	00012	2/05/24 25162	202402 310-51300-32200	AUDIT FYE 09/30/23	*	2,500.00	
		3/01/24 25336	202402 310-51300-32200	AUDIT FYE 09/30/23	*	1,000.00	
				GRAU AND ASSOCIATES			3,500.00 000361
5/01/24	00025	4/23/24 KE042320	202404 310-51300-11000	SUPERVISOR FEES-04/23/24	*	200.00	
				KELLY ANN EVANS			200.00 000362
5/01/24	00026	4/23/24 LC042320	202404 310-51300-11000	SUPERVISOR FEES-04/23/24	*	200.00	
				LORI CAMPAGNA			200.00 000363
5/01/24	00009	4/23/24 MS042320	202404 310-51300-11000	SUPERVISOR FEES-04/23/24	*	200.00	
				MIKE SENEY			200.00 000364
5/01/24	00010	4/23/24 SS042320	202404 310-51300-11000	SUPERVISOR FEES-04/23/24	*	200.00	
				SCOTT SHAPIRO			200.00 000365
5/08/24	00048	4/18/24 238858A	202404 320-53800-47500	LIFT STAT MAINT-04.18.24	*	625.00	

SCPP SAD CREEK PRES NSOLER

\*\*\* CHECK DATES 04/01/2024 - 05/31/2024 \*\*\*  
 SADDLE CREEK PRESERVE - GF  
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		4/19/24	238936A 202404 320-53800-47500 LIFT STAT MAINT-04.19.24		*	475.00	
		4/26/24	239119A 202404 320-53800-47500 LIFT STAT MAINT-04.26.24		*	325.00	
		4/27/24	239121A 202404 320-53800-47500 LIFT STAT MAINT-04.27.24		*	325.00	
		4/28/24	239123A 202404 320-53800-47500 LIFT STAT MAINT-04.28.24		*	325.00	
				AVERETT SEPTIC TANKS			2,075.00 000366
5/08/24 00040		4/30/24	12213 202404 330-57200-48200 CLEANING SVCS-APR24		*	625.00	
				CLEAN STAR SERVICES OF CENTRAL FL			625.00 000367
5/08/24 00041		4/24/24	3972 202404 320-53800-47500 LIFT STAT MAINT-04.11.24		*	290.00	
				CONSTA FLOW INC.			290.00 000368
5/08/24 00049		5/01/24	53-BID-7 202405 330-57200-48500 POOL PERMIT FY24		*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000369
5/08/24 00002		3/29/24	101 202403 330-57200-48000 CEILING LGHT/SOLAR/SHOWER		*	644.75	
				GOVERNMENTAL MANAGEMENT SERVICES			644.75 000370
5/08/24 00012		5/07/24	25767 202405 310-51300-32200 AUDIT FYE 09/30/23		*	3,600.00	
				GRAU AND ASSOCIATES			3,600.00 000371
5/08/24 00036		5/01/24	22800 202405 330-57200-48500 POOL MAINTENANCE-MAY24		*	1,350.00	
				MCDONNELL CORPORATION DBA			1,350.00 000372
5/08/24 00023		5/01/24	12436 202405 320-53800-46200 LANDSCAPE MAINT-MAY24		*	8,612.00	
				PRINCE & SONS INC.			8,612.00 000373
5/08/24 00028		5/01/24	8397-B 202405 320-53800-46000 LAKE MAINTENANCE-MAY24		*	1,515.00	
				SITEX AQUATICS LLC			1,515.00 000374
5/15/24 00041		4/25/24	3979 202404 320-53800-47500 LIFT STAT MAINT-04.24.24		*	435.00	
				CONSTA FLOW INC.			435.00 000375
				SCPP SAD CREEK PRES NSOLER			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/15/24	00002	5/01/24 100	202405 320-53800-34000		*	1,391.25	
			FIELD MANAGEMENT-MAY24				
		5/01/24 99	202405 310-51300-34000		*	3,343.67	
			MANAGEMENT FEES-MAY24				
		5/01/24 99	202405 310-51300-35200		*	100.00	
			WEBSITE ADMIN-MAY24				
		5/01/24 99	202405 310-51300-35100		*	150.00	
			INFORMATION TECH-MAY24				
		5/01/24 99	202405 310-51300-31300		*	625.00	
			DISSEMINATION SVCS-MAY24				
		5/01/24 99	202405 310-51300-51000		*	3.79	
			OFFICE SUPPLIES-MAY24				
		5/01/24 99	202405 310-51300-42000		*	47.29	
			POSTAGE-MAY24				
				GOVERNMENTAL MANAGEMENT SERVICES			5,661.00 000376
5/15/24	00022	4/13/24 9203	202403 310-51300-31500		*	2,108.00	
			ATTORNEY SVCS-MAR24				
		5/12/24 9368	202404 310-51300-31500		*	1,363.00	
			ATTORNEY SVCS-APR24				
				KILINSKI VAN WYK, PLLC			3,471.00 000377
5/22/24	00042	4/16/24 32884	202404 330-57200-48100		*	120.00	
			PEST CONTROL-APR24				
				ALL AMERICAN LAWN & TREE			120.00 000378
5/22/24	00036	5/06/24 22878	202405 330-57200-48000		*	285.00	
			NEW POOL RULE SIGN-5.6.24				
				MCDONNELL CORPORATION DBA			285.00 000379
5/22/24	00023	4/16/24 12581	202404 320-53800-47300		*	220.37	
			RPLC HEADS,ROTORS,NOZZLES				
				PRINCE & SONS INC.			220.37 000380
5/29/24	00002	4/30/24 102	202404 320-53800-48000		*	1,090.00	
			PICK UP TRASH ALONG PONDS				
				GOVERNMENTAL MANAGEMENT SERVICES			1,090.00 000381
				TOTAL FOR BANK A		65,804.05	
				TOTAL FOR REGISTER		65,804.05	

SCPP SAD CREEK PRES NSOLER

## SECTION 2



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

***Unaudited Financial Reporting***  
***May 31, 2024***



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**Saddle Creek Preserve**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 610,620	\$ -	\$ -	\$ 610,620
Capital Projects Account	\$ -	\$ -	\$ 389	\$ 389
<b>Series 2020</b>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 350,968	\$ -	\$ 350,968
Construction	\$ -	\$ -	\$ 2	\$ 2
<b>Series 2022</b>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 305,211	\$ -	\$ 305,211
Construction	\$ -	\$ -	\$ 22,987	\$ 22,987
Prepaid Expenses	\$ 14,655	\$ -	\$ -	\$ 14,655
Due from General Fund	\$ -	\$ 3,584	\$ -	\$ 3,584
<b>Total Assets</b>	<b>\$ 625,274</b>	<b>\$ 960,339</b>	<b>\$ 23,377</b>	<b>\$ 1,608,990</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 12,151	\$ -	\$ -	\$ 12,151
Due to Debt Service	\$ 3,584	\$ -	\$ -	\$ 3,584
<b>Total Liabilities</b>	<b>\$ 15,735</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,735</b>
<b>Fund Balances:</b>				
<b>Nonspendable</b>				
Deposits & Prepaid Items	\$ 14,655	\$ -	\$ -	\$ 14,655
<b>Restricted for:</b>				
Debt Service - Series 2020	\$ -	\$ 509,586	\$ -	\$ 509,586
Debt Service - Series 2022	\$ -	\$ 450,753	\$ -	\$ 450,753
Capital Projects - Series 2020	\$ -	\$ -	\$ 391	\$ 391
Capital Projects - Series 2022	\$ -	\$ -	\$ 22,987	\$ 22,987
Unassigned	\$ 594,884	\$ -	\$ -	\$ 594,884
<b>Total Fund Balances</b>	<b>\$ 609,539</b>	<b>\$ 960,339</b>	<b>\$ 23,377</b>	<b>\$ 1,593,255</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 625,274</b>	<b>\$ 960,339</b>	<b>\$ 23,377</b>	<b>\$ 1,608,990</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 604,543	\$ 604,543	\$ 610,563	\$ 6,021
<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 604,543</b>	<b>\$ 610,563</b>	<b>\$ 6,021</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 7,200	\$ 4,800	\$ 2,600	\$ 2,200
Engineer Fees	\$ 15,000	\$ 10,000	\$ 4,414	\$ 5,586
Dissemination Fees	\$ 25,000	\$ 25,000	\$ 5,000	\$ 20,000
Assessment Administration	\$ 7,500	\$ 7,500	\$ 5,300	\$ 2,200
Arbitrage	\$ 5,300	\$ 5,300	\$ 2,250	\$ 3,050
Attorney Fees	\$ 7,500	\$ 5,000	\$ 9,615	\$ (4,615)
Audit Fees	\$ 900	\$ 900	\$ 7,100	\$ (6,200)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 8,081	\$ 1
Management Fees	\$ 40,124	\$ 26,749	\$ 26,749	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 500	\$ 333	\$ 645	\$ (312)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 333	\$ 7	\$ 327
Legal Advertising	\$ 3,500	\$ 2,333	\$ 1,700	\$ 633
Other Current Charges	\$ 1,000	\$ 667	\$ 357	\$ 310
Office Supplies	\$ 100	\$ 67	\$ 17	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 131,778</b>	<b>\$ 105,637</b>	<b>\$ 81,769</b>	<b>\$ 23,868</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 11,314	\$ (1,314)
Field Management	\$ 16,695	\$ 11,130	\$ 11,130	\$ -
Landscape Maintenance	\$ 90,000	\$ 60,000	\$ 52,896	\$ 7,104
Landscape Replacement	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Mitigation Monitoring	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Lake Maintenance	\$ 13,200	\$ 8,800	\$ 11,290	\$ (2,490)
Streetlights	\$ 45,000	\$ 30,000	\$ 15,633	\$ 14,367
Electric	\$ 5,000	\$ 3,333	\$ 3,058	\$ 275
Water & Sewer	\$ 1,000	\$ 667	\$ 1,175	\$ (508)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 1,581	\$ 3,419
Lift Station Maintenance	\$ 35,000	\$ 23,333	\$ 55,202	\$ (31,869)
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 2,694	\$ 3,973
Contingency	\$ 10,000	\$ 6,667	\$ 1,479	\$ 5,187
<b>Subtotal Field Expenditures</b>	<b>\$ 295,895</b>	<b>\$ 200,597</b>	<b>\$ 167,452</b>	<b>\$ 33,144</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 9,600	\$ -	\$ 9,600
Amenity - Water	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Internet	\$ 1,082	\$ 721	\$ 830	\$ (108)
Pest Control	\$ 1,280	\$ 853	\$ 960	\$ (107)
Janitorial Service	\$ 10,200	\$ 6,800	\$ 5,000	\$ 1,800
Security Services	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Pool Maintenance	\$ 19,200	\$ 12,800	\$ 11,080	\$ 1,720
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 1,679	\$ 4,988
Contingency	\$ 10,000	\$ 6,667	\$ 631	\$ 6,036
<b>Subtotal Amenity Expenditures</b>	<b>\$ 86,162</b>	<b>\$ 57,441</b>	<b>\$ 20,179</b>	<b>\$ 37,262</b>
<b>Total Expenditures</b>	<b>\$ 513,835</b>	<b>\$ 363,675</b>	<b>\$ 269,400</b>	<b>\$ 94,275</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 90,708</b>		<b>\$ 341,163</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In (Out)	\$ (90,708)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (90,708)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 341,163</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 268,376</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 609,539</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 316,753	\$ 3,253
Interest	\$ -	\$ -	\$ 11,596	\$ 11,596
<b>Total Revenues</b>	<b>\$ 313,500</b>	<b>\$ 313,500</b>	<b>\$ 328,349</b>	<b>\$ 14,849</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Principal Expense - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 98,388	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 311,775</b>	<b>\$ 98,388</b>	<b>\$ 98,388</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,725</b>		<b>\$ 229,961</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 118,531</b>		<b>\$ 279,625</b>	
<b>Fund Balance - Ending</b>	<b>\$ 120,256</b>		<b>\$ 509,586</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2022

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

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 287,653	\$ 287,653	\$ 290,991	\$ 3,338
Interest	\$ -	\$ -	\$ 9,598	\$ 9,598
<b>Total Revenues</b>	<b>\$ 287,653</b>	<b>\$ 287,653</b>	<b>\$ 300,589</b>	<b>\$ 12,936</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 198,808</b>	<b>\$ 198,808</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,482</b>	<b>\$ -</b>	<b>\$ 101,782</b>	<b>\$ 12,936</b>
<b>Fund Balance - Beginning</b>	<b>\$ 206,054</b>	<b>\$ -</b>	<b>\$ 348,972</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 207,536</b>	<b>\$ -</b>	<b>\$ 450,753</b>	<b>\$ -</b>

# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2020

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ -	\$ -	\$ 320	\$ (320)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 320</b>	<b>\$ (320)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (320)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 711</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 391</b>	



# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2022

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

For The Period Ending May 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/24	Thru 05/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 788	\$ 788
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 788</b>	<b>\$ 788</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 219	\$ (219)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219</b>	<b>\$ (219)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 569</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 569</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,987</b>	

# Saddle Creek Preserve

## Community Development District

### Capital Reserve

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

For The Period Ending May 31, 2024

	Adopted Budget	Prorated Budget Thru 05/31/24	Actual Thru 05/31/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Lift Station Improvements	\$ 47,000	\$ 31,333	\$ -	\$ 31,333
<b>Total Expenditures</b>	<b>\$ 47,000</b>	<b>\$ 31,333</b>	<b>\$ -</b>	<b>\$ 31,333</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (47,000)</b>	<b>\$ (31,333)</b>	<b>\$ -</b>	<b>\$ (31,333)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 90,708	\$ 60,472	\$ -	\$ 60,472
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 90,708</b>	<b>\$ 60,472</b>	<b>\$ -</b>	<b>\$ 60,472</b>
<b>Net Change in Fund Balance</b>	<b>\$ 43,708</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 5,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 48,708</b>		<b>\$ -</b>	

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - On Roll	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ 4,521	\$ -	\$ 3,583	\$ 18	\$ -	\$ -	\$ -	\$ -	610,563
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 1,877</b>	<b>\$ 598,983</b>	<b>\$ 1,582</b>	<b>\$ 4,521</b>	<b>\$ -</b>	<b>\$ 3,583</b>	<b>\$ 18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>610,563</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
Engineer Fees	\$ -	\$ -	\$ -	\$ 2,335	\$ 1,449	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,414
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	5,000
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,300
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,250
Attorney Fees	\$ 1,861	\$ 755	\$ 249	\$ 1,236	\$ 2,043	\$ 2,108	\$ 1,363	\$ -	\$ -	\$ -	\$ -	\$ -	9,615
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	7,100
Trustee Fees	\$ -	\$ 5,724	\$ -	\$ -	\$ -	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,081
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	26,749
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	800
Postage & Delivery	\$ 132	\$ 86	\$ 53	\$ 252	\$ 39	\$ 12	\$ 24	\$ 47	\$ -	\$ -	\$ -	\$ -	645
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Legal Advertising	\$ 364	\$ -	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ 666	\$ -	\$ -	\$ -	\$ -	1,700
Other Current Charges	\$ 39	\$ 39	\$ 76	\$ 39	\$ 42	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	357
Office Supplies	\$ 0	\$ 4	\$ 1	\$ 0	\$ 3	\$ 3	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	17
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 14,489</b>	<b>\$ 16,585</b>	<b>\$ 5,268</b>	<b>\$ 8,682</b>	<b>\$ 11,901</b>	<b>\$ 9,820</b>	<b>\$ 6,448</b>	<b>\$ 8,577</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>81,769</b>

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ 10,725	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,314
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ 11,130
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 7,112	\$ 7,612	\$ 8,612	\$ -	\$ -	\$ -	\$ -	\$ 52,896
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ 11,290
Streetlights	\$ 1,746	\$ 1,737	\$ 1,737	\$ 1,761	\$ 1,731	\$ 1,731	\$ 1,731	\$ 3,458	\$ -	\$ -	\$ -	\$ -	\$ 15,633
Electric	\$ 323	\$ 304	\$ 386	\$ 388	\$ 335	\$ 352	\$ 313	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ 3,058
Water & Sewer	\$ 101	\$ 106	\$ 106	\$ 101	\$ 101	\$ 101	\$ 455	\$ 106	\$ -	\$ -	\$ -	\$ -	\$ 1,175
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,581
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ 7,414	\$ 3,724	\$ 8,534	\$ 20,389	\$ 10,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,202
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 665	\$ -	\$ 1,090	\$ 939	\$ -	\$ -	\$ -	\$ -	\$ 2,694
Contingency	\$ -	\$ -	\$ 1,158	\$ -	\$ -	\$ 161	\$ 161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,479
<b>Subtotal Field Expenditures</b>	<b>\$ 13,298</b>	<b>\$ 24,297</b>	<b>\$ 19,619</b>	<b>\$ 14,792</b>	<b>\$ 20,184</b>	<b>\$ 33,341</b>	<b>\$ 25,243</b>	<b>\$ 16,679</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 167,452</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 830
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ 960
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,630	\$ -	\$ -	\$ -	\$ -	\$ 11,080
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ 645	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 1,679
Contingency	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631
<b>Subtotal Amenity Expenditures</b>	<b>\$ 2,947</b>	<b>\$ 2,829</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,845</b>	<b>\$ 2,200</b>	<b>\$ 2,765</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,179</b>
<b>Total Expenditures</b>	<b>\$ 30,734</b>	<b>\$ 43,710</b>	<b>\$ 27,085</b>	<b>\$ 25,672</b>	<b>\$ 34,283</b>	<b>\$ 46,005</b>	<b>\$ 33,890</b>	<b>\$ 28,020</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,400</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,762)</b>	<b>\$ (46,005)</b>	<b>\$ (30,308)</b>	<b>\$ (28,002)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 341,163</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,762)</b>	<b>\$ (46,005)</b>	<b>\$ (30,308)</b>	<b>\$ (28,002)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 341,163</b>

# 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)
<b>Current Bonds Outstanding</b>		<b>\$5,170,000</b>

#### 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)
<b>Current Bonds Outstanding</b>		<b>\$4,915,000</b>

**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
2/9/24	1/1-1/31/24	\$ 9,424.56	\$ (219.88)	\$ (184.09)	\$ -	\$ 9,020.59	\$ 4,520.73	\$ 2,345.30	\$ 2,154.55	\$ 9,020.58
4/10/24	03/01-03/31/24	\$ 7,294.64	\$ -	\$ (145.89)	\$ -	\$ 7,148.75	\$ 3,582.65	\$ 1,858.63	\$ 1,707.47	\$ 7,148.75
5/20/24	01/01/03/31/24	\$ -	\$ -	\$ -	\$ 36.77	\$ 36.77	\$ 18.43	\$ 9.56	\$ 8.78	\$ 36.77
Total		\$ 1,291,074.95	\$ (51,163.07)	\$ (24,798.23)	\$ 3,193.59	\$ 1,218,307.24	\$ 610,563.46	\$ 316,752.93	\$ 290,990.84	\$ 1,218,307.23

101.00%		Net Percent Collected
\$ -		Balance Remaining to Collect