

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

August 27, 2024

AGENDA

Saddle Creek Preserve of Polk County

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 20, 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, August 27, 2024 at 1:00 PM** at **The Hampton Inn—Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

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

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

Meeting ID: 854 5804 4464

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the June 25, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-11 Appointing an Assistant Secretary
5. Ratification of Towing Services Agreement with Big Jay's Towing, Inc.
6. Discussion Regarding Amending the Parking and Towing Policies for the District
7. Presentation of Fiscal Year 2023 Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Wildlife Signage in the Community
 - ii. Consideration of Proposal to Add Solar Lighting at Mailboxes Near Amenity
 - iii. Consideration of Proposal to Replace Missing Umbrella at Amenity Center Pool
 - iv. Presentation of Landscape Maintenance Review
 - v. Presentation of Aquatic Maintenance Review
 - vi. Consideration of Contract Renewals and Increases
 - a) Consideration of Contract Renewal for Aquatic Maintenance Services with Sitex Aquatics
 - b) Consideration of Price Increase for Pool Maintenance Services Contract with Resort Pools

¹ Comments will be limited to three (3) minutes

- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. 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, **June 25, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Mike Seney	Vice Chairman
Sean Finotti	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

The following is a summary of the discussions and actions taken at the June 25, 2024 Saddle Creek Preserve of Polk County Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 1:05 p.m. and called roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated this is the public comment portion for agenda items. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 23, 2024
Board of Supervisors Meeting**

Ms. Virgen asked for approval of the minutes from the April 23, 2024 Board of Supervisors meeting. These minutes have been reviewed by District management and counsel. The Board had no changes to the minutes.

On MOTION by Ms. Evans, seconded by Mr. Finotti with all in favor, the Minutes of the April 23, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

i. Confirmation of Notice of Public Hearing

Ms. Virgen noted this is a public hearing on the adoption of FY2024/2025 budget.

ii. Open Public Hearing

Ms. Virgen asked for a motion to open the public hearing.

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

iii. Public Comment

Ms. Virgen asked if any members of the public would like to make comment on the proposed budget. There being no comments, the next item followed.

iv. Close Public Hearing

Ms. Virgen asked for a motion to close the public hearing.

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

v. Board Discussion

Ms. Virgen noted there were several line items that were decreased to keep the residents' assessments the same this year. On the O&M section, property insurance and security services were increased. The mitigation monitoring and lift station maintenance was decreased. Lake maintenance accounts for all of the ponds in the community that are now being maintained. There was a decrease in the capital reserves. This was to balance the budget and keep the assessments the same. She asked the Board for any comments or questions regarding the budget? Hearing none.

vi. Consideration of Resolution 2024-05 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Virgen noted this resolution adopts the District’s Fiscal Year 2024/2025 budget and appropriates the funds.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

vii. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Virgen noted this certifies the assessment roll based on the budget just approved. District Management staff will send this assessment roll to the Polk County tax collector.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

B. Public Hearing on the Adoption of Parking and Towing Policies for the District (Grassed Common Areas)

i. Confirmation of Notice of Public Hearing

Ms. Virgen noted this is confirmation of notice of the public hearing.

ii. Open Public Hearing

Ms. Virgen asked for a motion to open the public hearing.

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

iii. Public Comment

Ms. Virgen asked if any members of the public would like to make comment on this item.

- Abby Morrobel (1905 Yellow Trail) - commented on adopting parking the correct way, if you’re going on the right side of the road, you should be parking in that direction also not blocking driveways and no wheels in yards. Ms. Virgen noted the CDD cannot govern private property so that would need to be discussed with the local police department.
- Veronica Thomas (1934 Red Loop) – stated that they were new to community so unsure what the proposed change is to parking policy & on street parking not safe for emergency vehicles.

Mr. Bailey noted there is a map of parking. No parking in common grass areas and no overnight parking at amenity center.

- Resident (Old Mining Rd) – stated that residents are not aware of procedure for reporting parking problems. Ms. Virgen noted cars blocking driveway issues would go to the police department.

iv. Close Public Hearing

Ms. Virgen asked for a motion to close the public hearing.

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

v. Board Discussion

Ms. Virgen noted street parking and towing has been discussed at the last several meetings. Based on feedback from residents, the Board decided not to move forward with a parking/towing policy for the roadways. Since that time there has been some instances where residents are reporting vehicles parking in grass common areas. Since there is not a policy in place, the CDD doesn't have the ability to prevent parking on CDD owned common area tracts. Today, the Board is looking at a policy that includes just the CDD owned common area tracts. It would allow the District to tow vehicles parked on CDD common areas only and not the roadways. If the residents want the Board to reconsider roadway parking, that can be brought up at a future meeting.

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

Ms. Virgen stated District staff placed the advertisement for this agenda item. This resolution ratifies the actions of staff to post these notices to have the public hearing today.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Resolution 2024-07 Setting a Public Hearing on the Adoption of Parking and owing Policies for the District and Ratifying the Publication of Rule Development and Rulemaking Advertisements, was approved.

vii. Consideration of Resolution 2024-08 Adopting Parking and Towing Policies for the District (Grassed Common Areas)

Ms. Virgen noted this resolution is only for the grass common areas. Ms. Evans stated she is in favor of this policy. The definitions are clear about commercial vehicles, vessels, recreation vehicles, tow away zones, and parking areas.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Resolution 2024-08 Adopting Parking and Towing Policies for the District (Grassed Common Areas), was approved.

viii. Consideration of Chair to Execute an Agreement with a Towing Vendor - ADDED

Ms. Virgen noted in anticipation of the Board reviewing this item today, she reached out to vendors. There is no cost to the District for engaging in a contract with a towing vendor. The towing vendor gets their money from the vehicles that they tow. She asked if the Board would like to authorize the Chair to execute an agreement with a vendor.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Authorizing the Chair to Execute an Agreement with a Towing Vendor, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Estimate for Road Repair (Trotter’s Way) from Dellar Site Services, LLC

Mr. Bailey noted on Trotter’s Way there is a dip in the road that the engineer looked at and recommended the area of the sanitation lines and stormwater system be reviewed. The estimate was \$2,500 to camera the system to look at the manhole side and stormwater side to see what is going on. Ms. Evans noted if they move forward with this proposal then the District Engineer will come back, review the findings, and make recommendations. Mr. Finotti asked what if it is soil compaction, and Mr. Bailey noted they are inspecting if the line collapsed or if not if there is a compact issue. The engineer followed up with Polk County to find out if it ends up being an issue and the District has to clear it, 50 feet each side around the area would have to be cleared, redone and compacted.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Estimate for Road Repair (Trotter’s Way) from Dellar Site Services, LLC, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-09
Authorizing the Establishment of an SBA
Account**

Ms. Virgen noted this authorizes staff to open an SBA account where capital reserve funds can be deposited to earn a little more interest than in a regular account.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Resolution 2024-09 Authorizing the Establishment of an SBA Account, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025**

Ms. Virgen noted the proposed date and time is consistent with the current meeting schedule being the fourth Tuesday at 1:00 p.m.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Resolution 2024-10 Designation of a Regular Monthly Meeting Date (4th Tuesday each month) at 1:00 p.m. at the Hampton Inn Lakeland, their current location, for Fiscal Year 2025, was approved.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding the Adoption of
District Goals and Objectives**

Ms. Virgen noted this is a new statutory requirement for Special Districts to approve annual goals and objectives. This needs to be completed by October 1st of this year. A standard set of goals and objectives have been put together on page 91-95 of the agenda package. Ms. Evans questioned the field management/district management site inspections section and what the management agreement is. Ms. Virgen noted field management services are put of the District Management Agreement. Mr. Bailey inspects the property regularly so it is something that is already being done.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Adoption of District Goals and Objectives, was approved.

NINTH ORDER OF BUSINESS

**Discussion Regarding Proposals for District
Security Services – NOT A CLOSED
SESSION**

Ms. Virgen noted the Board reviewed a security proposal last winter and did not move forward with it as there was not a lot of pool activity. Since that time with Spring Break and summer, the pool has more activity and there are more resident complaints about security issues at the pool so bringing this back to the Board for discussion.

A. Nation Security Services

Ms. Virgen stated this is new vendor and provide part-time services. They have been very response to answer any questions regarding the proposal. They offer 16 hours per week for \$1,849/month. Nation security does offer the option of seasonal services. This is only onsite service, no cameras. The adopted budget for FY2024 has a \$15k budget for security services and none of that has been spent. If the Board decides to engage in a contract with Nation Security it would be well within the budget.

B. Securitas

Ms. Virgen noted the full Securitas proposal is on the iPads. They will offer services for less than 40 hours a week and will provide a guard for 16 peak hours. The cost for the guard is \$1,988. Remote monitoring is offered for hours that the pools are closed. Cameras are motion activated with a call down feature. You get 12 hours of remote coverage for \$672 and included is the purchase of the equipment for the remote monitoring over a term of 5 years. This would be a package deal totaling \$2,659/month or \$31,922/year. Includes maintaining equipment. Securitas doesn't offer seasonal services. If the District did engage in an agreement with Securitas, then terminate the agreement prior to the 5 years, the District would have to buy out the cameras.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, the Proposal from Nation Security Services – Starting 4th of July Weekend Thursday - Sunday, if possible, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter reminded the Board of ethics training deadline and July 1st Form-1 deadline.

B. Engineer

The engineer was not in attendance.

C. Field Manager's Report

Mr. Bailey presented the field manager’s report.

- i. Consideration of Proposals from Sitex Aquatics for Removal of Front Swale**
 - a) Option 1 – Spraying Area**
 - b) Option 2 – Full Physical Removal**

Mr. Bailey received quotes for spraying and removal of growth from the aquatic vendor. This was in place before things were cut down in the past week. He noted they can wait on it and come back around if needed.

D. District Manager’s Report

- i. Approval of Check Register**

Ms. Virgen presented the check register from April 1st through May 31st totaling \$65,804.05 for approval. Immediately following the check register is the detailed run summary.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, the Check Register totaling \$65,804.05, was approved.

- ii. Balance Sheet and Income Statement**

Ms. Virgen stated the balance and income statement is on page 121 of the agenda. This is provided for informational purposes only and no action is necessary.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Public Comment:

Erica Smith (1952 Red Loop) – Streetlights, entry stop sign, construction debris, erosion behind home and fishing in District ponds. Lakeland Electric has been notified/payments have been made but have no control over Lakeland Electric. Beneficial if resident makes a complaint to Lakeland Electric. Ms. Virgen will follow up. Take photos of debris and contact Mr. Seney. Silt in pond will stop once construction is finished completely. Field management team will review erosion problem.

Abby Morrobel (1905 Yellow Trail) – Inquired about a new lawn service provider. Commercial vehicles blocking driveways, streetlights, how does the CDD Board transition, inventory of pool furniture. Mr. Bailey will review lawn/overgrowth. Trappers have been notified for gators. Will get

inventory of pool furniture. With the CDD there is a Landowners election & once the Board reaches 6 years of establishment & 250 registered voters, the seats begin to transition into the general election process. This year this District has a Landowners meeting on November 19th. Any resident who has a portion or acre receives one vote per household. 3 seats are up this year.

Diane Williams (1530 Landmark) – Janitorial services/clean pool deck & mailboxes, landscape vendor, stop sign blocked on Trotters by marketing sign. Board member to investigate possible removal of Lennar marketing sign.

Resident (Old Mining Rd.) – asked about cleaning mailboxes. Landscapers are not doing their job. Mr. Bailey noted mailbox will be pressure washed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ELECTING AN ASSISTANT SECRETARY OF THE DISTRICT, 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*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary Monica Virgen

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 27th day of August 2024

ATTEST:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

**AGREEMENT BETWEEN THE SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT AND BIG JAYS TOWING INC.
FOR TOWING SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 29th day of July 2024 by and between:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

BIG JAYS TOWING INC., a Florida limited liability company, with a principal address of **2025 SYLVESTER RD. UNIT M3, LAKELAND, FL 33803** (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”);

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-

towing/removal Services from the District property identified in **Composite Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (currently Jillian Burns), or her designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor’s sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, employees, consultants, officers and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Saddle Creek Preserve of Polk County CDD
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: JOSHUA ACEVEDO
2025 SYLVESTER RD. UNIT – M3
LAKELAND, FL. 33803
Attn: **PRESIDENT**

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Jillian Burns** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable

requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JBURNS@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor has registered with and uses the E-Verify system and does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. Any party may terminate this Agreement or any subcontract hereunder if there is a good faith belief on the part of the terminating party that a contracting party has knowingly violated Section 448.09(1), *Florida Statutes*. Upon such termination, Contractor shall be liable for any additional costs incurred by the District as a result of the termination. In the event that the District has a good faith belief that a subcontractor has violated Section 448.095, *Florida Statutes*, but Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 17. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 19. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 20. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the Parties execute this Agreement effective as of the day and year first written above.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Scott Shapiro
E20F905D8C5D410...

Chairperson, Board of Supervisors

BIG JAYS TOWING INC.

DocuSigned by:
Joshua Acevedo
7AC81FFC1D324FA...

By: Joshua Acevedo
Its: Manager

Exhibit A: Parking Rules

EXHIBIT A
Parking Rules

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 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.
- 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.

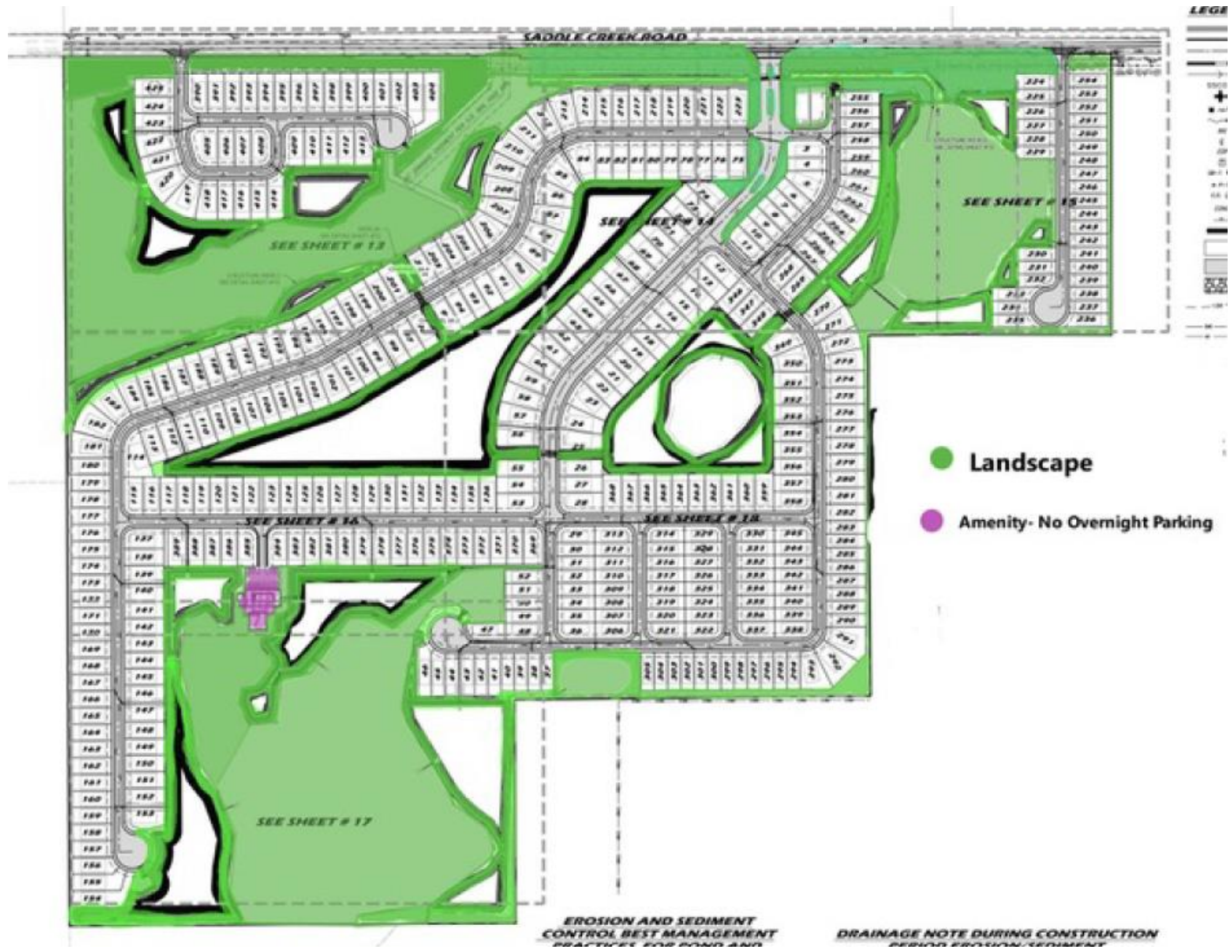
SECTION 5. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property other than the Tow Away Zone pursuant to this Policy, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property 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: June 25, 2024

EXHIBIT A – Tow Away Zones



SECTION VI

RESOLUTION 2024-12

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 AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

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

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

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

SECTION 1. The Board intends to adopt *Amended Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, _____, **2024 at 1:00 PM at the Hampton Inn Lakeland, 4420 N Socrum Loop Rd., Lakeland, FL 33809, United States.**

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

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

PASSED AND ADOPTED this 27th day of August 2024.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

**SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 23, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$3,993,094).
- The change in the District's total net position for the fiscal year ended September 30, 2023 was (\$5,378,389), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$920,100, a decrease of (\$843,054) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 1,030,195	\$ 2,016,135
Capital assets, net of depreciation	5,608,343	10,350,536
Total assets	6,638,538	12,366,671
Current liabilities	265,489	364,012
Long-term liabilities	10,366,143	10,617,364
Total liabilities	10,631,632	10,981,376
Net position		
Net investment in capital assets	(4,734,673)	761,859
Restricted	473,203	519,162
Unrestricted	268,376	104,274
Total net position	\$ (3,993,094)	\$ 1,385,295

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,013,173	\$ 770,471
Operating grants and contributions	21,714	7,030
Capital grants and contributions	403,234	525,971
Total revenues	<u>1,438,121</u>	<u>1,303,472</u>
Expenses:		
General government	89,410	92,621
Maintenance and operations	324,376	60,540
Parks and recreation	28,131	-
Bond issue costs	-	287,600
Conveyance of capital assets	5,957,480	-
Interest	417,113	311,034
Total expenses	<u>6,816,510</u>	<u>751,795</u>
Change in net position	<u>(5,378,389)</u>	<u>551,677</u>
Net position - beginning	1,385,295	833,618
Net position - ending	<u>\$ (3,993,094)</u>	<u>\$ 1,385,295</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$6,816,510. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised of assessments and Developer contributions. The majority of the increase in current fiscal year expenses is primarily due to the conveyance of completed infrastructure to other entities for ownership and maintenance responsibilities.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$5,801,735 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$193,392 has been taken, which resulted in a net book value of \$5,608,343. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2023, the District had \$10,195,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Saddle Creek Preserve of Polk County Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 357,893
Assessments receivable	200,375
Prepaid items	18,167
Restricted assets:	
Investments	453,760
Capital assets:	
Depreciable, net	5,608,343
Total assets	6,638,538
 LIABILITIES	
Accounts payable	3,810
Contracts and retainage payable	106,285
Accrued interest payable	155,394
Non-current liabilities:	
Due within one year	225,000
Due in more than one year	10,141,143
Total liabilities	10,631,632
 NET POSITION	
Net investment in capital assets	(4,734,673)
Restricted for debt service	473,203
Unrestricted	268,376
Total net position	\$ (3,993,094)

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 89,410	\$ -	\$ -	\$ -	\$ (89,410)
Maintenance and operations	324,376	412,512	-	403,234	491,370
Parks and recreation	28,131	-	-	-	(28,131)
Interest on long-term debt	417,113	600,661	21,714	-	205,262
Conveyance of infrastructure	5,957,480	-	-	-	(5,957,480)
Total governmental activities	<u>6,816,510</u>	<u>1,013,173</u>	<u>21,714</u>	<u>403,234</u>	<u>(5,378,389)</u>
					Change in net position (5,378,389)
					Net position - beginning 1,385,295
					<u>Net position - ending \$ (3,993,094)</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash and cash equivalents	\$ 250,900	\$ -	\$ 106,993	\$ 357,893
Investments	-	431,341	22,419	453,760
Assessments receivable	3,123	197,252	-	200,375
Due from other funds	-	4	-	4
Prepaid items	18,167	-	-	18,167
Total assets	\$ 272,190	\$ 628,597	\$ 129,412	\$ 1,030,199
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 3,810	\$ -	\$ -	\$ 3,810
Contracts and retainage payable	-	-	106,285	106,285
Due to other funds	4	-	-	4
Total liabilities	3,814	-	106,285	110,099
Fund balances:				
Nonspendable:				
Prepaid items	18,167	-	-	18,167
Restricted for:				
Debt service	-	628,597	-	628,597
Capital projects	-	-	23,127	23,127
Unassigned	250,209	-	-	250,209
Total fund balances	268,376	628,597	23,127	920,100
Total liabilities and fund balances	\$ 272,190	\$ 628,597	\$ 129,412	\$ 1,030,199

See notes to the financial statement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 920,100

Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	5,801,735	
Accumulated depreciation	<u>(193,392)</u>	5,608,343

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

Accrued interest payable	(155,394)	
Bonds payable	<u>(10,366,143)</u>	<u>(10,521,537)</u>
Net position of governmental activities		<u>\$ (3,993,094)</u>

See notes to the financial statement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Special assessments	\$ 412,512	\$ 600,661	\$ -	\$ 1,013,173
Developer contributions	-	-	110,278	110,278
City contributions	-	-	273,637	273,637
Interest earnings	-	21,714	19,319	41,033
Total revenues	<u>412,512</u>	<u>622,375</u>	<u>403,234</u>	<u>1,438,121</u>
EXPENDITURES				
Current:				
General government	89,295	-	115	89,410
Maintenance and operations	130,984	-	-	130,984
Parks and recreation	28,131	-	-	28,131
Debt service:				
Principal	-	245,000	-	245,000
Interest	-	378,971	-	378,971
Capital outlay	-	-	1,408,679	1,408,679
Total expenditures	<u>248,410</u>	<u>623,971</u>	<u>1,408,794</u>	<u>2,281,175</u>
Excess (deficiency) of revenues over (under) expenditures	164,102	(1,596)	(1,005,560)	(843,054)
Fund balances - beginning	<u>104,274</u>	<u>630,193</u>	<u>1,028,687</u>	<u>1,763,154</u>
Fund balances - ending	<u>\$ 268,376</u>	<u>\$ 628,597</u>	<u>\$ 23,127</u>	<u>\$ 920,100</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (843,054)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	1,408,679
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	245,000
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(5,957,480)
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	6,221
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(193,392)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(44,363)
Change in net position of governmental activities	<u>\$ (5,378,389)</u>

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, three of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

Deposits and Investments (Continued)

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater	30
Entry feature	30
Parks and recreation	30

Unearned Revenue

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2023:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Treasury Obligations Fd Cl Y	\$ 453,760	S&P AAAM	Weighted average of the fund portfolio: 15 days
	<u>\$ 453,760</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 10,350,536	\$ 1,408,679	\$ 11,759,215	\$ -
Total capital assets, not being depreciated	10,350,536	1,408,679	11,759,215	-
Capital assets, being depreciated				
Stormwater	-	4,339,637	-	4,339,637
Entry feature	-	353,446	-	353,446
Parks and recreation	-	1,108,652	-	1,108,652
Total capital assets, being depreciated	-	5,801,735	-	5,801,735
Less accumulated depreciation for:				
Stormwater	-	144,655	-	144,655
Entry feature	-	11,782	-	11,782
Parks and recreation	-	36,955	-	36,955
Total accumulated depreciation	-	193,392	-	193,392
Total capital assets being depreciated	-	5,608,343	-	5,608,343
Governmental activities capital assets, net	\$ 10,350,536	\$ 7,017,022	\$ 11,759,215	\$ 5,608,343

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$12,865,000. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the certain improvements will be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, \$5,957,480 in Phase 2 infrastructure was conveyed to other governmental entities for maintenance and operation.

Depreciation was charged to maintenance and operations.

NOTE 6 - LONG-TERM LIABILITIES

Series 2020

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Series 2022

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ 5,285,000	\$ -	\$ 115,000	\$ 5,170,000	\$ 115,000
Plus: Original issue premium	85,412	-	3,050	82,362	-
Series 2022	5,155,000	-	130,000	5,025,000	110,000
Plus: Original issue premium	91,952	-	3,171	88,781	-
Total	<u>\$ 10,617,364</u>	<u>\$ -</u>	<u>\$ 251,221</u>	<u>\$ 10,366,143</u>	<u>\$ 225,000</u>

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 225,000	\$ 372,946	\$ 597,946
2025	230,000	367,184	597,184
2026	235,000	361,231	596,231
2027	240,000	354,612	594,612
2028	250,000	347,778	597,778
2029-2033	1,380,000	1,615,590	2,995,590
2034-2038	1,645,000	1,348,906	2,993,906
2039-2043	1,965,000	1,018,808	2,983,808
2044-2048	2,385,000	599,900	2,984,900
2049-2052	1,640,000	121,400	1,761,400
	<u>\$ 10,195,000</u>	<u>\$ 6,508,355</u>	<u>\$ 16,703,355</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the costs of the construction project that exceed proceeds from Bonds issued. In connection with that agreement, Developer contributions to the capital projects fund were \$110,278 as of September 30, 2023.

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

NOTE 8 - CONCENTRATION

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

NOTE 9 – INTERLOCAL AGREEMENT

In August 2022, the District entered into an agreement with the City of Auburndale regarding oversizing of utilities extensions. In connection with that agreement, City of Auburndale contributions to the capital projects fund were \$273,637 as of September 30, 2023.

NOTE 10 - MANAGEMENT COMPANY

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

NOTE 11 - RISK MANAGEMENT

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

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 408,402	\$ 412,512	\$ 4,110
Total revenues	<u>408,402</u>	<u>412,512</u>	<u>4,110</u>
EXPENDITURES			
Current:			
General government	128,232	89,295	38,937
Maintenance and operations	200,450	130,984	69,466
Amenity expenses	74,720	28,131	46,589
Capital outlay	5,000	-	5,000
Total expenditures	<u>408,402</u>	<u>248,410</u>	<u>159,992</u>
Net change in fund balances	<u>\$ -</u>	164,102	<u>\$ 164,102</u>
Fund balance - beginning		<u>104,274</u>	
Fund balance - ending		<u>\$ 268,376</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0
Independent contractor compensation	\$1,629,922
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$480.24 - \$1,529.52 Debt service Series 2020 - \$1,250 - \$1,500 Debt service Series 2022 - \$1,250 - \$1,500
Special assessments collected	\$1,013,173
Outstanding Bonds:	See Note 6 for details

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



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 23, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 23, 2024



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

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

We have examined Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

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

June 23, 2024



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 23, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 23, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION VIII

SECTION C

Saddle Creek Reserve CDD

Field Management Report



August 27th, 2024

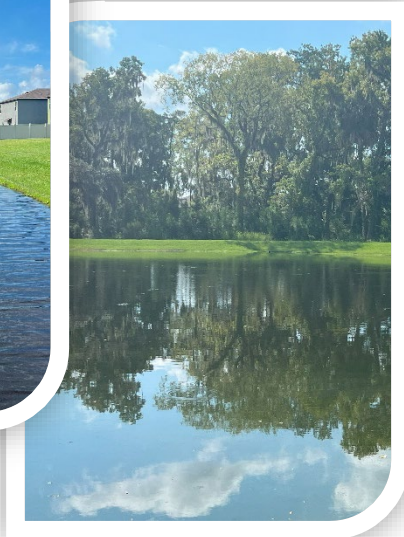
Allen Bailey

Field Manager

GMS

Completed

Pond Trash Removal



- ✚ The ponds had and increase of trash.
- ✚ Staff went through the district to address each pond.

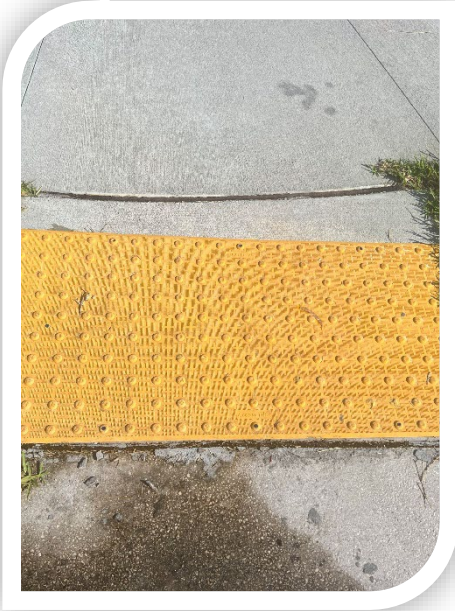
Debris Removal



- ✚ Debris was left on district property. This has been removed.

Complete

ADA Pad



- ✚ The east ADA Pad had come loose at the Old Mining Rd and Yellow Trail intersections.
- ✚ Staff resecured it promptly to prevent any issues.

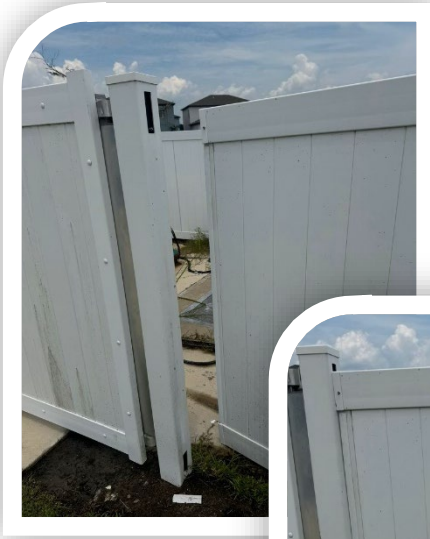
Amenity Side Gate



- ✚ The side gate had its original lock broken.
- ✚ This has been replaced with a tight cord lock to prevent access.

Complete

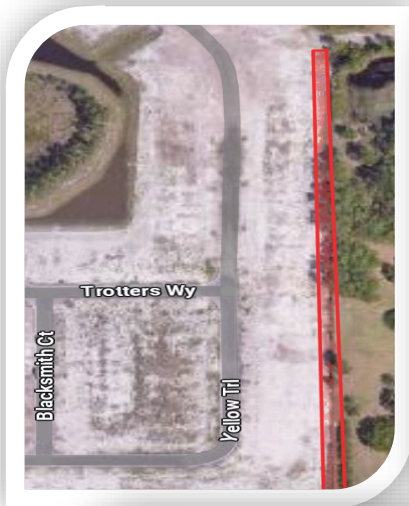
Yellow Trail Lift Station Fence



✚ The Yellow Trail lift station fence was displaced. This has been repaired.

Site Item

Yellow Trail Easement



- ✚ The easement behind the homes on the east side of Yellow Trail are having erosion issues.
- ✚ The area appears to not have ever been sodded.
- ✚ The grading appears to have been altered when the homes were being built.
- ✚ The storms have caused the erosion to become more pronounced from water running off the home's back yards down the easement to the wetlands.

Site Item

Red Loop Easement



- ✚ The easement behind the home on the west side of Red Loop has not been finished after the construction.
- ✚ There appears to be a grade to the easement, but it has not had any sod place.
- ✚ The area will need sod to allow for proper maintenance.



Conclusion

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

Respectfully,
Allen Bailey



SECTION 1



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Saddle Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Saddle Creek Gator Signs	
Install 4 Gator and snake warning signs in designated areas.	

Qty	Description	Unit Price	Line Total
6	Labor	\$50.00	\$300.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$405.77
Total Due:			\$800.77

This Proposal is Valid for 30 days.

Client Signature: _____



Red Loop

Lennar at Saddle
Creek Preserve

Old Mining Rd



Saddle Creek Preserve



Child House Dream



Saddle Creek

SECTION 2



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

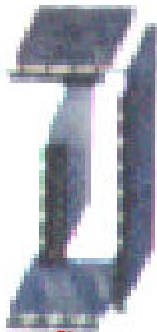
Bill To/District Saddle Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Mailbox Solar Light	
Install 1 solar light at the mailbox near the amenity center.(See map)	

Qty	Description	Unit Price	Line Total
4	Labor	\$50.00	\$200.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$75.00
	Materials		\$275.00
		Total Due:	\$615.00

This Proposal is Valid for 30 days.

Client Signature: _____

03960



SECTION 3



Governmental
Management Services - CF

Maintenance Services
Phone: 407-201-1514
Email:
Abailey@gmscfl.com

Bill To/District Saddle Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
New Umbrella	
Replace the missing umbrella at the pool with a similar style.	

Qty	Description	Unit Price	Line Total
1	Labor	\$50.00	\$50.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$265.00
		Total Due:	\$410.00

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 4



Site Report

18376763507

Reference Number: 20240815-18376763507	Form Name: Site Report
Submitter Name: Allen Bailey abailey@gmscfl.com	Date Sent on Device: Aug 15, 2024 1:20:20 PM EDT
Location: 1905 Yellow Trl, Lakeland, FL 33801, USA Aug 15, 2024 1:16:15 PM EDT [View Map]	

NEW PAGE

District Status Review

District	Saddle Creek of Polk County
Site Inspected By	Allen Bailey - Field Manager

Issue Details

ISSUE DETAILS

1 OF 15

Issue Details

Date / Time	Aug 15, 2024 11:58:00 AM EDT
GeoLocation	4222 bridle booster way, Lakeland, FL 33801, USA latitude: 28.073167965813482 altitude: longitude: -81.87387060834722 [viewMap]
Action Item Picture	



Action Item Description

Bridal booster front entrance is being maintained to the best it can with water levels being high.

Request Vendor Proposal

No

ISSUE DETAILS

2 OF 15

Issue Details

Date / Time

Aug 15, 2024 11:59:00 AM EDT

GeoLocation

4222 bridle booster way, Lakeland, FL 33801, USA
latitude: 28.07248334850719 altitude: 39.055435
longitude: -81.87394165898517 [[viewMap](#)]

Action Item Picture



Action Item Description

Bridal booster ponds are being mowed within scope.

Request Vendor Proposal

No

ISSUE DETAILS

3 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:00:00 PM EDT

GeoLocation

2018 Red Loop, Lakeland, FL 33801, USA
latitude: 28.073167894635187 altitude:
longitude: -81.86854111127718 [[viewMap](#)]

Action Item Picture



Action Item Description

The entrance to saddle Creek has healthy landscape. The drainage area has high water and has not been able to be cut.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:01:00 PM EDT

GeoLocation

1988 Red Loop, Lakeland, FL 33801, USA
latitude: 28.073052142028246 altitude:
longitude: -81.87032982379831 [[viewMap](#)]

Action Item Picture



Action Item Description

This area was a previous concern, but has been addressed by the landscaper for a few months.

Request Vendor Proposal

No

ISSUE DETAILS

5 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:02:00 PM EDT

GeoLocation

4359 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.06865630286617 altitude:
longitude: -81.87289557562876 [[viewMap](#)]

Action Item Picture





Action Item Description

The landscape at the amenity center is overall doing well. The new palm tree has taken root. We are monitoring a few plants that appear to be struggling.

Request Vendor Proposal

No

ISSUE DETAILS

6 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:03:00 PM EDT

GeoLocation

4365 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.069083823828745 altitude:
longitude: -81.87279114695416 [[viewMap](#)]

Action Item Picture



Action Item Description

The landscape around the mailbox and parking lot overall are doing well. We are monitoring a couple of Croton that may need to be replaced.

Request Vendor Proposal

No

ISSUE DETAILS

7 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:04:00 PM EDT

GeoLocation

1618 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.068799237734826 altitude:
longitude: -81.8716923201204 [[viewMap](#)]

Action Item Picture



Action Item Description

The landscaper around the lift station and wetlands on Yellow Trail is being properly maintained.

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:05:00 PM EDT

GeoLocation

4382 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.070218405301446 altitude:
longitude: -81.87230000697986 [[viewMap](#)]

Action Item Picture



Action Item Description

The pond bank between Red Loop and Trotters Way that was brought up as a concern is being mowed properly.

Request Vendor Proposal

No

ISSUE DETAILS

9 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:06:00 PM EDT

GeoLocation

1671 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.068418641662927 altitude:
longitude: -81.87036095862716 [[viewMap](#)]

Action Item Picture



Action Item Description

The open field on Yellow Trail and the back fence line are being properly cut and maintained.

Request Vendor Proposal

No

ISSUE DETAILS

10 OF 15

Issue Details

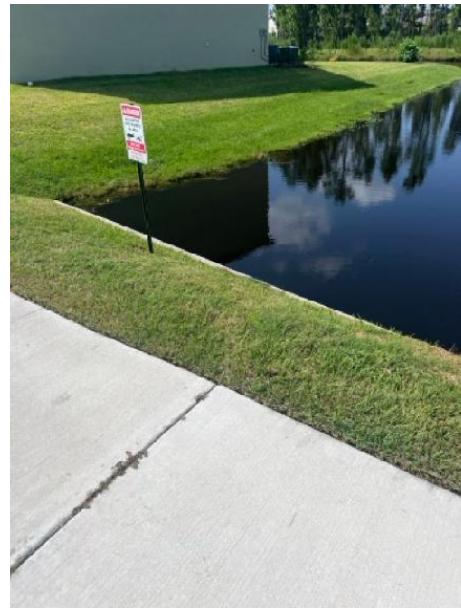
Date / Time

Aug 15, 2024 12:07:00 PM EDT

GeoLocation

1923 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.07136729391574 altitude:
longitude: -81.86847394693743 [[viewMap](#)]

Action Item Picture



Action Item Description

The varying areas of channels under the road that have a small banks were brought up as concerns. These have been maintained for sometime.

Request Vendor Proposal

No

ISSUE DETAILS

11 OF 15

Issue Details

Date / Time

Aug 15, 2024 12:08:00 PM EDT

GeoLocation

2242 Old Mining Rd, Lakeland, FL 33801, USA
latitude: 28.0723353004638 altitude:
longitude: -81.86894613530181 [[viewMap](#)]

Action Item Picture



Action Item Description

The open area next to the sales office had spots of concern previously. These areas have been addressed for at least a month.

Request Vendor Proposal

No

ISSUE DETAILS

12 OF 15

Issue Details

Date / Time Aug 15, 2024 12:10:00 PM EDT
GeoLocation 2243 Teneroc Trl, Lakeland, FL 33801, USA
 latitude: 28.0733193098688 altitude:
 longitude: -81.86578996217072 [[viewMap](#)]

Action Item Picture



Action Item Description The entrance to Teneroc is being maintained as well as possible with high water levels. The east back line against the fence is being maintained properly.

Request Vendor Proposal No

ISSUE DETAILS	13 OF 15
---------------	----------

Issue Details

Date / Time Aug 15, 2024 12:12:00 PM EDT
GeoLocation 2243 Teneroc Trl, Lakeland, FL 33801, USA
 latitude: 28.072466834868063 altitude:
 longitude: -81.86601213800213 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

The Tenoroc open space areas are being maintained.
 No

ISSUE DETAILS

14 OF 15

Issue Details

Date / Time
GeoLocation

Aug 15, 2024 1:14:00 PM EDT
 1905 Yellow Trl, Lakeland, FL 33801, USA
 latitude: 28.071196940753673 altitude: 36.794502
 longitude: -81.86782373123044 [[viewMap](#)]

Action Item Picture



Action Item Description

These areas were of previous concern. Currently the ground is far too wet for it to be cut back. I have spoken with the landscapers to make sure that once these spots dry up, they will be addressed immediately.

Request Vendor Proposal

No

ISSUE DETAILS

15 OF 15

Issue Details

Date / Time

Aug 15, 2024 1:16:00 PM EDT

GeoLocation

1905 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.071001224574474 altitude: 39.340862
longitude: -81.86814578101489 [[viewMap](#)]

Action Item Picture



Action Item Description

The area behind the homes on Yellow Trail is being maintained by the landscaper as the ground will permit.

Request Vendor Proposal

No

SECTION 5



Site Report

18377220379

Reference Number: 20240820-18377220379	Form Name: Site Report
Submitter Name: Allen Bailey abailey@gmscfl.com	Date Sent on Device: Aug 20, 2024 10:36:49 AM EDT
Location: 4257 Bridle Booster Way, Lakeland, FL 33801, USA Aug 20, 2024 10:34:23 AM EDT [View Map]	

NEW PAGE

District Status Review

District	Saddle Creek of Polk County
Site Inspected By	Allen Bailey - Field Manager

Issue Details

ISSUE DETAILS

1 OF 9

Issue Details

Date / Time	Aug 20, 2024 9:36:00 AM EDT
GeoLocation	2195 Teneroc Trl, Lakeland, FL 33801, USA latitude: 28.072008550000003 altitude: 44.5 longitude: -81.86587181666667 [viewMap]
Action Item Picture	



Action Item Description
Request Vendor Proposal

The ponds on Teneroc Trail are in a healthy state.
 No

ISSUE DETAILS

2 OF 9

Issue Details

Date / Time
GeoLocation

Aug 20, 2024 9:42:00 AM EDT
 2069 Old Pasture, Lakeland, FL 33805, USA
 latitude: 28.073056634051834 altitude: 37.670265
 longitude: -81.86742043764346 [[viewMap](#)]

Action Item Picture



Action Item Description
Request Vendor Proposal

The stormwater pond behind Old Pasture Road is in a healthy state.
 No

ISSUE DETAILS

3 OF 9

Issue Details

Date / Time

Aug 20, 2024 9:46:00 AM EDT

GeoLocation

1897 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.07124101046534 altitude: 39.225258
longitude: -81.868373752166 [[viewMap](#)]

Action Item Picture



Action Item Description

The water around the wetland island is in a healthy state.

Request Vendor Proposal

No

ISSUE DETAILS

4 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:00:00 AM EDT

GeoLocation

1611 Yellow Trl, Lakeland, FL 33801, USA
latitude: 28.067635218638987 altitude: 33.67997
longitude: -81.87183539390738 [[viewMap](#)]

Action Item Picture



Action Item Description

This pond near the cul-de-sac on Yellow Trail, has an algae bloom that is dying and in its last stages of decay. It appears to have been blown into this section by the wind where it is gathered, it will sink back into the pond given enough time.

Request Vendor Proposal

No

ISSUE DETAILS

5 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:07:00 AM EDT

GeoLocation

4359 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.06890436450771 altitude: 57.143257
longitude: -81.87292579569096 [[viewMap](#)]

Action Item Picture



Action Item Description

The pond to the left of the amenity center is doing well. There is some algae that is in roughly the mid stages of dying, but this is a common occurrence during this season.

Request Vendor Proposal

No

ISSUE DETAILS

6 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:10:00 AM EDT

GeoLocation

4341 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.068997361723397 altitude: 36.441933
longitude: -81.87344036072672 [[viewMap](#)]

Action Item Picture



Action Item Description

The pond left of the amenity center connected to Red Loop is doing well. There is some algae that is in the process of dying. The other pond is expected with such high rainfall and high nutrients dumping into the ponds.

Request Vendor Proposal

No

ISSUE DETAILS

7 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:15:00 AM EDT

GeoLocation

4322 Trotters Wy, Lakeland, FL 33801, USA
latitude: 28.070092876467918 altitude: 40.223335
longitude: -81.87398308895702 [[viewMap](#)]

Action Item Picture



Action Item Description

The pond between Red Loop and Yellow Trail is in a healthy state along with some of the growth along the edge of being pushed back.

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:21:00 AM EDT

GeoLocation

1826 Red Loop, Lakeland, FL 33801, USA
latitude: 28.07090727802944 altitude:
longitude: -81.87408811583171 [[viewMap](#)]

Action Item Picture



Action Item Description

The ponds along the north section of Red Loop are in a healthy state.

Request Vendor Proposal

No

ISSUE DETAILS

9 OF 9

Issue Details

Date / Time

Aug 20, 2024 10:32:00 AM EDT

GeoLocation

4222 bridle booster way, Lakeland, FL 33801, USA
latitude: 28.072771816540577 altitude: 46.96772
longitude: -81.87408593490893 [[viewMap](#)]

Action Item Picture



Action Item Description

The ponds in the Bridal Booster new construction area are doing well. There is some cloudiness that is likely from sediment with the construction.

Request Vendor Proposal

No

SECTION 6

SECTION (a)



Saddle Creek CDD,

We appreciate the business & opportunity within the community & are interested in continuing with services for 2025 @ the current rate. Please don't hesitate to let us know if we can help out in any way.

Regards
Joe Craig
President
Sitex Aquatics LLC.

SECTION (b)



POOL SERVICE PROPOSAL FOR SADDLE CREEK

3 x days a week pool service including chemicals 5% Increase

\$1415 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the Engineering and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

June 1, 2024 to August 12, 2024

Fund	Date	Check No.'s	Amount
General Fund	6/5/24	382	\$ 2,131.75
	6/12/24	383-388	\$ 15,868.66
	6/19/24	389	\$ 1,206.00
	6/26/24	390-393	\$ 27,037.00
	7/2/24	394-396	\$ 4,275.44
	7/9/24	397	\$ 700.00
	7/16/24	398-399	\$ 12,333.05
	7/23/24	400-408	\$ 18,118.62
	7/30/24	409-410	\$ 481.55
	8/6/24	411-413	\$ 2,011.60
			\$ 84,163.67
Total Amount			\$ 84,163.67

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/24	00002	3/01/24	95	202403 320-53800-34000	FIELD MANAGEMENT-MAR24	*	1,391.25		
		3/01/24	95	202403 320-53800-47500	LIFT STAT CALL OUT-MAR24	*	580.00		
		3/01/24	95	202403 320-53800-49000	HAMPTON INN MEETING ROOM	*	160.50		
								2,131.75	000382
6/12/24	00042	5/07/24	33479	202405 330-57200-48100	PEST CONTROL-MAY24	*	120.00		
		6/06/24	34238	202406 330-57200-48100	PEST CONTROL-JUN24	*	120.00		
								240.00	000383
6/12/24	00048	4/24/24	238990A	202404 320-53800-47500	LIFT STAT MAINT-04.24.24	*	7,004.60		
								7,004.60	000384
6/12/24	00040	5/27/24	12423	202405 330-57200-48200	CLEANING SVCS-MAY24	*	625.00		
								625.00	000385
6/12/24	00050	5/28/24	108185	202405 320-53800-48000	ELECTRICAL SERVICES-5.28	*	938.75		
								938.75	000386
6/12/24	00045	5/31/24	00064598	202405 310-51300-48000	NOT OF RULE DEV-05.26.24	*	225.13		
		5/31/24	00064598	202405 310-51300-48000	NOT OF RULE MAKE-05.28.24	*	440.68		
								665.81	000387
6/12/24	00002	2/29/24	98	202402 320-53800-48000	TREATED ALGAE/FIX SIGNS	*	665.00		
		6/01/24	103	202406 310-51300-34000	MANAGEMENT FEES-JUN24	*	3,343.67		
		6/01/24	103	202406 310-51300-35200	WEBSITE ADMIN-JUN24	*	100.00		
		6/01/24	103	202406 310-51300-35100	INFORMATION TECH-JUN24	*	150.00		
		6/01/24	103	202406 310-51300-31300	DISSEMINATION SVCS-JUN24	*	625.00		
		6/01/24	103	202406 310-51300-51000	OFFICE SUPPLIES-JUN24	*	.99		
		6/01/24	103	202406 310-51300-42000	POSTAGE-JUN24	*	38.34		

SCPP SAD CREEK PRES CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/01/24	104	202406 320-53800-34000	FIELD MANAGEMENT-JUN24		*	1,391.25	
6/01/24	104	202406 320-53800-49000	HAMPTON INN MEETING ROOM		*	80.25	
							6,394.50 000388

6/19/24	00022	6/16/24 9655	202405 310-51300-31500	ATTORNEY SVCS-MAY24	*	1,206.00	
							1,206.00 000389

6/26/24	00047	6/15/24 2210014-	202405 310-51300-31100	ENGINEERING SVCS-MAY24	*	750.00	
							750.00 000390

6/26/24	00036	6/01/24 23120	202406 330-57200-48500	POOL MAINTENANCE-JUN24	*	1,350.00	
							1,350.00 000391

6/26/24	00023	5/21/24 12804	202405 320-53800-49000	REMOVE DEAD PINES/STUMPS	*	8,400.00	
		5/23/24 12803	202405 320-53800-46201	LANDSCAPE REPLACE SABAL	*	2,805.00	
		6/01/24 12884	202406 320-53800-46200	LANDSCAPE MAINT-JUN24	*	8,612.00	
		6/04/24 12956	202406 320-53800-46201	LANDSCAPE REPLACE POOL	*	3,605.00	
							23,422.00 000392

6/26/24	00028	6/01/24 8607-B	202406 320-53800-46000	LAKE MAINTENANCE-JUN24	*	1,515.00	
							1,515.00 000393

7/02/24	00002	5/31/24 107	202405 320-53800-48000	SINK/SIGN/LIGHTS/PWR WASH	*	3,875.44	
							3,875.44 000394

7/02/24	00025	6/25/24 KE062520	202406 310-51300-11000	SUPERVISOR FEES-06/25/24	*	200.00	
							200.00 000395

7/02/24	00009	6/25/24 MS062520	202406 310-51300-11000	SUPERVISOR FEES-06/25/24	*	200.00	
							200.00 000396

7/09/24	00048	6/28/24 240549A	202406 320-53800-47500	LIFT STAT MAINT-1624 YELL	*	100.00	

SCPP SAD CREEK PRES CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/28/24		240550A	202406	320		53800	47500		LIFT STAT MAINT-1604 RED	*	100.00		
7/05/24		240675A	202407	320		53800	47500		LIFT STAT MAINT-1604 RED	*	500.00		
AVERETT SEPTIC TANKS												700.00	000397
7/16/24	00002	7/01/24	105	202407	310	51300	34000		MANAGEMENT FEES-JUL24	*	3,343.67		
7/01/24		105	202407	310	51300	35200		WEBSITE ADMIN-JUL24	*	100.00			
7/01/24		105	202407	310	51300	35100		INFORMATION TECH-JUL24	*	150.00			
7/01/24		105	202407	310	51300	31300		DISSEMINATION SVCS-JUL24	*	625.00			
7/01/24		105	202407	310	51300	51000		OFFICE SUPPLIES-JUL24	*	3.46			
7/01/24		105	202407	310	51300	42500		COPIES-JUL24	*	62.35			
7/01/24		106	202407	320	53800	34000		FIELD MANAGEMENT-JUL24	*	1,391.25			
GOVERNMENTAL MANAGEMENT SERVICES												5,675.73	000398
7/16/24	00044	7/16/24	07162024	202407	300	20700	10200		ASSESS TSFR SERIES 2020	*	3,469.76		
7/16/24		07162024	202407	300	20700	10200		ASSESS TSFR SERIES 2022	*	3,187.56			
SADDLE CREEK PRESERVE C/O USBANK												6,657.32	000399
7/23/24	00042	7/08/24	35091	202407	330	57200	48100		PEST CONTROL-JUL24	*	120.00		
ALL AMERICAN LAWN & TREE												120.00	000400
7/23/24	00040	6/30/24	12634	202406	330	57200	48200		CLEANING SVCS-JUN24	*	675.00		
CLEAN STAR SERVICES OF CENTRAL FL												675.00	000401
7/23/24	00045	6/30/24	00065221	202406	310	51300	48000		NOT OF BUDGET/BOS MEET	*	735.38		
GANNETT MEDIA CORP DBA GANNETT												735.38	000402
7/23/24	00022	7/16/24	9850	202406	310	51300	31500		ATTORNEY SVCS-JUN24	*	3,552.94		
KILINSKI VAN WYK, PLLC												3,552.94	000403
7/23/24	00047	7/15/24	2210014-	202406	310	51300	31100		ENGINEERING SVCS-JUN24	*	675.00		
LANDMARK ENGINEERING & SURVEYING												675.00	000404
SCPP SAD CREEK PRES CWRIGHT													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/23/24	00036	7/01/24	23497	202407	330	57200	48500		POOL MAINTENANCE-JUL24	*	1,350.00		
									MCDONNELL CORPORATION DBA			1,350.00	000405
7/23/24	00051	7/08/24	93466	202407	330	57200	34500		SECURITY SVCS-7/4-7/7/24	*	883.30		
									NATION SECURITY SERVICES LLC			883.30	000406
7/23/24	00023	7/01/24	13253	202407	320	53800	46200		LANDSCAPE MAINT-JUL24	*	8,612.00		
									PRINCE & SONS INC.			8,612.00	000407
7/23/24	00028	7/01/24	8737-B	202407	320	53800	46000		LAKE MAINTENANCE-JUL24	*	1,515.00		
									SITEX AQUATICS LLC			1,515.00	000408
7/30/24	00048	7/18/24	240986A	202407	320	53800	47500		LIFT STAT MAINT-07/18/24	*	325.00		
									AVERETT SEPTIC TANKS			325.00	000409
7/30/24	00023	7/10/24	13368	202407	320	53800	47300		RPLC SPRINKLERS/NOZ/DRIP	*	156.55		
									PRINCE & SONS INC.			156.55	000410
8/06/24	00048	7/23/24	241098A	202407	320	53800	47500		LIFT STAT MAINT-07.23.24	*	200.00		
									AVERETT SEPTIC TANKS			200.00	000411
8/06/24	00051	7/15/24	93467	202407	330	57200	34500		SECURITY SVCS-7/8-7/14/24	*	462.20		
		7/22/24	93557	202407	330	57200	34500		SECURITY SVC-7/15-7/21/24	*	462.20		
		7/29/24	93640	202407	330	57200	34500		SECURITY SVCS-7/22-7/28	*	462.20		
									NATION SECURITY SERVICES LLC			1,386.60	000412
8/06/24	00028	7/25/24	8812-B	202407	320	53800	49000		ADD SVCS-SPRAY DITCH	*	425.00		
									SITEX AQUATICS LLC			425.00	000413
TOTAL FOR BANK A											84,163.67		
TOTAL FOR REGISTER											84,163.67		

SCPP SAD CREEK PRES CWRIGHT

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
July 31, 2024



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 530,841	\$ -	\$ -	\$ 530,841
Capital Projects Account	\$ -	\$ -	\$ 309	\$ 309
Series 2020				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 144,814	\$ -	\$ 144,814
Construction	\$ -	\$ -	\$ 2	\$ 2
Series 2022				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 224,554	\$ -	\$ 224,554
Construction	\$ -	\$ -	\$ 23,175	\$ 23,175
Prepaid Expenses	\$ 14,655	\$ -	\$ -	\$ 14,655
Due from General Fund	\$ -	\$ 15	\$ -	\$ 15
Total Assets	\$ 545,496	\$ 669,960	\$ 23,486	\$ 1,238,942
Liabilities:				
Accounts Payable	\$ 2,687	\$ -	\$ -	\$ 2,687
Due to Debt Service	\$ 15	\$ -	\$ -	\$ 15
Total Liabilities	\$ 2,702	\$ -	\$ -	\$ 2,702
Fund Balances:				
Nonspendable				
Deposits & Prepaid Items	\$ 14,655	\$ -	\$ -	\$ 14,655
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 301,572	\$ -	\$ 301,572
Debt Service - Series 2022	\$ -	\$ 368,388	\$ -	\$ 368,388
Capital Projects - Series 2020	\$ -	\$ -	\$ 311	\$ 311
Capital Projects - Series 2022	\$ -	\$ -	\$ 23,175	\$ 23,175
Unassigned	\$ 528,139	\$ -	\$ -	\$ 528,139
Total Fund Balances	\$ 542,794	\$ 669,960	\$ 23,486	\$ 1,236,240
Total Liabilities & Fund Balance	\$ 545,496	\$ 669,960	\$ 23,486	\$ 1,238,942

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Assessments - On Roll	\$ 604,543	\$ 604,543	\$ 613,666	\$ 9,123
Total Revenues	\$ 604,543	\$ 604,543	\$ 613,666	\$ 9,123
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 6,000	\$ 3,000	\$ 3,000
Engineer Fees	\$ 15,000	\$ 12,500	\$ 5,839	\$ 6,661
Dissemination Fees	\$ 25,000	\$ 25,000	\$ 6,250	\$ 18,750
Assessment Administration	\$ 7,500	\$ 7,500	\$ 5,300	\$ 2,200
Arbitrage	\$ 5,300	\$ 5,300	\$ 2,250	\$ 3,050
Attorney Fees	\$ 7,500	\$ 7,500	\$ 14,374	\$ (6,874)
Audit Fees	\$ 900	\$ 900	\$ 7,100	\$ (6,200)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 8,081	\$ 1
Management Fees	\$ 40,124	\$ 33,436	\$ 33,437	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 683	\$ (183)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 417	\$ 69	\$ 348
Legal Advertising	\$ 3,500	\$ 2,917	\$ 2,436	\$ 481
Other Current Charges	\$ 1,000	\$ 833	\$ 439	\$ 394
Office Supplies	\$ 100	\$ 83	\$ 22	\$ 62
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 131,778	\$ 120,041	\$ 97,713	\$ 22,328

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
<i>Operations and Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 10,000	\$ 10,000	\$ 11,314	\$ (1,314)
Field Management	\$ 16,695	\$ 13,913	\$ 13,913	\$ -
Landscape Maintenance	\$ 90,000	\$ 75,000	\$ 70,120	\$ 4,880
Landscape Replacement	\$ 25,000	\$ 20,833	\$ 3,605	\$ 17,228
Mitigation Monitoring	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Lake Maintenance	\$ 13,200	\$ 13,200	\$ 14,320	\$ (1,120)
Streetlights	\$ 45,000	\$ 37,500	\$ 19,100	\$ 18,400
Electric	\$ 5,000	\$ 4,167	\$ 3,569	\$ 597
Water & Sewer	\$ 1,000	\$ 1,000	\$ 1,395	\$ (395)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 7,500	\$ 6,250	\$ 1,737	\$ 4,513
Lift Station Maintenance	\$ 35,000	\$ 35,000	\$ 56,427	\$ (21,427)
General Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 6,569	\$ 1,764
Contingency	\$ 10,000	\$ 10,000	\$ 10,385	\$ (385)
Subtotal Field Expenditures	\$ 295,895	\$ 258,113	\$ 212,454	\$ 45,659
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 12,000	\$ 2,132	\$ 9,868
Amenity - Water	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Internet	\$ 1,082	\$ 1,040	\$ 1,040	\$ -
Pest Control	\$ 1,280	\$ 1,200	\$ 1,200	\$ -
Janitorial Service	\$ 10,200	\$ 8,500	\$ 6,350	\$ 2,150
Security Services	\$ 15,000	\$ 12,500	\$ 2,270	\$ 10,230
Pool Maintenance	\$ 19,200	\$ 16,000	\$ 13,780	\$ 2,220
Amenity Repairs & Maintenance	\$ 10,000	\$ 8,333	\$ 1,679	\$ 6,655
Contingency	\$ 10,000	\$ 8,333	\$ 631	\$ 7,703
Subtotal Amenity Expenditures	\$ 86,162	\$ 72,073	\$ 29,081	\$ 42,992
Total Expenditures	\$ 513,835	\$ 450,226	\$ 339,248	\$ 110,978
Excess (Deficiency) of Revenues over Expenditures	\$ 90,708		\$ 274,418	
<i>Other Financing Sources/(Uses)</i>				
Transfer In (Out)	\$ (90,708)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (90,708)		\$ -	
Net Change in Fund Balance	\$ -		\$ 274,418	
Fund Balance - Beginning	\$ -		\$ 268,376	
Fund Balance - Ending	\$ -		\$ 542,794	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 318,363	\$ 4,863
Interest	\$ -	\$ -	\$ 15,360	\$ 15,360
Total Revenues	\$ 313,500	\$ 313,500	\$ 333,722	\$ 20,222
Expenditures:				
Interest Expense - 12/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Principal Expense - 6/15	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense - 6/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Total Expenditures	\$ 311,775	\$ 311,775	\$ 311,775	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,725		\$ 21,947	
Fund Balance - Beginning	\$ 118,531		\$ 279,625	
Fund Balance - Ending	\$ 120,256		\$ 301,572	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Assessments - Direct	\$ 287,653	\$ 287,653	\$ 292,470	\$ 4,817
Interest	\$ -	\$ -	\$ 13,118	\$ 13,118
Total Revenues	\$ 287,653	\$ 287,653	\$ 305,588	\$ 17,935
Expenditures:				
Interest Expense - 12/15	\$ 88,808	\$ 88,808	\$ 88,808	\$ -
Principal Expense - 12/15	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest Expense - 6/15	\$ 87,364	\$ 87,364	\$ 87,364	\$ -
Total Expenditures	\$ 286,171	\$ 286,171	\$ 286,171	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,482	\$ -	\$ 19,416	\$ 17,935
Fund Balance - Beginning	\$ 206,054	\$ -	\$ 348,972	\$ -
Fund Balance - Ending	\$ 207,536	\$ -	\$ 368,388	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 400	\$ (400)
Total Expenditures	\$ -	\$ -	\$ 400	\$ (400)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (400)	
Fund Balance - Beginning	\$ -		\$ 711	
Fund Balance - Ending	\$ -		\$ 311	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 977	\$ 977
Total Revenues	\$ -	\$ -	\$ 977	\$ 977
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 219	\$ (219)
Total Expenditures	\$ -	\$ -	\$ 219	\$ (219)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 758	
Net Change in Fund Balance	\$ -	\$ -	\$ 758	
Fund Balance - Beginning	\$ -	\$ -	\$ 22,417	
Fund Balance - Ending	\$ -	\$ -	\$ 23,175	

Saddle Creek Preserve

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Lift Station Improvements	\$ 47,000	\$ 39,167	\$ -	\$ 39,167
Total Expenditures	\$ 47,000	\$ 39,167	\$ -	\$ 39,167
Excess (Deficiency) of Revenues over Expenditures	\$ (47,000)	\$ (39,167)	\$ -	\$ (39,167)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 90,708	\$ 75,590	\$ -	\$ 75,590
Total Other Financing Sources/(Uses)	\$ 90,708	\$ 75,590	\$ -	\$ 75,590
Net Change in Fund Balance	\$ 43,708		\$ -	
Fund Balance - Beginning	\$ 5,000		\$ -	
Fund Balance - Ending	\$ 48,708		\$ -	

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ 4,521	\$ -	\$ 3,583	\$ 18	\$ 3,087	\$ 15	\$ -	\$ -	\$ 613,666
Total Revenues	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ 4,521	\$ -	\$ 3,583	\$ 18	\$ 3,087	\$ 15	\$ -	\$ -	\$ 613,666
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 3,000
Engineer Fees	\$ -	\$ -	\$ -	\$ 2,335	\$ 1,449	\$ 630	\$ -	\$ 750	\$ 675	\$ -	\$ -	\$ -	\$ 5,839
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ 6,250
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	\$ 1,206	\$ 3,553	\$ -	\$ -	\$ -	\$ 14,374
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	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ 33,437
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Postage & Delivery	\$ 132	\$ 86	\$ 53	\$ 252	\$ 39	\$ 12	\$ 24	\$ 47	\$ 38	\$ -	\$ -	\$ -	\$ 683
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 69
Legal Advertising	\$ 364	\$ -	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ 666	\$ 735	\$ -	\$ -	\$ -	\$ 2,436
Other Current Charges	\$ 39	\$ 39	\$ 76	\$ 39	\$ 42	\$ 41	\$ 41	\$ 41	\$ 42	\$ 41	\$ -	\$ -	\$ 439
Office Supplies	\$ 0	\$ 4	\$ 1	\$ 0	\$ 3	\$ 3	\$ 1	\$ 4	\$ 1	\$ 3	\$ -	\$ -	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 14,489	\$ 16,585	\$ 5,268	\$ 8,682	\$ 11,901	\$ 9,820	\$ 6,448	\$ 10,533	\$ 9,663	\$ 4,325	\$ -	\$ -	\$ 97,713

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance													
Field Expenditures													
Property Insurance	\$ -	\$ 10,725	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,314
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ 13,913
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 7,112	\$ 7,612	\$ 8,612	\$ 8,612	\$ 8,612	\$ -	\$ -	\$ 70,120
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,805	\$ 3,605	\$ (2,805)	\$ -	\$ -	\$ 3,605
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ -	\$ 14,320
Streetlights	\$ 1,746	\$ 1,737	\$ 1,737	\$ 1,761	\$ 1,731	\$ 1,731	\$ 1,731	\$ 3,458	\$ 1,729	\$ 1,737	\$ -	\$ -	\$ 19,100
Electric	\$ 323	\$ 304	\$ 386	\$ 388	\$ 335	\$ 352	\$ 313	\$ 658	\$ 192	\$ 319	\$ -	\$ -	\$ 3,569
Water & Sewer	\$ 101	\$ 106	\$ 106	\$ 101	\$ 101	\$ 101	\$ 455	\$ 106	\$ 106	\$ 115	\$ -	\$ -	\$ 1,395
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ 157	\$ -	\$ -	\$ 1,737
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ 7,414	\$ 3,724	\$ 8,534	\$ 20,389	\$ 10,755	\$ -	\$ 200	\$ 1,025	\$ -	\$ -	\$ 56,427
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 665	\$ -	\$ 1,090	\$ 4,814	\$ -	\$ -	\$ -	\$ -	\$ 6,569
Contingency	\$ -	\$ -	\$ 1,158	\$ -	\$ -	\$ 161	\$ 161	\$ 8,400	\$ 80	\$ 425	\$ -	\$ -	\$ 10,385
Subtotal Field Expenditures	\$ 13,298	\$ 24,297	\$ 19,619	\$ 14,792	\$ 20,184	\$ 33,341	\$ 25,243	\$ 31,759	\$ 17,431	\$ 12,490	\$ -	\$ -	\$ 212,454
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508	\$ 624	\$ -	\$ -	\$ 2,132
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ 1,040
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ 1,200
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 675	\$ 675	\$ -	\$ -	\$ 6,350
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,270	\$ -	\$ -	\$ 2,270
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,630	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ 13,780
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ 645	\$ -	\$ 285	\$ -	\$ -	\$ -	\$ -	\$ 1,679
Contingency	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631
Subtotal Amenity Expenditures	\$ 2,947	\$ 2,829	\$ 2,198	\$ 2,198	\$ 2,198	\$ 2,845	\$ 2,200	\$ 2,765	\$ 3,757	\$ 5,144	\$ -	\$ -	\$ 29,081
Total Expenditures	\$ 30,734	\$ 43,710	\$ 27,085	\$ 25,672	\$ 34,283	\$ 46,005	\$ 33,890	\$ 45,057	\$ 30,851	\$ 21,960	\$ -	\$ -	\$ 339,248
Excess (Deficiency) of Revenues over Expenditures	\$ (30,734)	\$ (41,833)	\$ 571,898	\$ (24,090)	\$ (29,762)	\$ (46,005)	\$ (30,308)	\$ (45,038)	\$ (27,764)	\$ (21,944)	\$ -	\$ -	\$ 274,418
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (30,734)	\$ (41,833)	\$ 571,898	\$ (24,090)	\$ (29,762)	\$ (46,005)	\$ (30,308)	\$ (45,038)	\$ (27,764)	\$ (21,944)	\$ -	\$ -	\$ 274,418

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)
Less: Principal Payment - 6/15/24	(\$115,000)
Current Bonds Outstanding	\$5,055,000

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

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

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	50% General Fund	26% 2020 Debt Service	24% 2022 Debt Service	100% 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
6/28/24	06/03-06/03/24	\$ 6,285.73	\$ -	\$ (125.71)	\$ -	\$ 6,160.02	\$ 3,087.14	\$ 1,601.57	\$ 1,471.31	\$ 6,160.02
7/25/24	04/01-06/30/24	\$ -	\$ -	\$ -	\$ 30.86	\$ 30.86	\$ 15.47	\$ 8.02	\$ 7.37	\$ 30.86
Total		\$ 1,297,360.68	\$ (51,163.07)	\$ (24,923.94)	\$ 3,224.45	\$ 1,224,498.12	\$ 613,666.07	\$ 318,362.52	\$ 292,469.52	\$ 1,224,498.11

101.51%	Net Percent Collected
\$ -	Balance Remaining to Collect