

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*April 23, 2024*

# AGENDA

# *Saddle Creek Preserve of Polk County*

## *Community Development District*

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

April 16, 2024

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

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

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

**Meeting ID:** 854 5804 4464

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Approval of Minutes of the February 27, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: June 25, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election (November 26, 2024)
6. Presentation of Arbitrage Rebate Report for Series 2022 Special Assessment Bonds
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Landscape Addendums & Proposals from Prince & Sons
      - a) Addendum to Add Front Area of Phase 2B to Current Landscape Contract
      - b) Addendum to Add Increased Frequency of Pond Mows to Current Landscape Contract
      - c) Proposal to Replace Landscaping at Amenity
      - d) Proposal to Remove and Dispose of Dead Pine Trees along Main Road
  - D. District Manager's Report

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

- i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
  - iii. Presentation of Number of Registered Voters—372
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

# MINUTES

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

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **February 27, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Scott Shapiro <i>by Zoom</i>	Chairman
Kelly Evans	Assistant Secretary
Lori Campagna	Assistant Secretary
Sean Finotti	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Grace Kobitter	District Counsel, KVV Law
Allen Bailey	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the February 27, 2024 Saddle Creek Preserve of Polk County Community Development District’s Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present and Scott Shapiro joining via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there is one member of the public on Zoom. There being no comments at this time, the next item followed.

**THIRD ORDER OF BUSINESS**

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

Ms. Burns asked for approval of the minutes from the January 23, 2024 Board of Supervisors meeting. She asked for any questions, comments, or corrections to those minutes.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Lift Station Pump Replacement**

**A. Proposals**

**i. Averett Septic Tanks**

**a) Proposal for Lift Station Pump**

Mr. Bailey presented the proposal from Averett Septic. They are suggesting a Vortex pump. This pump has a recessed center so allows stuff to pass through and not get caught in the propeller. There is a one-year warranty on the pump. The quote for all three lift stations is \$33,982.24 which was the lowest quote.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Proposal for Lift Station Pumps at \$33,982.24 – Vortex Pumps at all Lift Stations Subject to District Engineer Consultation, was approved.

**b) Proposal for Lift Station Maintenance**

Ms. Burns noted they would need to sign up for the annual maintenance at \$8,100 per year. She noted they have the option to terminate the existing maintenance agreement with Consta Flow and go with Averett to start the maintenance at the same time as the install. She asked for a motion to terminate the exiting maintenance agreement with Consta Flow pending staff coordinating that timing and a motion to approve the maintenance agreement with Everett for regular maintenance.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Proposal for Lift Station Maintenance – Terminate Existing Maintenance Agreement with Consta Flow Subject to Approving Averett Vortex Pump, was approved.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Averett Maintenance Contract, was approved.

**c) Proposal for Alternative Lift Station Basket System Option**

Mr. Bailey presented the quote for the lift station baskets for all three pumps at \$9,750. Ms. Campagna wanted to make sure the county does not come back on the District. Mr. Bailey noted this basket system could be installed if they are concerned with the county.

**FIFTH ORDER OF BUSINESS**

**Public Hearing** *(Continued from January 23, 2024 Meeting)*

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

Ms. Burns noted this is the continued public hearing on street parking and towing. She asked for a motion to reopen that public hearing.

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

Ms. Burns stated the Board sought direction for them to go through and look at resident concerns brought up at the meeting. She pointed out changes to the parking map on page 49 of the agenda.

Public Comments:

- Mark Pagan, Old Mining Road – says the Board should hold off until construction is complete.
- Abby Morrobell, Yellow Trail stated that she wants to try to resolve parking by speaking to neighbors first.
- Miguel Morrobell asked can we expect a certain percentage of occupancy before adding parking rules.
- Diane Williams, Landmark commented about speed zone signs, 25 mph is too fast. How close are they to completion. Mark noted 60-70% built out, not closed.

**i. Consideration of Resolution 2024-02 Adopting Parking and Towing Policies for the District (2 Maps – 1 with All Phases Included in Policy and 1 with Just Current Active Phase)**

Ms. Evans stated she feels strongly this should be a resident decision and would like to see the Board become all residents and the residents make the decision as a controlled Board. Ms.



Campagna noted this started because the homeowners requested it. Ms. Burns stated the Board does not want to take action to approve this today.

**ii. Consideration of Proposal for Parking Signage Installation**

This item was deferred to a future meeting.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Burns noted this is the annual renewal of the agreement with the Polk County Property Appraiser that they will provide the parcels within the community to us.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, the 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter had nothing to report.

**B. Engineer**

There being no comments, the next item followed.

**C. Field Manager’s Report**

Mr. Bailey presented the field manager’s report. Sidewalk modifications are complete, Yellow Trail pond cleanup is an ongoing item with construction, a low area collecting water was leveled, leaning signage was straightened, large open space on Yellow Trail is seeing new growth, the dog park is near completion just waiting on fountains, and bike pad will be installed there.

Ms. Evans asked Mr. Bailey to touch on the mow schedule. Mr. Bailey noted they are on a biweekly mow schedule now and will be shifting to weekly mows beginning in April. The ponds will stay on the biweekly schedule.

**i. Consideration of Addendum to Add on Trash and Pet Station Collection to the Current Janitorial Services Contract – ADDED**

Ms. Bailey noted this is to add dog waste station emptying to the janitorial contract.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Addendum to Add on Trash and Pet Station Collection to the Current Janitorial Services Contract, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register for approval which is included in the agenda package for review. She asked for any questions on the check register.

On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials are in the package for review. There is no action needed. These are for informational purposes only. Ms. Evans asked about Clean Star Services. Ms. Burns noted they empty trash and clean the restrooms at the pool three days a week. The trash is removed every two days. Waste stations for the dog park are twice a week.

**iii. Discussion Regarding Security Staffing at the Pool During Spring Break**

Ms. Burns noted they will not staff for Spring Break. Board will revisit for summer.

**iv. Discussion Regarding Authorizing the HOA to Place No Solicitation Signage**

Ms. Burns stated a resident reached out and spoke about this with the HOA. Because solicitation has to do with private lots, this is more of an HOA policy. She noted they allow the HOA to purchase and install signs on CDD property through a license agreement. Ms. Kobitter can draw up a simple license agreement. Ms. Evans asked if they could review signage before installation.

**v. Discussion of Lighting Agreement for Phase 2**

Ms. Burns stated this is for Phase 2 lighting install of 47 poles with Lakeland Electric.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Lighting Agreement for Phase 2, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Ms. Campagna asked Allen to work on a proposal for mulch at the entry of the community. Ms. Burns noted if it's within budget to move forward with it.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

**Public Comment:**

-Abby (1905 Yellow Trail): Reach out to street sweepers to run through again. Ms. Campagna noted after the last meeting they added a few additional in and can do that again. Terrible oil stains. Ms. Burns noted the CDD does not do road cleaning. Cracked sidewalk at NE corner of Old Mining & Yellow Trail– Allen will check that.

-Diane Williams (Landmark): Dog park too small and where is bike pad. Who is responsible for the grounds in pool area and mailbox area? Request for trash can at mailboxes. Ms. Burns noted there is a vendor who cleans the pool and a janitorial contract for restrooms and the covered area. They are not there every day. The landscape vendor picks up trash when they mow. Ms. Burns noted she can send an email blast to residents about trash. The bike pad is at the entry of the dog park. Cracked sidewalk on Landmark 1530 & 1532, water always standing. Ms. Burns noted it's probably a drainage swell so designed as a lower area. Allen will check this.

-Marcos (2909 Old Mining Road): Questions a larger dog park at different location adjusted to resident liking as community grows. Ms. Campagna noted they can share that once it's turned over to full resident control and make any changes that the Board decides.

-David Talan: Pool area, water was crystal clear. Ms. Burns noted he may start to see issues when the pool picks up so email Allen. Off duty security at pool if necessary. He asked how to get email reminders. Ms. Burns will make sure he is on the list. Post a flyer at the amenity center to let residents know they can sign up for CDD email communication using amenity access email.

Ms. Campagna addressed the speed limit signs – this is required through engineering who dictates speed limits. Collector roads versus anterior roads could be the reason for different speed

February 27, 2024

Saddle Creek Preserve of Polk County CDD

limits. Give Jill information regarding the roads and the Engineer will address that. Ms. Burns urged residents who see speeding to reach out to local law enforcement. A traffic study would be required to install speed bumps which would be costly. Speed bumps would affect driveways.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Saddle Creek Preserve of Polk County Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Tuesday, June 25, 2024

HOUR: 1:00 PM

LOCATION: Hampton Inn Lakeland  
4420 N Socrum Loop Rd.  
Lakeland, Florida 33809

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF APRIL 2024.**

ATTEST:

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

\_\_\_\_\_  
Secretary

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

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

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

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





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

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - On Roll	\$604,543	\$606,962	\$0	\$606,962	\$604,543
<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 606,962</b>	<b>\$ -</b>	<b>\$ 606,962</b>	<b>\$ 604,543</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$7,200	\$1,800	\$4,200	\$6,000	\$12,000
Engineer Fees	\$15,000	\$2,335	\$8,750	\$11,085	\$15,000
Attorney Fees	\$25,000	\$3,125	\$3,000	\$6,125	\$25,000
Annual Audit	\$7,500	\$5,300	\$0	\$5,300	\$7,500
Assessment Administration	\$5,300	\$1,800	\$3,500	\$5,300	\$5,565
Dissemination	\$7,500	\$4,101	\$4,375	\$8,476	\$7,875
Arbitrage	\$900	\$3,500	\$0	\$3,500	\$900
Trustee Fees	\$8,082	\$5,724	\$2,358	\$8,082	\$8,082
Management Fees	\$40,124	\$16,718	\$23,405	\$40,124	\$45,000
Information Technology	\$1,800	\$750	\$1,050	\$1,800	\$1,890
Website Maintenance	\$1,200	\$500	\$700	\$1,200	\$1,260
Postage & Delivery	\$500	\$562	\$150	\$712	\$500
Insurance	\$6,397	\$5,758	\$0	\$5,758	\$6,500
Copies	\$500	\$7	\$49	\$56	\$500
Legal Advertising	\$3,500	\$1,035	\$2,465	\$3,500	\$2,500
Other Current Charges	\$1,000	\$233	\$329	\$562	\$1,000
Office Supplies	\$100	\$9	\$35	\$44	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$ 131,778</b>	<b>\$ 53,433</b>	<b>\$ 54,367</b>	<b>\$ 107,799</b>	<b>\$ 141,347</b>

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

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

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

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

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

**REVENUES:**

Assessments

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

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**EXPENDITURES:**

**Administrative:**

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Dissemination

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

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

Arbitrage

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

**Field Expenditures**

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Mitigation Monitoring

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

Lake Maintenance

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

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

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

Lift Station Maintenance

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

General Repairs & Maintenance

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

Contingency

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

**Amenity Expenditures**

Amenity - Electric

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

Amenity - Water

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

Internet

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

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

*Pest Control*

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

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Repairs & Maintenance*

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

*Amenity Management*

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

*Contingency*

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

**Other Expenditures:**

*Capital Reserves*

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



**Saddle Creek Preserve of Polk County**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2020**

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

\*Carry forward less amount in Reserve funds.

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

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

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

**AMORTIZATION SCHEDULE**

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

**Saddle Creek Preserve of Polk County**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2022**

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Special Assessments	\$ 287,653	\$ 289,275	\$ -	\$ 289,275	\$ 287,653
Interest Income	\$ -	\$ 4,240	\$ 1,060	\$ 5,299	\$ 2,650
Carry Forward Surplus	\$ 206,054	\$ 205,146	\$ -	\$ 205,146	\$ 213,549
<b>Total Revenues</b>	<b>\$ 493,707</b>	<b>\$ 498,660</b>	<b>\$ 1,060</b>	<b>\$ 499,720</b>	<b>\$ 503,851</b>
<b>Expenses</b>					
Interest - 12/15	\$ 88,808	\$ 88,808	\$ -	\$ 88,808	\$ 87,364
Principal - 12/15	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 6/15	\$ 87,364	\$ -	\$ 87,364	\$ 87,364	\$ 85,920
<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 198,808</b>	<b>\$ 87,364</b>	<b>\$ 286,171</b>	<b>\$ 288,284</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 207,536</b>	<b>\$ 299,853</b>	<b>\$ (86,304)</b>	<b>\$ 213,549</b>	<b>\$ 215,568</b>

\*Carry forward less amount in Reserve funds.

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

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

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

**AMORTIZATION SCHEDULE**

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

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

**AMORTIZATION SCHEDULE**

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

# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Capital Reserve

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

# SECTION V

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, 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**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Scott Shapiro	11/2024
2	Mike Seney	11/2024
3	Lori Campagna	11/2026
4	Kelly Evans	11/2026
5	Sean Finotti	11/2024

This year, Seat 1, currently held by Scott Shapiro, Seat 2, currently held by Mike Seney, and Seat 5, currently held by Sean Finotti, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the **19th day of November 2024, at 1:00 PM and located at the Hampton Inn—Lakeland, 4420 N Socrum Loop Road, Lakeland, Florida 33809.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 23, 2024** meeting. A sample notice of



landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 23RD DAY OF APRIL 2024.**

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

**ATTEST:**

\_\_\_\_\_  
**CHAIRPERSON / VICE CHAIRPERSON**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Saddle Creek Preserve of Polk County Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 141.80 acres, generally located west of Old Dixie Highway and south of Saddle Creek Road (CR 546) within unincorporated Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there may be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: **Tuesday, November 19, 2024**  
TIME: **1:00 PM**  
PLACE: **Hampton Inn--Lakeland  
4420 N Socrum Loop Rd.  
Lakeland, Florida 33809**

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Jill Burns  
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT  
DISTRICT FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 19, 2024**

TIME: **1:00 PM**

LOCATION: **Hampton Inn Lakeland, 4420 N Socrum Loop Rd., Lakeland, Florida 33809**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**  
**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT**  
**DISTRICT**  
**POLK COUNTY, FLORIDA**  
**LANDOWNERS' MEETING –Tuesday, November 19, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Saddle Creek Preserve of Polk County Community Development District to be held at the **Hampton Inn Lakeland, 4420 N Socrum Loop Rd., Lakeland, Florida 33809, on Tuesday, November 19, 2024 at 1:00 PM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
 Printed Name of Legal Owner

\_\_\_\_\_  
 Signature of Legal Owner

\_\_\_\_\_  
 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT**  
**DISTRICT**  
**POLK COUNTY, FLORIDA**  
**LANDOWNERS' MEETING –TUESDAY, NOVEMBER 19, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Saddle Creek Preserve of Polk County Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

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

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# SECTION VI

# **REBATE REPORT**

**\$5,155,000**

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

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

---

**Rebate Report to the Computation Date  
February 10, 2025  
Reflecting Activity To  
February 29, 2024**



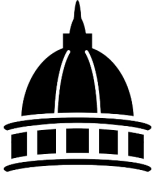
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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

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

March 25, 2024

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of February 10, 2025, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the February 10, 2025 Computation Date  
Reflecting Activity from February 10, 2022 through February 29, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.115154%	26,816.87	(58,901.53)
Debt Service Reserve Fund	3.287348%	9,739.83	(282.84)
Costs of Issuance Account	0.008944%	0.01	(4.13)
<b>Totals</b>	<b>1.351533%</b>	<b>\$36,556.71</b>	<b>\$(59,188.50)</b>
<b>Bond Yield</b>	<b>3.377437%</b>		
Rebate Computation Credits			(4,236.29)
		<b>Net Rebatable Arbitrage</b>	<b>\$(63,424.79)</b>

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

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 10, 2022, the date of the closing, to February 29, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 10, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 10, 2022 and February 29, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

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

## **DEFINITIONS**

### **7. Computation Date**

February 10, 2025.

## 8. Computation Period

The period beginning on February 10, 2022, the date of the closing, and ending on February 29, 2024.

## 9. Bond Year

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

## 10. Bond Yield

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

## 11. Taxable Investment Yield

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

## 12. Issue Price

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

## 13. Rebatable Arbitrage

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

## 14. Funds and Accounts

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

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

## **METHODOLOGY**

### **Bond Yield**

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

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

The methodology used to calculate the Rebateable Arbitrage, as of February 29, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 10, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 10, 2025, is the Rebateable Arbitrage.

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

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

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

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

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

## PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

## PROOF OF ARBITRAGE YIELD

\$5,155,000

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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



## BOND DEBT SERVICE

\$5,155,000

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

Special Assessment Bonds, Series 2022

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

BOND DEBT SERVICE

\$5,155,000

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

Special Assessment Bonds, Series 2022

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
12/13/22		18,102.03	19,459.04
12/16/22		89,925.00	96,639.21
01/05/23		32,110.00	34,446.54
01/05/23		8,639.19	9,267.83
01/10/23		6,600.00	7,076.97
01/23/23		79,489.91	85,131.44
01/30/23		28,558.00	30,564.90
02/09/23		3,025.00	3,234.87
02/09/23		2,400.00	2,566.51
02/09/23		75,900.37	81,166.23
02/23/23		32,515.00	34,725.59
02/28/23		-420.00	-448.35
03/08/23		382,700.48	408,149.04
03/17/23		15,673.98	16,702.27
03/22/23		4,581.00	4,879.27
04/13/23		31,191.26	33,157.25
04/17/23		124,149.25	131,925.31
05/08/23		-246,957.62	-261,913.54
05/09/23		181,968.78	192,970.98
05/09/23		28,593.41	30,322.22
05/19/23		73.00	77.34
05/30/23		182.50	193.16
07/18/23		73,929.82	77,898.10
08/22/23		-27,300.72	-28,675.27
09/07/23		55,242.84	57,943.32
11/17/23		219.00	228.21
02/29/24	Bal	22,710.75	23,442.79
02/29/24	Acc	88.75	91.61
-----			
02/10/25	TOTALS:	26,816.87	-58,901.53
-----			

ISSUE DATE:	02/10/22	REBATABL ARBITRAGE:	-58,901.53
COMP DATE:	02/10/25	NET INCOME:	26,816.87
BOND YIELD:	3.377437%	TAX INV YIELD:	1.115154%

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/22	Beg Bal	-143,826.25	-159,028.44
03/02/22		0.45	0.50
04/04/22		0.74	0.81
05/03/22		0.71	0.78
06/02/22		36.26	39.68
07/05/22		82.79	90.31
08/02/22		144.54	157.28
09/02/22		217.74	236.27
10/04/22		248.73	269.10
11/02/22		325.78	351.54
12/02/22		397.03	427.23
01/04/23		448.55	481.23
02/02/23		477.60	511.07
03/02/23		457.77	488.48
04/04/23		517.46	550.54
05/02/23		522.54	554.49
06/02/23		568.47	601.55
07/05/23		556.40	586.97
08/02/23		581.34	611.75
09/05/23		603.60	633.22
10/03/23		584.51	611.60
11/02/23		605.18	631.52
12/04/23		587.03	610.76
12/22/23		0.14	0.15
01/03/24		606.41	629.23
02/02/24		603.49	624.51
02/29/24	Bal	143,826.26	148,462.26
02/29/24	Acc	564.56	582.76
-----			
02/10/25	TOTALS:	9,739.83	-282.84
-----			

ISSUE DATE:	02/10/22	REBATABL ARBITRAGE:	-282.84
COMP DATE:	02/10/25	NET INCOME:	9,739.83
BOND YIELD:	3.377437%	TAX INV YIELD:	3.287348%

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

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

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

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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.377437%)
02/10/23		-1,960.00	-2,095.79
02/10/24		-2,070.00	-2,140.50
-----			
02/10/25	TOTALS:	-4,030.00	-4,236.29
-----			

ISSUE DATE: 02/10/22      REBATABLE ARBITRAGE: -4,236.29  
 COMP DATE: 02/10/25  
 BOND YIELD: 3.377437%

# SECTION VII



# SECTION C

# Saddle Creek Reserve CDD

## Field Management Report



April 23<sup>rd</sup>, 2024

Allen Bailey

Field Manager

GMS

# Completed

## Yellow Trail Sidewalk



- ✚ The Yellow Trail sidewalk had cracks and breaks in areas. These sections of been replaced.

## Pool Repair

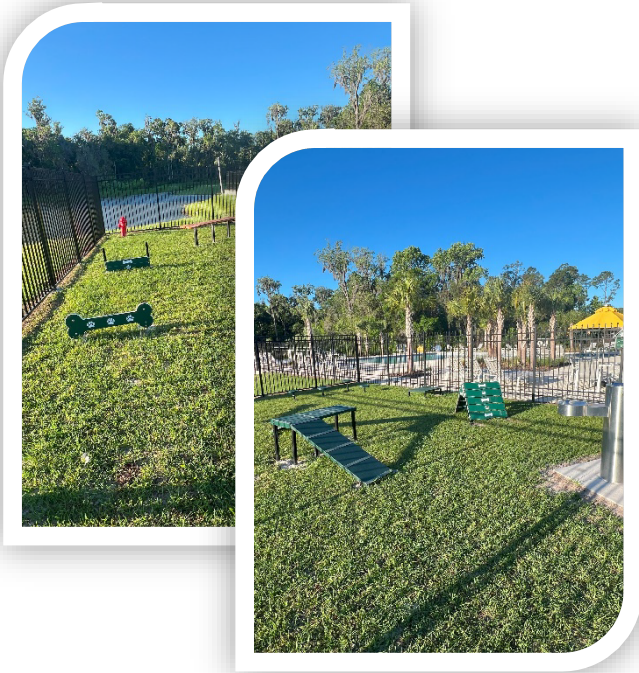


- ✚ The plaster in the pool was cracking and causing damage to the pool surface.
- ✚ The damaged and potentially weak areas have been repaired.



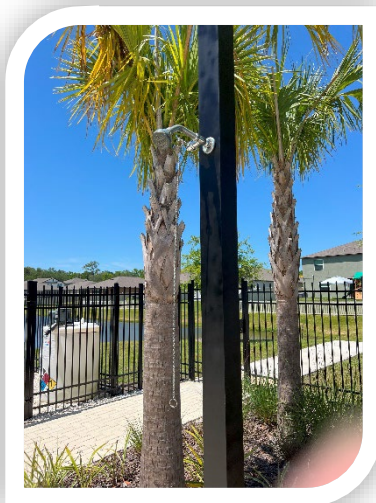
# Complete

## Dog Park



✚ The dog park has the water fountain installed and is being enjoyed by the residents.

## Amenity Shower Repair



✚ The amenity shower valve was stuck. This has been replaced to allow the shower to shut off normally.

# Complete

## Mulching



✚ The requested mulch has been installed in the plant beds at the front of the district.

## Ceiling Lights



✚ Two ceiling lights at the amenity were coming loose. We have secured them to prevent issues.

# Conclusion

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

Respectfully,  
Allen Bailey

# SECTION 1

# SECTION (a)





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

Tampa  
9513 US 92 East  
Tampa, Florida 33610

(863) 422-5207  
www.princeandsonsinc.com

## Landscape Maintenance Proposal ADDENDUM TO SADDLE CREEK

March 6, 2024

Saddle Creek CDD- FRONT AREA IN PHASE 2B  
c/o Allen Bailey, Field Manager  
GMS- Central Florida

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

We hereby propose the following for your review:

### LANDSCAPE MAINTENANCE FOR COMMON GROUNDS

Service	Price Per Month	Price Per Year
<u>Landscape Maintenance</u>	<u>\$600</u>	<u>\$7,200</u>

# Landscape Maintenance Program

## *Scope of Services*

### TURF CARE

- Mowing                      Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance 42 times per calendar year (St. Augustine). It is anticipated that mowing services shall be provided weekly during the growing season April through September and every other week during the non-growing season or as needed October through March.

Bahia lake and pond banks will be mowed 32 times per year.
- Trimming                     Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.
- Edging                        All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

### MISCELLANEOUS

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

**PRINCE AND SONS INC.**

**CUSTOMER (AUTHORIZED SIGNATURE)**

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Signature                      Date

\_\_\_\_\_  
Printed Name                      Title

\_\_\_\_\_  
Printed Name                      Title



 Landscape addition to contract

**SECTION (b)**



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

Tampa  
 9513 US 92 East  
 Tampa, Florida 33610

(863) 422-5207  
 www.princeandsonsinc.com

## Landscape Maintenance Proposal ADDENDUM TO SADDLE CREEK

April 11, 2024

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

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

We hereby propose the following for your review:

### LANDSCAPE MAINTENANCE FOR COMMON GROUNDS Increased pond mowing to 32 cuts

Service	Price Per Month	Price Per Year
<u>Landscape Maintenance</u>	<u>\$1,000</u>	<u>\$12,000</u>

### Landscape Maintenance Program *Scope of Services*

#### TURF CARE

Mowing Bahia lake and pond banks will be mowed 32 times per year.

**PRINCE AND SONS INC.**

**CUSTOMER (AUTHORIZED SIGNATURE)**

\_\_\_\_\_  
 Signature                      Date

\_\_\_\_\_  
 Signature                      Date

\_\_\_\_\_  
 Printed Name                      Title

\_\_\_\_\_  
 Printed Name                      Title

# SECTION (c)



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: February 29, 2024

**SUBMITTED TO:**

Allen bailey  
Field Manager  
GMS Services

Phone: (407)841-5524  
Email: [abailey@gmscfl.com](mailto:abailey@gmscfl.com)

**Job Name / Location:**

Saddle Creek Pool  
All Beds

**Proposal to : Replace dead Sabal Palm In Pool Area , Install Plants and Mulch / Pine bark .**

Labor Is Included in Total	Qty	Unit	Unit Cost	TOTAL
Replace Dead Sabal palm	1	8'10	\$550.00	\$550.00
Box Wood	16	3gal	\$20.00	\$320.00
Plumbago	24	3gal	\$20.00	\$480.00
firebush	32	3gal	\$20.00	\$640.00
Ginger Shell	8	3gal	\$20.00	\$160.00
Xanadu	8	3gal	\$20.00	\$160.00
Pine Bark	40	yrd	\$45.00	\$1,800.00
<b>Total</b>				<b>\$5,910.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc. Plywood will be in place to help prevent pool paver damage

Submitted by: **Craig Bramblett**

Accepted by: \_\_\_\_\_

Date Submitted: February 29 , 2024

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

# SECTION (d)





200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: February 15, 2024

**SUBMITTED TO:**

Allan Bailey / GMS  
Field Manager  
219 E. Livingston Street  
Orlando Fl, 32801  
Phone: 407-346-2453  
Email: [mtindall@gmscf.com](mailto:mtindall@gmscf.com)

**Job Name / Location:**

Saddle Creek  
Saddle Creek Rd

**Remove Dead Pines Along frontage , Dispose and grind Stumps / Dangerous Hazard**

	Qty	Unit	Unit Cost	TOTAL
Remove Dead Pines Along frontage , Dispose and grind Stumps	12		\$700.00	\$8,400.00
			<b>Total:</b>	<b>\$8,400.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc. Plywood will be in place to help prevent pool paver damage

Submitted by: **Craig Bramblett**

Date Submitted: february 15, 2024

Accepted by: \_\_\_\_\_

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

# SECTION D

# SECTION 1

# Saddle Creek Preserve Community Development District

## Summary of Check Register

March 1, 2024 to March 31, 2024

Fund	Date	Check No.'s	Amount
General Fund	3/6/24	334-337	\$ 6,900.00
	3/14/24	338-340	\$ 6,208.39
	3/20/24	341-345	\$ 12,238.85
	3/22/24	346	\$ 16,991.12
	3/27/24	347-349	\$ 1,340.00
			\$ 43,678.36
<b>Total Amount</b>			<b>\$ 43,678.36</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/24	00039	2/29/24	3016701	202402 320-53800-47500	LIFT STAT TELEMETRY ADD BARNEY'S PUMPS INC	*	6,300.00	6,300.00	000334
3/06/24	00025	2/27/24	KE022720	202402 310-51300-11000	SUPERVISOR FEES-02/27/24 KELLY ANN EVANS	*	200.00	200.00	000335
3/06/24	00026	2/27/24	LC022720	202402 310-51300-11000	SUPERVISOR FEES-02/27/24 LORI CAMPAGNA	*	200.00	200.00	000336
3/06/24	00010	2/27/24	SS022720	202402 310-51300-11000	SUPERVISOR FEES-02/27/24 SCOTT SHAPIRO	*	200.00	200.00	000337
3/14/24	00040	2/29/24	11788	202402 330-57200-48200	CLEANING SVCS-FEB24 CLEAN STAR SERVICES OF CENTRAL FL	*	625.00	625.00	000338
3/14/24	00002	3/01/24	94	202403 310-51300-34000	MANAGEMENT FEES-MAR24	*	3,343.67		
		3/01/24	94	202403 310-51300-35200	WEBSITE ADMIN-MAR24	*	100.00		
		3/01/24	94	202403 310-51300-35100	INFORMATION TECH-MAR24	*	150.00		
		3/01/24	94	202403 310-51300-31300	DISSEMINATION SVCS-MAR24	*	625.00		
		3/01/24	94	202403 310-51300-51000	OFFICE SUPPLIES-MAR24	*	3.01		
		3/01/24	94	202403 310-51300-42000	POSTAGE-MAR24	*	11.71		
					GOVERNMENTAL MANAGEMENT SERVICES			4,233.39	000339
3/14/24	00036	3/01/24	22209	202403 330-57200-48500	POOL MAINTENANCE-MAR24 MCDONNELL CORPORATION DBA	*	1,350.00	1,350.00	000340
3/20/24	00042	2/08/24	31314	202402 330-57200-48100	PEST CONTROL-FEB24 ALL AMERICAN LAWN & TREE	*	120.00	120.00	000341
3/20/24	00022	3/14/24	8952	202402 310-51300-31500	GENERAL COUNSEL-FEB24 KILINSKI   VAN WYK, PLLC	*	2,043.10	2,043.10	000342

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 #
3/20/24	00047	3/15/24	2210014-	202402	310-51300-31100		ENGINEERING SVCS-FEB24 LANDMARK ENGINEERING & SURVEYING	*	1,448.75	1,448.75	000343
3/20/24	00023	3/01/24	11827	202403	320-53800-46200		LANDSCAPE MAINT-MAR24 PRINCE & SONS INC.	*	7,112.00	7,112.00	000344
3/20/24	00028	3/01/24	8146-B	202403	320-53800-46000		LAKE MAINTENANCE-MAR24 SITEX AQUATICS LLC	*	1,515.00	1,515.00	000345
3/22/24	00048	3/18/24	238125A	202403	320-53800-47500		LIFT STAT 50% DEPOSIT AVERETT SEPTIC TANKS	*	16,991.12	16,991.12	000346
3/27/24	00042	3/13/24	32012	202403	330-57200-48100		PEST CONTROL-MAR24 ALL AMERICAN LAWN & TREE	*	120.00	120.00	000347
3/27/24	00043	3/25/24	7379-03-	202403	310-51300-31200		REBATE REPORT SERIES 2022 AMTEC	*	450.00	450.00	000348
3/27/24	00041	3/20/24	3579	202403	320-53800-47500		LIFT STAT MAINT-MAR24	*	190.00		
		3/21/24	3556	202403	320-53800-47500		LIFT STAT MAINT-03/05/24	*	435.00		
		3/21/24	3588	202403	320-53800-47500		LIFT STAT MAINT-03/08/24	*	145.00		
							CONSTA FLOW INC.			770.00	000349
TOTAL FOR BANK A									43,678.36		
TOTAL FOR REGISTER									43,678.36		

SCPP SAD CREEK PRES CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2024***





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5	<u>Series 2022 Debt Service Fund</u>
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7	<u>Series 2022 Capital Projects Fund</u>
8	<u>Capital Reserve Fund</u>
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12	<u>Assessment Receipt Schedule</u>

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 676,251	\$ -	\$ -	\$ 676,251
Capital Projects Account	\$ -	\$ -	\$ 469	\$ 469
<b>Series 2020</b>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 343,690	\$ -	\$ 343,690
Construction	\$ -	\$ -	\$ 2	\$ 2
<b>Series 2022</b>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 298,666	\$ -	\$ 298,666
Construction	\$ -	\$ -	\$ 22,800	\$ 22,800
Prepaid Expenses	\$ 14,655	\$ -	\$ -	\$ 14,655
Due from General Fund	\$ -	\$ 6,075	\$ -	\$ 6,075
<b>Total Assets</b>	<b>\$ 690,905</b>	<b>\$ 949,007</b>	<b>\$ 23,270</b>	<b>\$ 1,663,182</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 12,935	\$ -	\$ -	\$ 12,935
Due to Debt Service	\$ 6,075	\$ -	\$ -	\$ 6,075
<b>Total Liabilities</b>	<b>\$ 19,009</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,009</b>
<b>Fund Balances:</b>				
Nonspendable				
Deposits & Prepaid Items	\$ 14,655	\$ -	\$ -	\$ 14,655
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 503,606	\$ -	\$ 503,606
Debt Service - Series 2022	\$ -	\$ 445,401	\$ -	\$ 445,401
Capital Projects - Series 2020	\$ -	\$ -	\$ 471	\$ 471
Capital Projects - Series 2022	\$ -	\$ -	\$ 22,800	\$ 22,800
Unassigned	\$ 657,241	\$ -	\$ -	\$ 657,241
<b>Total Fund Balances</b>	<b>\$ 671,896</b>	<b>\$ 949,007</b>	<b>\$ 23,270</b>	<b>\$ 1,644,173</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 690,905</b>	<b>\$ 949,007</b>	<b>\$ 23,270</b>	<b>\$ 1,663,182</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 604,543	\$ 604,543	\$ 606,962	\$ 2,420
<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 604,543</b>	<b>\$ 606,962</b>	<b>\$ 2,420</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 7,200	\$ 3,600	\$ 1,800	\$ 1,800
Engineer Fees	\$ 15,000	\$ 7,500	\$ 3,784	\$ 3,716
Dissemination Fees	\$ 25,000	\$ 3,750	\$ 3,750	\$ -
Assessment Administration	\$ 7,500	\$ 5,300	\$ 5,300	\$ -
Arbitrage	\$ 5,300	\$ 2,250	\$ 2,250	\$ -
Attorney Fees	\$ 7,500	\$ 3,750	\$ 6,144	\$ (2,394)
Audit Fees	\$ 900	\$ 900	\$ 3,500	\$ (2,600)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 8,081	\$ 1
Management Fees	\$ 40,124	\$ 20,062	\$ 20,062	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 500	\$ 250	\$ 574	\$ (324)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 250	\$ 7	\$ 243
Legal Advertising	\$ 3,500	\$ 1,750	\$ 1,035	\$ 715
Other Current Charges	\$ 1,000	\$ 500	\$ 275	\$ 225
Office Supplies	\$ 100	\$ 50	\$ 12	\$ 38
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 131,778</b>	<b>\$ 66,066</b>	<b>\$ 64,006</b>	<b>\$ 2,060</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b><i>Operations and Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 11,314	\$ (1,314)
Field Management	\$ 16,695	\$ 8,348	\$ 8,348	\$ -
Landscape Maintenance	\$ 90,000	\$ 45,000	\$ 36,672	\$ 8,328
Landscape Replacement	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Mitigation Monitoring	\$ 25,000	\$ 12,500	\$ -	\$ 12,500
Lake Maintenance	\$ 13,200	\$ 6,600	\$ 8,260	\$ (1,660)
Streetlights	\$ 45,000	\$ 22,500	\$ 10,444	\$ 12,056
Electric	\$ 5,000	\$ 2,500	\$ 2,088	\$ 412
Water & Sewer	\$ 1,000	\$ 500	\$ 614	\$ (114)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 1,360	\$ 2,390
Lift Station Maintenance	\$ 35,000	\$ 17,500	\$ 44,448	\$ (26,948)
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Contingency	\$ 10,000	\$ 5,000	\$ 1,319	\$ 3,681
<b>Subtotal Field Expenditures</b>	<b>\$ 295,895</b>	<b>\$ 152,948</b>	<b>\$ 124,866</b>	<b>\$ 28,081</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 7,200	\$ -	\$ 7,200
Amenity - Water	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Internet	\$ 1,082	\$ 541	\$ 620	\$ (79)
Pest Control	\$ 1,280	\$ 640	\$ 720	\$ (80)
Janitorial Service	\$ 10,200	\$ 5,100	\$ 3,750	\$ 1,350
Security Services	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Pool Maintenance	\$ 19,200	\$ 9,600	\$ 8,100	\$ 1,500
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 749	\$ 4,251
Contingency	\$ 10,000	\$ 5,000	\$ 631	\$ 4,369
		\$ -		
<b>Subtotal Amenity Expenditures</b>	<b>\$ 86,162</b>	<b>\$ 43,081</b>	<b>\$ 14,570</b>	<b>\$ 28,511</b>
<b>Total Expenditures</b>	<b>\$ 513,835</b>	<b>\$ 262,095</b>	<b>\$ 203,442</b>	<b>\$ 58,653</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 90,708</b>		<b>\$ 403,520</b>	
<b><i>Other Financing Sources / (Uses)</i></b>				
Transfer In (Out)	\$ (90,708)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources / (Uses)</b>	<b>\$ (90,708)</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 403,520</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 268,376</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 671,896</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2020

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 314,885	\$ 1,385
Interest	\$ -	\$ -	\$ 7,484	\$ 7,484
<b>Total Revenues</b>	<b>\$ 313,500</b>	<b>\$ 313,500</b>	<b>\$ 322,368</b>	<b>\$ 8,868</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Principal Expense - 6/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 98,388	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 311,775</b>	<b>\$ 98,388</b>	<b>\$ 98,388</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,725</b>		<b>\$ 223,981</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 118,531</b>		<b>\$ 279,625</b>	
<b>Fund Balance - Ending</b>	<b>\$ 120,256</b>		<b>\$ 503,606</b>	

# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2022

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 287,653	\$ 287,653	\$ 289,275	\$ 1,622
Interest	\$ -	\$ -	\$ 5,962	\$ 5,962
<b>Total Revenues</b>	<b>\$ 287,653</b>	<b>\$ 287,653</b>	<b>\$ 295,237</b>	<b>\$ 7,584</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 88,808	\$ 88,808	\$ 88,808	\$ -
Principal Expense - 12/15	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest Expense - 6/15	\$ 87,364	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 198,808</b>	<b>\$ 198,808</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,482</b>	<b>\$ -</b>	<b>\$ 96,429</b>	<b>\$ 7,584</b>
<b>Fund Balance - Beginning</b>	<b>\$ 206,054</b>	<b>\$ -</b>	<b>\$ 348,972</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 207,536</b>	<b>\$ -</b>	<b>\$ 445,401</b>	<b>\$ -</b>

# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2020

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 0	\$ 0
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ -	\$ -	\$ 240	\$ (240)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240</b>	<b>\$ (240)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (240)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 711</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 471</b>	

# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2022

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 601	\$ 601
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 601</b>	<b>\$ 601</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 219	\$ (219)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 219</b>	<b>\$ (219)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,800</b>	



# Saddle Creek Preserve

## Community Development District

### Capital Reserve

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

For The Period Ending March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
<b>Revenues</b>				
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Lift Station Improvements	\$ 47,000	\$ 23,500	\$ -	\$ 23,500
<b>Total Expenditures</b>	<b>\$ 47,000</b>	<b>\$ 23,500</b>	<b>\$ -</b>	<b>\$ 23,500</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (47,000)</b>	<b>\$ (23,500)</b>	<b>\$ -</b>	<b>\$ (23,500)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 90,708	\$ 45,354	\$ -	\$ 45,354
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 90,708</b>	<b>\$ 45,354</b>	<b>\$ -</b>	<b>\$ 45,354</b>
<b>Net Change in Fund Balance</b>	<b>\$ 43,708</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 5,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 48,708</b>		<b>\$ -</b>	

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - On Roll	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ 4,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 606,962
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 1,877</b>	<b>\$ 598,983</b>	<b>\$ 1,582</b>	<b>\$ 4,521</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 606,962</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineer Fees	\$ -	\$ -	\$ -	\$ 2,335	\$ 1,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,784
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Attorney Fees	\$ 1,861	\$ 755	\$ 249	\$ 1,236	\$ 2,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,144
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Trustee Fees	\$ -	\$ 5,724	\$ -	\$ -	\$ -	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,062
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 132	\$ 86	\$ 53	\$ 252	\$ 39	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 574
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Legal Advertising	\$ 364	\$ -	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035
Other Current Charges	\$ 39	\$ 39	\$ 76	\$ 39	\$ 42	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275
Office Supplies	\$ 0	\$ 4	\$ 1	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 14,489</b>	<b>\$ 16,585</b>	<b>\$ 5,268</b>	<b>\$ 8,682</b>	<b>\$ 11,901</b>	<b>\$ 7,082</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,006</b>

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ 10,725	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,314
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,348
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 7,112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,672
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,260
Streetlights	\$ 1,746	\$ 1,737	\$ 1,737	\$ 1,761	\$ 1,731	\$ 1,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,444
Electric	\$ 323	\$ 304	\$ 386	\$ 388	\$ 335	\$ 352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,088
Water & Sewer	\$ 101	\$ 106	\$ 106	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,360
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ 7,414	\$ 3,724	\$ 8,534	\$ 20,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,448
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 1,158	\$ -	\$ -	\$ 161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,319
<b>Subtotal Field Expenditures</b>	<b>\$ 13,298</b>	<b>\$ 24,297</b>	<b>\$ 19,619</b>	<b>\$ 14,792</b>	<b>\$ 19,519</b>	<b>\$ 33,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 124,866</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,100
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 749
Contingency	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631
<b>Subtotal Amenity Expenditures</b>	<b>\$ 2,947</b>	<b>\$ 2,829</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,570</b>
<b>Total Expenditures</b>	<b>\$ 30,734</b>	<b>\$ 43,710</b>	<b>\$ 27,085</b>	<b>\$ 25,672</b>	<b>\$ 33,618</b>	<b>\$ 42,623</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,442</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,097)</b>	<b>\$ (42,623)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 403,520</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,097)</b>	<b>\$ (42,623)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 403,520</b>

# Saddle Creek Preserve

## Community Development District

### Long Term Debt Report

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

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

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

ON ROLL ASSESSMENTS

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

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
<b>Total</b>		\$ 1,283,780.31	\$ (51,163.07)	\$ (24,652.34)	\$ 3,156.82	\$ 1,211,121.72	\$ 606,962.38	\$ 314,884.74	\$ 289,274.59	\$ 1,211,121.71

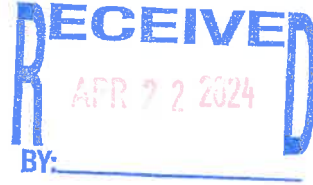
100.40%	Net Percent Collected
\$ -	Balance Remaining to Collect

# SECTION 3



April 19, 2024

Samantha Ham – Recording Secretary  
Saddle Creek Preserve CDD  
219 E. Livingston Street  
Orlando, Florida 32801-1508



**RE: Saddle Creek Preserve Community Development District Registered Voters**

Dear Ms. Ham,

In response to your request, there are currently **372** voters within the Saddle Creek Preserve Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive style.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida