

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*October 22, 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

October 15, 2024

### **Board of Supervisors Meeting** **Saddle Creek Preserve of Polk County Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Saddle Creek Preserve of Polk County Community Development District** will be held **Tuesday, October 22, 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 [mvirgen@gmscfl.com](mailto:mvirgen@gmscfl.com))
3. Approval of Minutes of the August 27, 2024 Board of Supervisors Meeting
4. Consideration of District Property Conveyance Documents
5. Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Update Regarding Hurricane Repairs
    - ii. Consideration of Proposal for Road Repair on Trotters Way
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

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

# 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, **August 27, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Mike Seney	Vice Chairman
Lori Campagna	Assistant Secretary
Sean Finotti	Assistant Secretary
Kelly Evans <i>by Zoom</i>	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns <i>by Zoom</i>	District Manager, GMS
Grace Kobitter	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order at 1:00 p.m. and called roll. Three Board members were present constituting a quorum. Ms. Evans participated by zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Virgen stated this is the public comment period for agenda items.

Ms. Porous commented on cars parking near stop signs and noted she had dash cam evidence that Florida statutes were being violated. She also commented on the security officer at the pool enforcing the rules.

Ms. Jenkins commented on the erosion on Yellow Trail and a leaning fence with holes under the fence. She added she has reported the issue several times but has had no response for repair.

Ms. Webster commented on the parking issues on the street prohibiting emergency vehicles to enter the community.

Audience members stated issues with the rules, sprinkler system, attendance at the meeting, difficulty with the HOA and CDD addressing safety concerns, and wanting answers to the issues.

Other public comments were on the landscaping vendors cutting corners, the Board not responding to concerns, meetings cancelled and a request to reschedule meetings, frustrations in the community, total darkness due to no lighting, wildlife concerns, safety issues, rain created a pond that is not draining, mosquito issues, community very frustrated with issues, lack of communication with the Board, same conversations over and over with no resolutions or timelines to address the issues, and residents not having a timeline for issues.

Ms. Campagna addressed several of the issues, including landscaping issues, and she noted the Board has talked to the vendors on the problems. Comments were made on the issues with the wetlands and spraying, treatments, weeding, trespassing in residential areas, Prince & Sons, account manager, on site hourly employees and follow-up concerns.

She then addressed security at the pool with the pool monitor and added that no reports could be shared on reprimands to personnel. District Counsel commented that reports are not made available due to confidentiality. She added pool monitors will be gone after Labor Day.

Other issues were addressed with the flooding, lighting, modified parking plan not addressed, and road depression. Mr. Bailey addressed vendors and engineers, the findings with depression, timelines, permits, and the drainage issues in the rear of the community are being addressed. Mr. Bailey explained the work being done to address the issues.

Ms. Campagna will request the signage be removed again, the no trespassing sign installation, repair and clean up issues, inspections will be conducted to give guidance on how to address issues, the bond issues, area with concerns, and bringing in equipment for the building.

Ms. Campagna noted the mailboxes will be addressed with HOA, agenda item on adding District Manager as assistant secretary, scheduling meetings, and cancellations. She explained the process for cancelling meetings if there is no business. Ms. Burns addressed the public comment period, and noted residents cannot add to the meeting agenda.

Ms. Campagna explained the process for addressing concerns and noted sometimes they do not have answers. Residents can ask for updates on projects by emails due to Florida Sunshine law.

Mr. Finotti addressed the lighting issue with the electric company and the broken conduit issue. He noted the timeline and issues with having the electric company respond. He added construction is delaying repairs and contractors are hired to address the problem.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 25, 2024  
Board of Supervisors Meeting**

Ms. Virgen asked for approval of the minutes from the June 25, 2024 Board of Supervisors meeting. These minutes have been reviewed by District management and counsel. The Board had no changes to the minutes.

On MOTION by Mr. Seney, seconded by Mr. Finotti with all in favor, the Minutes of the June 25, 2024 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11  
Appointing an Assistant Secretary**

Ms. Virgen noted this resolution will appoint herself as an assistant secretary to allow her to sign documents for the district.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, Resolution 2024-11 Appointing Ms. Virgen as an Assistant Secretary, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Towing Services  
Agreement with Big Jay's Towing, Inc.**

Ms. Virgen noted once the no parking on the grass areas had been established the Board contracted with a towing vendor to enforce the policies with Big Jay's Towing, Inc. This just needs ratification. It was asked if a specific area was included near the stop sign. She noted there are maps to address the locations. She noted the local police will have to address the other areas.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Towing Service Agreement with Big Jay's Towing, was ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Amending the Parking and Towing Policies for the District**

Ms. Virgen noted there had been requests from the community to request additional parking policies. She added the proposed parking policies had been brought to the Board, but resident feedback was the residents did not want one side of the street parking which would alleviate the issues. At the last meeting the Board adopted a policy on no parking on any of the landscape areas. She noted they had request for no commercial vehicles overnight which includes 10:00pm to 6:00am. This would also include towing of abandoned vehicles. It was noted this may be an HOA issue and new state rules may affect decisions.

Ms. Campagna suggested to table this issue. Ms. Burns explained the opinion of counsel was the rule did not apply to commercial vehicles but suggested the Board table this item. Ms. Virgen will have the Board review further and if needed schedule a public meeting.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit Report**

Ms. Virgen noted this is the audit report for the fiscal year 2023 audit that is required each year. She noted it was provided by Grau and Associates and it was noted there were no findings.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kobitter had nothing further to report.



**B. Engineer**

The engineer was not in attendance.

**C. Field Manager's Report**

Mr. Bailey presented the field manager's report to include pond trash pick-up, debris removal, gate damage repair, fence repair, electrical area and erosion issues will take time and will be addressed. He noted some overgrowth areas which needs sodding, and the mosquito issues for spraying can be made by residents on the city website. He added the CDD does not spray.

**i. Consideration of Proposal to Add Wildlife Signage in the Community**

Mr. Bailey reviewed the proposal for 4 gator signs and wildlife signs close to walkways. It is for \$800.77 and is covered by general maintenance line item.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Proposal to Add Wildlife Signage in the Community, was approved.

**ii. Consideration of Proposal to Add Solar Lighting at Mailboxes Near Amenity**

Mr. Bailey reviewed the proposal for lighting around the mailbox area. He added they will see if 1 solar light will address the issue for \$615 and can be taken from amenity line item.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Proposal to Add Solar Lighting at Mailboxes Near Amenity, was approved.

**iii. Consideration of Proposal to Replace Missing Umbrella at Amenity Center Pool**

Mr. Bailey reviewed the proposal for a missing umbrella at the pool deck. He added the vendor had moved and they would have to use another vendor for the umbrella. He was notified the original vendor (Windward) was still in the area and the Board desired to have a matching umbrella for the replacement. The Board decided to approve a not to exceed amount of \$500 from the original vendor.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Purchase of an Umbrella from the Original Vendor with a Not to Exceed Amount of \$500, was approved.

**iv. Presentation of Landscape Maintenance Review**

**v. Presentation of Aquatic Maintenance Review**

Mr. Bailey noted the aquatic maintenance reviews were addressed but there was water around the Yellow Trail area. Prince & Sons will address the areas they can with the wetness and algae growth. He explained the stages of algae growth and dying. He added overall the ponds are healthy.

**vi. Consideration of Contract Renewals and Increases**

**a) Consideration of Contract Renewal for Aquatic Maintenance Services with Sitex Aquatics**

Mr. Bailey reviewed the contact renewal for Sitex with a notice they would like to continue. He added this is just a written notice to continue services.

**b) Consideration of Price Increase for Pool Maintenance Services Contract with Resort Pools**

Mr. Bailey reviewed the price increases for the pool vendor at 5% for chemicals and other maintenance at a cost of \$1415/month.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Contract Renewals and Increases, were approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Virgen presented the check register from June 1<sup>st</sup> through August 12<sup>th</sup> totaling \$84,163.67 for approval. Immediately following the check register is the detailed run summary.

On MOTION by Ms. Campagna, seconded by Mr. Seney, with all in favor, the Check Register totaling \$84,163.67, was approved.

**ii. Balance Sheet and Income Statement**

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

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

**Public Comment:**

The umbrella issue was addressed, and it was noted there was a pin and the pole to hold the umbrella in place.

Another resident asked about a specific areas of erosion issues at Yellow Trail and Red Loop. Mr. Bailey noted he had looked at the area, but did not notice major erosion, but he will go back and look again at both areas.

Another resident commented on the differences in opinions on one side of the meeting room and the adversarial situation. He asked about creating a positive meeting environment.

Another comment was made on communication with the CDD Board members and the hired management company with different community groups. The Board reviewed the process of Board meetings, the Board addressing issues, developer issues, HOA rules, Lennar builders in the community, alligator issues, and communication process for better relations.

Online comments were taken from Veronica complimenting the Board and other comments on parking and small groups with opposing views. The Board responded with the district website and public meetings for voicing opinions.

Another comment was made that voting is only for the Board. Pathways for voicing concerns and resident input was discussed. Parking issues will be brought to a future agenda. Other parking suggestions were made on homeowners communicating with each other. A resident asked that the erosion be reviewed again since the storm and needs addressed immediately. It was noted Mr. Bailey will come out and review the erosion issue again.

August 27, 2024

Saddle Creek Preserve of Polk County CDD

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

This instrument was prepared by, and upon recording, should be returned to:

Jennifer Kilinski, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32301

Parcel ID: 242812178758003901; 242812178758003902; 242812178758003991; 242812178758003992

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### **QUIT-CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_\_ day of \_\_\_\_\_ 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 4600 W Cypress Street, Suite 200, Tampa, Florida 33607, and **SADDLE CREEK ROAD INVESTORS, LLC**, a Florida limited liability company, whose address is 4532 West Kennedy Boulevard, Suite 229, Tampa, Florida 33609 (together, “**Grantor**”) and **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“**Grantee**”).

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

### **WITNESSETH:**

THAT GRANTOR(S), for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the respective Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below (“**Property**”), to the extent of their respective interests therein:

**Tract A, together with all Internal Streets, Roads, and Rights-of-Way depicted thereon and including Old Mining Road, Trotters Way, Yellow Trail, Blacksmith Court, Landmark Drive, and Red Loop, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining, including but not necessarily limited to all stormwater piping, structures, improvements, swales and retention areas located thereon.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company,

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address:  
4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**WITNESSES:**

**SADDLE CREEK ROAD INVESTORS,  
LLC, a Florida limited liability company,**

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

\_\_\_\_\_  
By: Scott Shapiro  
Its: \_\_\_\_\_  
Address:  
4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by Scott Shapiro, as  
\_\_\_\_\_ of Saddle Creek Road Investors, LLC, a Florida limited liability  
company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is  
exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**



This instrument was prepared by, and upon recording, should be returned to:

Jennifer Kilinski, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32314

Parcel ID: 242801164900004320

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**QUIT-CLAIM DEED**

THIS QUIT CLAIM DEED is made as of the \_\_\_ day of \_\_\_\_\_ 2024, by and between **AG EHC II (LEN) MULTI STATE 1, LLC**, a Delaware limited liability company, whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, Arizona 85255, hereinafter called the “Grantor,” and **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 4600 W Cypress Street, Suite 200, Tampa, Florida 33607, hereinafter called the “**Grantee**.”

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**W I T N E S S E T H:**

Grantor, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Polk, State of Florida, and more particularly below (“**Property**”), to the extent of their respective interests therein:

**All Internal Streets, Roads, and Rights-of-Way depicted thereon and including Bridlepath Way, Horseshoe Lane, Gatsby Loop, Red Loop, Yellow Trail, and Teneroc Trail, as identified on the plat titled, *Saddle Creek Preserve Phase 2*, and recorded in Plat Book 198, Page 18, et seq., of the Official Records of Polk County, Florida.**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, including but not necessarily limited to all stormwater piping, structures, improvements, swales and retention areas located thereon.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**AG EHC II (LEN) MULTI STATE 1, LLC,**  
a Delaware limited liability company,

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, as \_\_\_\_\_ of AG EHC II (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

This instrument was prepared by, and upon recording, should be returned to:

Jennifer Kilinski, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32301

Parcel ID: 242812178758003940; 242812178758003950; 242812178758003960; 242812178758003970; 242812178758003980

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_ day of \_\_\_\_\_ 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 4600 W Cypress Street, Suite 200, Tampa, Florida 33607, hereinafter called the “Grantor,” to **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the “Grantee.”

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below (“**Property**”):

**Tracts E, F, G, H, and I, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions,

and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, Florida Statutes, in relation to this transfer of title.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company,

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address:  
4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

Signed, sealed and delivered  
in the presence of:

Witnesses:

**SADDLE CREEK PRESERVE OF POLK  
COUNTY COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special-purpose  
government established under Chapter 190 of the  
Florida Statutes

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

Address:  
219 E. Livingston Street  
Orlando, Florida 32801

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by Scott Shapiro, as Chairperson of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

This instrument was prepared by, and upon recording, should be returned to:

Jennifer Kilinski, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32301

Parcel ID: 242812178758003912; 242812178758003922; 242812178758003930

---

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_ day of \_\_\_\_\_ 2024, by and between **SADDLE CREEK ROAD INVESTORS, LLC**, a Florida limited liability company, whose address is 4532 West Kennedy Boulevard, Suite 229, Tampa, Florida 33609, hereinafter called the “Grantor,” to **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the “Grantee.”

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below (“**Property**”):

**Tracts B, C, and D, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and

hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, Florida Statutes, in relation to this transfer of title.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**SADDLE CREEK ROAD INVESTORS, LLC, a Florida limited liability company,**

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

\_\_\_\_\_  
By: Scott Shapiro  
Its: \_\_\_\_\_  
Address:  
4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4532 West Kennedy Blvd., Suite 229  
Tampa, Florida 33609

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by Scott Shapiro, as \_\_\_\_\_ of Saddle Creek Road Investors, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

Signed, sealed and delivered  
in the presence of:

Witnesses:

**SADDLE CREEK PRESERVE OF POLK  
COUNTY COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special-purpose  
government established under Chapter 190 of the  
Florida Statutes

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Vice Chairperson, Board of Supervisors

Address:  
219 E. Livingston Street  
Orlando, Florida 32801

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by Michael Seney, as Vice Chairperson of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



This instrument was prepared by, and upon recording, should be returned to:

Jennifer Kilinski, Esq.  
**KILINSKI | VAN WYK PLLC**  
517 E. College Avenue  
Tallahassee, Florida 32314

Parcel ID: 242801164900004260; 242801164900004340; 242801164900004270; 242801164900004350; 242801164900004280; 242801164900004290; 242801164900004300; 242801164900004310; 242801164900004320

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_ day of \_\_\_\_\_ 2024, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 4600 W Cypress Street, Suite 200, Tampa, Florida 33607, hereinafter called the “Grantor,” to **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, hereinafter called the “Grantee.”

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Polk, State of Florida, as more particularly described below (“**Property**”):

**Tracts A, B, C, D, E, F, G, and H, together with all Internal Streets, Roads, and Rights-of-Way depicted thereon and including Bridlepath Way, Horseshoe Lane, Gatsby Loop, Red Loop, Yellow Trail, and Teneroc Trail, as identified on the plat titled, *Saddle Creek Preserve Phase 2*, and recorded in Plat Book 198, Page 18, et seq., of the Official Records of Polk County, Florida.**

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; and (ii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to re-impose same;

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining;

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property and hereby warrants the title to the Property, subject to the foregoing encumbrances and restrictions, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

Grantor further warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, *Florida Statutes*, in relation to this transfer of title.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

**WITNESSES:**

**LENNAR HOMES, LLC**, a Florida limited liability company,

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Address:  
4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

\_\_\_\_\_  
Witness Signature  
Printed name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.**

**ACCEPTANCE BY GRANTEE**

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2024.

Signed, sealed and delivered  
in the presence of:

Witnesses:

**SADDLE CREEK PRESERVE OF POLK  
COUNTY COMMUNITY DEVELOPMENT  
DISTRICT**, a local unit of special-purpose  
government established under Chapter 190 of the  
Florida Statutes

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

Address:  
219 E. Livingston Street  
Orlando, Florida 32801

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: 4600 W Cypress Street, Suite 200  
Tampa, Florida 33607

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_ 2024, by Scott Shapiro, as Chairperson of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District.

[notary seal]

\_\_\_\_\_  
(Official Notary Signature)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

\_\_\_\_\_, 2024

Saddle Creek Preserve of Polk County Community Development District  
c/o Governmental Management Services – Central Florida, LLC, District Manager  
219 East Livingston Street  
Orlando, Florida 32801

Re: Saddle Creek Preserve of Polk County Community Development District  
Acquisition of the Saddle Creek Preserve of Polk County Community Development  
District Improvements and Work Product

Dear Ms. Burns:

Lennar Homes, LLC (the “Developer”) has completed and wishes to sell to the District certain improvements, which improvements are more particularly set forth in the Engineer’s Report (defined below) (the “Improvements”) and associated work product (the “Work Product”) as identified at **Exhibit A**. The Developer wishes to convey the Improvements, as addressed in the *Amended & Restated Master Engineer’s Report for Capital Improvements*, dated February 25, 2020, as supplemented by the *Supplemental Engineer’s Report for Capital Improvements*, dated August 31, 2020, as further supplemented by the *Second Supplemental Engineer’s Report for Capital Improvements*, dated December 15, 2021 (collectively, the “Engineer’s Report”), along with all related Work Product and Real Property, to the District. The estimated value of the Improvements and Work Product is \$\_\_\_\_\_. The Developer recognizes the District does not have construction funds available to pay the Developer for the acquisition of the Improvements and Work Product and thus no payment is due at this time. However, pursuant to that certain Acquisition Agreement entered into by and between the District and the Developer, we recognize that the Improvements and Work Product may be eligible for reimbursement pursuant to said agreement if and when the District issues Bonds (as defined therein) in the future.

Sincerely,

Lennar Homes, LLC

cc: Jennifer Kilinski, District Counsel  
Todd Amaden, P.E., District Engineer

Acknowledged and Agreed to by:

\_\_\_\_\_  
\_\_\_\_\_  
Lennar Homes, LLC

## Identification of Improvements

Lennar Homes, LLC constructed and/or caused to be completed in and for the Saddle Creek Preserve of Polk County Community Development District, the following improvements all located on portions of the real property described as follows:

**Location:** Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.

**Recreation Improvements:** The Amenity Center, inclusive of the pool; the dog park; and all associated landscaping (including but not limited to all plants, trees, shrubs, and related landscaping) and hardscaping (including but not limited to signage, monuments, pavers, walkways, sidewalks, and related improvements).

**Work Product:** All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

All Improvements are as contemplated by the Engineer's Report, and along with all Work Product related to said Improvements, are as more generally identified in the chart below:

<b>IMPROVEMENTS</b>			
<b>Contractor</b>	<b>Contract Date</b>	<b>Description</b>	<b>Estimated Value</b>
Windward Building Group, Inc.	March 21, 2022	Amenity Center	\$648,580.00
Rogers Development Group of South Florida, LLC		Dog Park	\$
<b>WORK PRODUCT:</b>			
<b>Provider</b>	<b>Contract Date</b>	<b>Description</b>	<b>Amount</b>
LESC Holdings, Inc. (work product related to permitting, design services and engineering plans for Project)  <i>Paid in full as of this acquisition and completed.</i>			\$

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, a Florida limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is \_\_\_\_\_, and I am \_\_\_\_\_ of Lennar Homes, LLC (the “Developer”). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Saddle Creek Preserve of Polk County Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“District”).
4. The District’s *Amended & Restated Master Engineer’s Report for Capital Improvements*, dated February 25, 2020, as supplemented by the *Supplemental Engineer’s Report for Capital Improvements*, dated August 31, 2020, as further supplemented by the *Second Supplemental Engineer’s Report for Capital Improvements*, dated December 15, 2021 (collectively, the “Engineer’s Report”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes* (“Improvements” and “Work Product”).
5. Pursuant to contracts in place between Developer and certain contractors, engineers and construction related professionals, as more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop the Improvements and Work Product that are included and described in the Engineer’s Report and are part of the District’s capital improvement plan. The attached **Exhibit A** accurately identifies the completed Improvements and Work Product. No money is owed to any contractors or subcontractors for any work performed on the completed Improvements and Work Product.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed Improvements that Developer has developed consistent with the Engineer’s Report.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed this \_\_\_\_ day of \_\_\_\_\_, 2024.

**LENNAR HOMES, LLC,**  
a Florida limited liability company

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

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Lennar Homes, LLC, on its behalf. He/She [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

Personally Known  
OR Produced Identification  
Type of Identification \_\_\_\_\_

**Exhibit A**  
**Identification of Improvements**

Lennar Homes, LLC constructed and/or caused to be completed in and for the Saddle Creek Preserve of Polk County Community Development District, the following improvements all located on portions of the real property described as follows:

***Location:*** Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.

**Recreation Improvements:** The Amenity Center, inclusive of the pool; the dog park; and all associated landscaping (including but not limited to all plants, trees, shrubs, and related landscaping) and hardscaping (including but not limited to signage, monuments, pavers, walkways, sidewalks, and related improvements).

**Work Product:** All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

All Improvements are as contemplated by the Engineer’s Report, and along with all Work Product related to said Improvements, are as more generally identified in the chart below:

<b>IMPROVEMENTS</b>			
<b>Contractor</b>	<b>Contract Date</b>	<b>Description</b>	<b>Estimated Value</b>
Windward Building Group, Inc.	March 21, 2022	Amenity Center	\$648,580.00
Rogers Development Group of South Florida, LLC		Dog Park	\$
<b>WORK PRODUCT:</b>			
<b>Provider</b>	<b>Contract Date</b>	<b>Description</b>	<b>Amount</b>
LESC Holdings, Inc. (work product related to permitting, design services and engineering plans for Project)  <i>Paid in full as of this acquisition and completed.</i>			\$



**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND THE  
RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE  
CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the \_\_\_ day of \_\_\_\_\_ 2024, by **WINDWARD BUILDING GROUP, INC.**, a Florida corporation, whose address is 650 2nd Avenue South, St. Petersburg, Florida 33701 (“Contractor”), in favor of the **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES.** Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”) for Lennar Homes, LLC, developer of lands within the District (the “Developer”). A copy of the contract(s) for the construction of said Improvements is attached as **Exhibit A** (“Construction Contract”). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit A**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been compensated in full for its services and work related to completion of the Improvements identified in **Exhibit B**, including all payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

**Windward Building Group, Inc.**

---

[print name]

---

[print name]

---

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

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

DRAFT

**EXHIBIT A**  
**Contracts for Construction**

DRAFT

**EXHIBIT B**  
**Identification of Improvements**

Lennar Homes, LLC constructed and/or caused to be completed in and for the Saddle Creek Preserve of Polk County Community Development District, the following improvements all located on portions of the real property described as follows:

***Location:* Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

All Improvements are as contemplated by the Engineer's Report, and along with all Work Product related to said Improvements, are as more generally identified in the chart below:

<b>Saddle Creek Preserve of Polk County CDD Improvements</b>		
<b>Amenity Site</b>		
<b>Payee – Windward Building Group, Inc.</b>	<b>Estimated Value</b>	<b>Remarks</b>
<b>Improvement Description</b>	\$648,580.00	
Amenity construction and improvements as specified in Contractor's Agreement	See attached agreement, change orders and pay applications	

**WARRANTY, ASSIGNMENT OF RIGHTS AND RELEASE OF RESTRICTIONS ON THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE AGREEMENT FOR PROFESSIONAL SERVICES**

**THIS WARRANTY, ASSIGNMENT AND RELEASE** is made the \_\_\_ day of \_\_\_\_\_, 2024, by **LESC Holdings, Inc.**, a Florida corporation, whose address is 8515 Palm River Road, Tampa, Florida 33619 (“Professional”), in favor of the **Saddle Creek Preserve of Polk County Community Development District** (“District”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by the District, the receipt and sufficiency of which are hereby acknowledged by the Professional.

**SECTION 1. DESCRIPTION OF SCOPE OF SERVICES.** Professional has provided work product in connection with the planning and design of certain infrastructure improvements for Lennar Homes, LLC, developer of lands within the District (the “Developer”). An outline of the scope of services provided by Professional is attached as **Exhibit A** (“Work Product”).

**SECTION 2. USE OF WORK PRODUCT.** Professional acknowledges that the District anticipates it will acquire the Work Product from Developer, and thereby secure unrestricted rights to use and rely upon the same for any and all purposes, including the purposes for which it was intended.

**SECTION 3. WARRANTY.** Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

**SECTION 4. RELEASES.** Premised upon the District’s agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District’s right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

**SECTION 5. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional hereby further acknowledges it has been paid in full for the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer and/or the District for the Work Product identified in **Exhibit A**.

**SECTION 6. EFFECTIVE DATE.** This Warranty, Assignment and Release shall take effect upon execution.

ATTEST

**LESC HOLDINGS, INC.**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
[print name]

By:  
Its:

\_\_\_\_\_

\_\_\_\_\_  
[print name]

DRAFT

**EXHIBIT A**

LESC Holdings, Inc. (work product related to permitting, design services and plans for Amenity Center)	[ <i>contract date</i> ]	Design Services	\$
		Construction Drawings & Permitting	\$

DRAFT

**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN IMPROVEMENTS AND THE  
RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE  
CONSTRUCTION OF SAME**

THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT is made the \_\_\_ day of \_\_\_\_\_ 2024, by **ROGERS DEVELOPMENT GROUP OF SOUTH FLORIDA, LLC**, a Florida limited liability company, whose address is 710 E. Reynolds Street, Plant City, Florida 33563 (“Contractor”), in favor of the **SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT** (“District”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 1. DESCRIPTION OF CONTRACTOR’S SERVICES.** Contractor has provided construction services as general contractor in connection with the construction of certain infrastructure improvements (the “Improvements”) for Lennar Homes, LLC, developer of lands within the District (the “Developer”). A copy of the contract(s) for the construction of said Improvements is attached as **Exhibit A** (“Construction Contract”). The Improvements constructed and acquired are more generally described in the attached **Exhibit B**.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements, constructed by Contractor in connection with the Construction Contract attached as **Exhibit A**, from Developer, and thereby securing the unrestricted right to rely upon the terms of the Construction Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Construction Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements identified in **Exhibit B** because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Contractor hereby acknowledges that it has been compensated in full for its services and work related to completion of the Improvements identified in **Exhibit B**, including all payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This document shall constitute a waiver and release of lien for any payments due to Contractor by Developer for the Improvements identified in **Exhibit B**.

**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

**Rogers Development Group of South  
Florida, LLC**



\_\_\_\_\_  
[print name]

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

\_\_\_\_\_

\_\_\_\_\_  
[print name]

DRAFT

**EXHIBIT A**  
**Contracts for Construction**

DRAFT

**EXHIBIT B**  
**Identification of Improvements**

Lennar Homes, LLC constructed and/or caused to be completed in and for the Saddle Creek Preserve of Polk County Community Development District, the following improvements all located on portions of the real property described as follows:

***Location:* Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

All Improvements are as contemplated by the Engineer's Report, and along with all Work Product related to said Improvements, are as more generally identified in the chart below:

<b>Saddle Creek Preserve of Polk County CDD Improvements</b>		
<b>Amenity Site</b>		
<b>Payee – Rogers Development Group of South Florida, LLC</b>	<b>Estimated Value \$</b>	<b>Remarks</b>
<b>Improvement Description</b>		
Dog park construction and improvements pursuant to that certain Contractor's Agreement	See attached agreement, change orders and pay applications	

**BILL OF SALE AND LIMITED ASSIGNMENT**  
**AMENITY IMPROVEMENTS AND WORK PRODUCT**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the \_\_\_\_\_ day of \_\_\_\_\_ 2024, by and between **Lennar Homes, LLC**, a Florida limited liability company, whose address for purposes hereof is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607 (“**Grantor**”), and for good and valuable consideration, to it paid by the **Saddle Creek Preserve of Polk County Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor(s)” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**BACKGROUND STATEMENT**

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the following improvements, work product, and other interests (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:

- a) **Improvements** – All of the right, title, warranty, interest and benefit in the improvements set forth in attached **Exhibit A** (together, “Improvements”); and
- b) **Work Product** - All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements (together, “**Work Product**”); and
- c) **Additional Rights** - All of the right, title, interest, and benefit of each of the Grantors, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and creation of the Work Product.

2. Grantor hereby covenants that, as it relates to Property and interests owned by Grantor: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. Grantor, at its expense, agrees to complete any punch list items, make any remaining payments owed to contractors and/or subcontractors, as may be identified in **Exhibit A**, and to post and maintain any required bonds, including but not limited to maintenance bonds.

6. As consideration for the sale of the Improvements, subject to availability of funds and subject to (and without intending to alter) the provisions of that certain Acquisition Agreement, the Grantee shall make payment for the cost of the Improvements in the amounts set forth in **Exhibit A** if such funds are available from proceeds from a past or future issuance of bonds. Should no such proceeds become available, the Improvements and Work Product shall be deemed a donation to the District and no payment shall be due.

7. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

[CONTINUED ON FOLLOWING PAGE]

**WHEREFORE**, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

**LENNAR HOMES, LLC**,  
a Florida limited liability company

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

Title: \_\_\_\_\_

**STATE OF FLORIDA** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by \_\_\_\_\_ as \_\_\_\_\_ of Lennar Homes, LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entity identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF

(NOTARY SEAL)

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

(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

**EXHIBIT A**  
**Identification of Improvements**

Lennar Homes, LLC constructed and/or caused to be completed in and for the Saddle Creek Preserve of Polk County Community Development District, the following improvements all located on portions of the real property described as follows:

***Location:*** **Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.**

**Recreation Improvements:** The Amenity Center, inclusive of the pool; the dog park; and all associated landscaping (including but not limited to all plants, trees, shrubs, and related landscaping) and hardscaping (including but not limited to signage, monuments, pavers, walkways, sidewalks, and related improvements).

**Work Product:** All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

All Improvements are as contemplated by the Engineer’s Report, and along with all Work Product related to said Improvements, are as more generally identified in the chart below:

<b>IMPROVEMENTS</b>			
<b>Contractor</b>	<b>Contract Date</b>	<b>Description</b>	<b>Estimated Value</b>
Windward Building Group, Inc.	March 21, 2022	Amenity Center	\$648,580.00
Rogers Development Group of South Florida, LLC		Dog Park	\$
<b>WORK PRODUCT:</b>			
<b>Provider</b>	<b>Contract Date</b>	<b>Description</b>	<b>Amount</b>
LESC Holdings, Inc. (work product related to permitting, design services and engineering plans for Project)  <i>Paid in full as of this acquisition and completed.</i>			\$

**LESC HOLDINGS, INC. CERTIFICATION TO  
SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
REGARDING CAPITAL IMPROVEMENT PROJECT IMPROVEMENTS**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, personally appeared Todd Amaden of LESC Holdings, Inc., who, after being first duly sworn, deposes and says:

I, Todd Amaden, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits, and have inspected (or have caused my agent to inspect) the improvements and work product identified at **Exhibit A** (the “Improvements” and the “Work Product”).

I hereby certify to the Saddle Creek Preserve of Polk County Community Development District (the “District”) the below listed matters:

- 1) The Improvements have been completed in substantial compliance with the applicable governmental requirements including but not limited to all applicable codes and permits, and in substantial accordance with the permitted plans and specifications.
- 2) The Improvements are free from obstruction and are functional for their intended purpose.
- 3) The Improvements, construction materials, and procedures are within the scope of Chapter 190, Florida Statutes, and are designed to function for the intended use. The Improvements have been constructed in compliance with all plans, specifications, permits and related drawings and all required permits, plans and warranties have been transferred to the District.
- 4) In my opinion, the value of the improvements as set forth at **Exhibit A** (1) relates directly to the construction of those certain improvements described in the *Amended & Restated Master Engineer’s Report for Capital Improvements*, dated February 25, 2020, as supplemented by the *Supplemental Engineer’s Report for Capital Improvements*, dated August 31, 2020, as further supplemented by the *Second Supplemental Engineer’s Report for Capital Improvements*, dated December 15, 2021 (collectively, the “Engineer’s Report”), and (2) is fair and reasonable.
- 4) The Improvements specifically benefit property within the boundaries of the District.
- 5) With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

*[Signature on following page]*



Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

**LESC Holdings, Inc.**

\_\_\_\_\_  
Todd Amaden, P.E.  
Florida Registration No. \_\_\_\_\_

The foregoing instrument was acknowledged and subscribed before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2024, by Todd Amaden, as \_\_\_\_\_ of LESC Holdings, Inc., on its behalf. He [] is personally known to me or [] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

Personally Known  
OR Produced Identification  
Type of Identification \_\_\_\_\_

**Exhibit A**  
**Identification of Improvements**

**Work Product:** All of the right, title, interest, and benefit in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.

The improvements include:

**Recreation Improvements:** The Amenity Center, inclusive of the pool; the dog park; and all associated landscaping (including but not limited to all plants, trees, shrubs, and related landscaping) and hardscaping (including but not limited to signage, monuments, pavers, walkways, sidewalks, and related improvements).

**Location:** Tract G, as identified on the plat titled, Saddle Creek Preserve Phase 1, and recorded in Plat Book 189, Page 20, et seq., of the Official Records of Polk County, Florida.

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Rogers Development Group of South Florida, LLC		Dog Park	\$
<b>WORK PRODUCT:</b>			
<b>Provider</b>	<b>Contract Date</b>	<b>Description</b>	<b>Amount</b>
LESC Holdings, Inc. (work product related to permitting, design services and engineering plans for Project)  <i>Paid in full as of this acquisition and completed.</i>			\$

# SECTION V



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

September 9, 2024

Board of Supervisors  
Saddle Creek Preserve of Polk County Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Saddle Creek Preserve of Polk County Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$7,200 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Saddle Creek Preserve of Polk County Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Saddle Creek Preserve of Polk County Community Development District.

DocuSigned by:  
*Scott Shapiro*

By: E20F905D8C5D410...

Title: Chairman

Date: 9/28/2024



Florida Institute of Certified Public Accountants

**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



# SECTION VI

# SECTION C

# Saddle Creek Preserve CDD

## Field Management Report



October 22<sup>nd</sup>, 2024

Allen Bailey

Field Manager

GMS

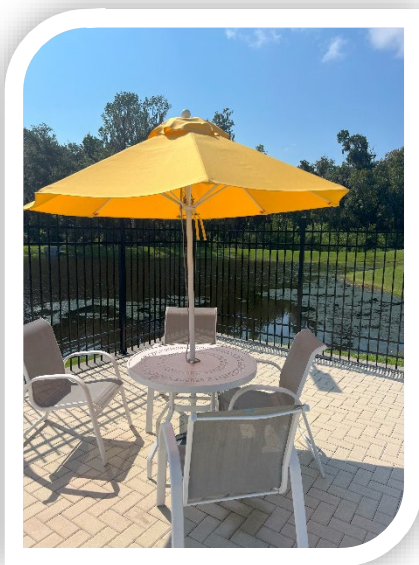
# Completed

## Wildlife Signs



✚ The wildlife warning signs have been placed up in proposed areas.

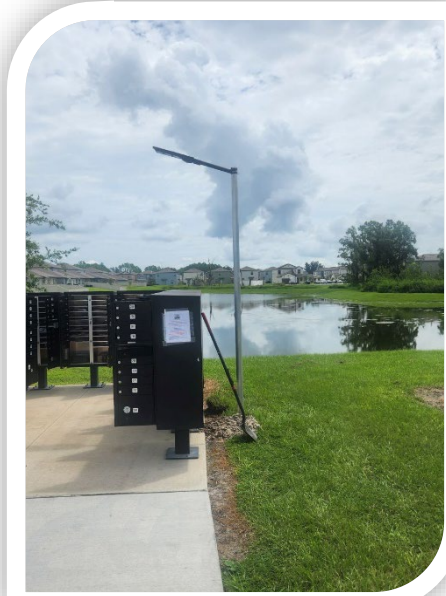
## Yellow Umbrella



✚ The replacement yellow umbrella has been installed at the amenity center.

# Complete

## Mail kiosk Solar Light



- ✚ The solar light has been installed at the mail kiosk.
- ✚ This should aid residents in getting mail when it is dark.

## Front Swale Clean Up



- ✚ The swale in the front of the district has been treated to remove vegetation.

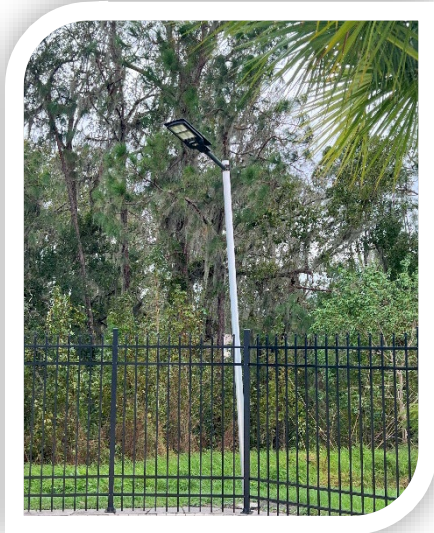
# Review

## Lift Station Fence



- ✚ The lift station fences have been damaged from the hurricane and we are working on replacing them.

## Solar Lights



- ✚ The solar lights at the amenity are leaning from the hurricane.
- ✚ This will be resecuring these posts.

# Review

## District Fence



- ✚ The fence along the backside of Yellow Trail has come down in places.
- ✚ We are working on repairing the damages.

## Yellow Trail Erosion



- ✚ The erosion on Yellow Trail has been significantly impacted by the hurricane.

# 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 2

DELLAR SITE SERVICES LLC  
CIVIL SITE & UNDERGROUND UTILITIES CONTRACTOR  
P.O. BOX 318. KATHLEEN, FL 33849. (813)-478-1237

DSS  
SINCE 2019  
STATE CERTIFIED

09.24.24

**BID PROPOSAL**

NAME: \_\_\_\_\_ CC: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE ZIP: \_\_\_\_\_  
  
ATTENTION: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_  
FAX: \_\_\_\_\_

PROJECT: **SADDLE CREEK REPAIRS**  
LOCATION: 4334 TROTTER WAY  
CITY: \_\_\_\_\_

PROPOSAL DATE:  
09.24.24

COMMENTS:

SECTION and ITEM DESCRIPTIONS	ITEM QUANTITY	ITEM UNIT	UNIT PRICE	ITEM EXTENSION	SECTION TOTAL
<b>MOBILIZATION</b>					
MOBILIZATION	1.00	LS	0.00	0.00	
SECTION TOTAL :::					3,500.00

DISCRPTION	ITEM QUANTITY	ITEM UNIT	UNIT PRICE	ITEM EXTENSION	SECTION TOTAL
IMPRESSIONS: DIG OUT/ HAUL OFF	1.00	EA	0.00	0.00	
FLOW FILL	1.00	EA	0.00	0.00	
ASPHALT REPAIR	1.00	EA	0.00	0.00	
SECTION TOTAL :::					32,760.00

**TOTAL PROPOSAL \$ 36,260.00**

**BID CONDITIONS**

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

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

DELLAR SITE SERVICES, LLC

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

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

\_\_\_\_\_  
Andrew Dellar-President

# SECTION D

# SECTION 1

# Saddle Creek Preserve Community Development District

## Summary of Check Register

August 13, 2024 to October 4, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/13/24	414-415	\$ 6,197.76
	8/20/24	416-423	\$ 17,966.94
	8/27/24	424	\$ 462.20
	9/3/24	425-428	\$ 2,073.72
	9/10/24	429-431	\$ 19,173.08
	9/12/24	432	\$ 90,708.00
	9/17/24	433-436	\$ 9,834.53
	9/20/24	437-443	\$ 269,680.36
	10/1/24	444-445	\$ 667.20
			\$ 416,763.79
<b>Total Amount</b>			<b>\$ 416,763.79</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
8/13/24	00002	8/01/24 111	202408 310-51300-34000		MANAGEMENT FEES-AUG24	*	3,343.67		
8/01/24		111	202408 310-51300-35200		WEBSITE ADMIN-AUG24	*	100.00		
8/01/24		111	202408 310-51300-35100		INFORMATION TECH-AUG24	*	150.00		
8/01/24		111	202408 310-51300-31300		DISSEMINATION SVCS-AUG24	*	625.00		
8/01/24		111	202408 310-51300-51000		OFFICE SUPPLIES-AUG24	*	.17		
8/01/24		111	202408 310-51300-42000		POSTAGE-AUG24	*	45.22		
8/01/24		112	202408 320-53800-34000		FIELD MANAGEMENT-AUG24	*	1,391.25		
8/01/24		112	202408 320-53800-49000		HAMPTON INN-07/02/24	*	80.25		
GOVERNMENTAL MANAGEMENT SERVICES								5,735.56	000414
8/13/24	00051	8/05/24 93650	202408 330-57200-34500		SECURITY SVCS-7/29-8/4/24	*	462.20		
NATION SECURITY SERVICES LLC								462.20	000415
8/20/24	00048	8/08/24 I260288	202408 320-53800-47500		LIFT STAT MAINT-08/08/24	*	325.00		
8/09/24		I260333	202408 320-53800-47500		LIFT STAT MAINT-08/09/24	*	100.00		
8/09/24		I260334	202408 320-53800-47500		LIFT STAT MAINT-08/09/24	*	100.00		
AVERETT SEPTIC TANKS								525.00	000416
8/20/24	00040	7/26/24 12854	202407 330-57200-48200		CLEANING SVCS-JUL24	*	675.00		
CLEAN STAR SERVICES OF CENTRAL FL								675.00	000417
8/20/24	00022	8/17/24 10098	202407 310-51300-31500		ATTORNEY SVCS-JUL24	*	1,235.00		
KILINSKI VAN WYK, PLLC								1,235.00	000418
8/20/24	00047	8/15/24 2210014-	202407 310-51300-31100		ENGINEERING SVCS-JUL24	*	2,425.00		
LANDMARK ENGINEERING & SURVEYING								2,425.00	000419
8/20/24	00036	8/01/24 23839	202408 330-57200-48500		POOL MAINTENANCE-AUG24	*	1,350.00		
MCDONNELL CORPORATION DBA								1,350.00	000420
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 #
8/20/24	00051	8/12/24	93726	202408	330	57200	34500		SECURITY SVCS-8/5-8/11/24	*	462.20	462.20	000421
NATION SECURITY SERVICES LLC													
8/20/24	00023	7/29/24	13488	202407	320	53800	47300		REPLACE VALVES 16 AND 17	*	1,167.74		
		8/01/24	13678	202407	320	53800	46200		LANDSCAPE MAINT-AUG24	*	8,612.00		
PRINCE & SONS INC.												9,779.74	000422
8/20/24	00028	8/01/24	8854-B	202408	320	53800	46000		LAKE MAINTENANCE-AUG24	*	1,515.00		
SITEX AQUATICS LLC												1,515.00	000423
8/27/24	00051	8/19/24	93816	202408	330	57200	34500		SECURITY SVC-8/12-8/18/24	*	462.20	462.20	000424
NATION SECURITY SERVICES LLC													
9/03/24	00002	6/30/24	113	202406	320	53800	48000		LIGHTS/TRASH/WASTE/WASH	*	1,473.72		
GOVERNMENTAL MANAGEMENT SERVICES												1,473.72	000425
9/03/24	00025	8/27/24	KE082720	202408	310	51300	11000		SUPERVISOR FEES-08.27.24	*	200.00	200.00	000426
KELLY ANN EVANS													
9/03/24	00026	8/27/24	LC082720	202408	310	51300	11000		SUPERVISOR FEES-08.27.24	*	200.00	200.00	000427
LORI CAMPAGNA													
9/03/24	00009	8/27/24	MS082720	202408	310	51300	11000		SUPERVISOR FEES-08.27.24	*	200.00	200.00	000428
MIKE SENEY													
9/10/24	00003	9/03/24	25135	202409	300	15500	10000		FY25 INSURANCE POLICY	*	18,275.00		
EGIS INSURANCE ADVISORS LLC												18,275.00	000429
9/10/24	00052	9/05/24	22121	202409	330	57200	48000		UMBRELLA REPLACEMENTS	*	435.88		
ET&T DISTRIBUTORS, INC												435.88	000430
9/10/24	00051	9/02/24	93996	202408	330	57200	34500		SECURITY SVC-8/26-9/01/24	*	462.20	462.20	000431
NATION SECURITY SERVICES LLC													

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 #
9/12/24	00053	9/11/24	09112024	202409	300	58100	10000			*	90,708.00		
			FY24						CAPITAL RESERVE TSFR				
									SADDLE CREEK PRESERVE C/O SBA			90,708.00	000432
9/17/24	00042	8/14/24	36022	202408	330	57200	48100			*	120.00		
									PEST CONTROL-AUG24				
		9/06/24	36629	202409	330	57200	48100			*	120.00		
									PEST CONTROL-SEP24				
									ALL AMERICAN LAWN & TREE			240.00	000433
9/17/24	00002	9/01/24	115	202409	310	51300	34000			*	3,343.67		
									MANAGEMENT FEES-SEP24				
		9/01/24	115	202409	310	51300	35200			*	100.00		
									WEBSITE ADMIN-SEP24				
		9/01/24	115	202409	310	51300	35100			*	150.00		
									INFORMATION TECH-SEP24				
		9/01/24	115	202409	310	51300	31300			*	625.00		
									DISSEMINATION SVCS-SEP24				
		9/01/24	115	202409	310	51300	51000			*	2.49		
									OFFICE SUPPLIES-SEP24				
		9/01/24	115	202409	310	51300	42000			*	50.49		
									POSTAGE-SEP24				
		9/01/24	116	202409	320	53800	34000			*	1,391.25		
									FIELD MANAGEMENT-SEP24				
									GOVERNMENTAL MANAGEMENT SERVICES			5,662.90	000434
9/17/24	00022	9/09/24	10350	202408	310	51300	31500			*	2,095.38		
									ATTORNEY SVCS-AUG24				
									KILINSKI VAN WYK, PLLC			2,095.38	000435
9/17/24	00047	8/15/24	2210014-	202408	310	51300	31100			*	1,836.25		
									ENGINEERING SVCS-AUG24				
									LANDMARK ENGINEERING & SURVEYING			1,836.25	000436
9/20/24	00040	8/28/24	13061	202408	330	57200	48200			*	695.00		
									CLEANING SVCS-AUG24				
									CLEAN STAR SERVICES OF CENTRAL FL			695.00	000437
9/20/24	00050	7/16/24	108445	202407	330	57200	48000			*	262.08		
									SERVICE CALL-FIX LOCKS				
									CURRENT DEMANDS ELECTRICAL &			262.08	000438
9/20/24	00002	7/31/24	114	202407	320	53800	48000			*	1,378.35		
									CLEAN DEBRIS/MAT/TRASH				
		9/15/24	117	202409	300	15500	10000			*	5,565.00		
									ASSESSMENT ROLL-FY25				
									GOVERNMENTAL MANAGEMENT SERVICES			6,943.35	000439
									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 #
9/20/24	00036	9/01/24	24178	202409	330	57200	48500		POOL MAINTENANCE-SEP24	*	1,350.00		
									MCDONNELL CORPORATION DBA			1,350.00	000440
9/20/24	00023	8/28/24	14205	202408	320	53800	47300		FIX 6" SEALS/NOZZLE/BREAK	*	302.93		
		9/01/24	14163	202409	320	53800	46200		LANDSCAPE MAINT-SEPT24	*	8,612.00		
									PRINCE & SONS INC.			8,914.93	000441
9/20/24	00054	9/20/24	09202024	202409	300	58100	10000		FY24 GF EXCESS TRANSFER	*	250,000.00		
									SADDLE CREEK PRESERVE OF POLK			250,000.00	000442
9/20/24	00028	9/01/24	8967-B	202409	320	53800	46000		LAKE MAINTENANCE-SEP24	*	1,515.00		
									SITEX AQUATICS LLC			1,515.00	000443
10/01/24	00050	9/27/24	110177	202409	330	57200	48000		EVALUATE LIGHTS & FANS	*	205.00		
									CURRENT DEMANDS ELECTRICAL &			205.00	000444
10/01/24	00051	8/26/24	93902	202408	330	57200	34500		SECURITY SVCS-8/19-8/25	*	462.20		
									NATION SECURITY SERVICES LLC			462.20	000445
TOTAL FOR BANK A											416,763.79		
TOTAL FOR REGISTER											416,763.79		

SCPP SAD CREEK PRES CWRIGHT

# SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2024***



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**Saddle Creek Preserve**  
**Community Development District**  
**Combined Balance Sheet**  
**August 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	\$ 510,367	\$ -	\$ -	\$ 510,367
Capital Projects Account	\$ -	\$ -	\$ 269	\$ 269
<b>Series 2020</b>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 142,695	\$ -	\$ 142,695
Construction	\$ -	\$ -	\$ 2	\$ 2
<b>Series 2022</b>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 222,986	\$ -	\$ 222,986
Prepaid Expenses	\$ 1,684	\$ -	\$ -	\$ 1,684
<b>Total Assets</b>	<b>\$ 512,051</b>	<b>\$ 666,257</b>	<b>\$ 271</b>	<b>\$ 1,178,579</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 13,227	\$ -	\$ -	\$ 13,227
<b>Total Liabilities</b>	<b>\$ 13,227</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,227</b>
<b>Fund Balances:</b>				
Nonspendable				
Deposits & Prepaid Items	\$ 1,684	\$ -	\$ -	\$ 1,684
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 299,445	\$ -	\$ 299,445
Debt Service - Series 2022	\$ -	\$ 366,813	\$ -	\$ 366,813
Capital Projects - Series 2020	\$ -	\$ -	\$ 271	\$ 271
Unassigned	\$ 497,141	\$ -	\$ -	\$ 497,141
<b>Total Fund Balances</b>	<b>\$ 498,825</b>	<b>\$ 666,257</b>	<b>\$ 271</b>	<b>\$ 1,165,353</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 512,051</b>	<b>\$ 666,257</b>	<b>\$ 271</b>	<b>\$ 1,178,579</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments - On Roll	\$ 604,543	\$ 604,543	\$ 607,166	\$ 2,623
<b>Total Revenues</b>	<b>\$ 604,543</b>	<b>\$ 604,543</b>	<b>\$ 607,166</b>	<b>\$ 2,623</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 7,200	\$ 6,600	\$ 3,600	\$ 3,000
Engineer Fees	\$ 15,000	\$ 13,750	\$ 10,100	\$ 3,650
Dissemination Fees	\$ 25,000	\$ 25,000	\$ 6,875	\$ 18,125
Assessment Administration	\$ 7,500	\$ 7,500	\$ 5,300	\$ 2,200
Arbitrage	\$ 5,300	\$ 5,300	\$ 2,250	\$ 3,050
Attorney Fees	\$ 7,500	\$ 7,500	\$ 17,705	\$ (10,205)
Audit Fees	\$ 900	\$ 900	\$ 7,100	\$ (6,200)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 8,081	\$ 1
Management Fees	\$ 40,124	\$ 36,780	\$ 36,780	\$ (0)
Information Technology	\$ 1,800	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,200	\$ 1,100	\$ 1,100	\$ -
Postage & Delivery	\$ 500	\$ 500	\$ 729	\$ (229)
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 458	\$ 69	\$ 389
Legal Advertising	\$ 3,500	\$ 3,208	\$ 2,436	\$ 773
Other Current Charges	\$ 1,000	\$ 917	\$ 480	\$ 437
Office Supplies	\$ 100	\$ 92	\$ 22	\$ 70
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 131,778</b>	<b>\$ 125,909</b>	<b>\$ 110,210</b>	<b>\$ 15,700</b>

# Saddle Creek Preserve

## Community Development District

### General Fund

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

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	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	\$ 15,304	\$ 15,304	\$ -
Landscape Maintenance	\$ 90,000	\$ 90,000	\$ 78,732	\$ 11,268
Landscape Replacement	\$ 25,000	\$ 22,917	\$ 3,605	\$ 19,312
Mitigation Monitoring	\$ 25,000	\$ 22,917	\$ -	\$ 22,917
Lake Maintenance	\$ 13,200	\$ 13,200	\$ 15,835	\$ (2,635)
Streetlights	\$ 45,000	\$ 41,250	\$ 19,100	\$ 22,150
Electric	\$ 5,000	\$ 4,583	\$ 3,569	\$ 1,014
Water & Sewer	\$ 1,000	\$ 1,000	\$ 1,515	\$ (515)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,292	\$ -	\$ 2,292
Irrigation Repairs	\$ 7,500	\$ 6,875	\$ 3,208	\$ 3,667
Lift Station Maintenance	\$ 35,000	\$ 35,000	\$ 56,952	\$ (21,952)
General Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 12,960	\$ (2,960)
Contingency	\$ 10,000	\$ 10,000	\$ 10,465	\$ (465)
<b>Subtotal Field Expenditures</b>	<b>\$ 295,895</b>	<b>\$ 285,337</b>	<b>\$ 232,558</b>	<b>\$ 52,779</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 13,200	\$ 2,132	\$ 11,068
Amenity - Water	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Internet	\$ 1,082	\$ 1,082	\$ 1,170	\$ (88)
Pest Control	\$ 1,280	\$ 1,280	\$ 1,320	\$ (40)
Janitorial Service	\$ 10,200	\$ 9,350	\$ 7,045	\$ 2,305
Security Services	\$ 15,000	\$ 13,750	\$ 4,581	\$ 9,169
Pool Maintenance	\$ 19,200	\$ 17,600	\$ 15,130	\$ 2,470
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,167	\$ 1,941	\$ 7,226
Contingency	\$ 10,000	\$ 9,167	\$ 631	\$ 8,536
<b>Subtotal Amenity Expenditures</b>	<b>\$ 86,162</b>	<b>\$ 79,179</b>	<b>\$ 33,949</b>	<b>\$ 45,230</b>
<b>Total Expenditures</b>	<b>\$ 513,835</b>	<b>\$ 490,425</b>	<b>\$ 376,717</b>	<b>\$ 113,709</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 90,708</b>		<b>\$ 230,449</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>\$ 230,449</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 268,376</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 498,825</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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 313,500	\$ 313,500	\$ 314,990	\$ 1,490
Interest	\$ -	\$ -	\$ 16,605	\$ 16,605
<b>Total Revenues</b>	<b>\$ 313,500</b>	<b>\$ 313,500</b>	<b>\$ 331,595</b>	<b>\$ 18,095</b>
<b>Expenditures:</b>				
Interest Expense - 12/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
Principal Expense - 6/15	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest Expense - 6/15	\$ 98,388	\$ 98,388	\$ 98,388	\$ -
<b>Total Expenditures</b>	<b>\$ 311,775</b>	<b>\$ 311,775</b>	<b>\$ 311,775</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,725</b>		<b>\$ 19,820</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 118,531</b>		<b>\$ 279,625</b>	
<b>Fund Balance - Ending</b>	<b>\$ 120,256</b>		<b>\$ 299,445</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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Assessments - Direct	\$ 287,653	\$ 287,653	\$ 289,371	\$ 1,718
Interest	\$ -	\$ -	\$ 14,641	\$ 14,641
<b>Total Revenues</b>	<b>\$ 287,653</b>	<b>\$ 287,653</b>	<b>\$ 304,012</b>	<b>\$ 16,359</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	\$ 87,364	\$ 87,364	\$ -
<b>Total Expenditures</b>	<b>\$ 286,171</b>	<b>\$ 286,171</b>	<b>\$ 286,171</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,482</b>	<b>\$ -</b>	<b>\$ 17,841</b>	<b>\$ 16,359</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>\$ 366,813</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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	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	\$ -	\$ -	\$ 440	\$ (440)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 440</b>	<b>\$ (440)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (440)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 711</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 271</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 August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1,114	\$ 1,114
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,114</b>	<b>\$ 1,114</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 23,531	\$ (23,531)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,531</b>	<b>\$ (23,531)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,417)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (22,417)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,417</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

# Saddle Creek Preserve

## Community Development District

### Capital Reserve

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

For The Period Ending August 31, 2024

	Adopted Budget	Prorated Budget Thru 08/31/24	Actual Thru 08/31/24	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	\$ 43,083	\$ -	\$ 43,083
<b>Total Expenditures</b>	<b>\$ 47,000</b>	<b>\$ 43,083</b>	<b>\$ -</b>	<b>\$ 43,083</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (47,000)</b>	<b>\$ (43,083)</b>	<b>\$ -</b>	<b>\$ (43,083)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 90,708	\$ 83,149	\$ -	\$ 83,149
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 90,708</b>	<b>\$ 83,149</b>	<b>\$ -</b>	<b>\$ 83,149</b>
<b>Net Change in Fund Balance</b>	<b>\$ 43,708</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 5,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 48,708</b>		<b>\$ -</b>	

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - On Roll	\$ -	\$ 1,877	\$ 598,983	\$ 1,582	\$ 4,521	\$ -	\$ 3,583	\$ 18	\$ 3,087	\$ 15	\$ (6,500)	\$ -	\$ 607,166
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 1,877</b>	<b>\$ 598,983</b>	<b>\$ 1,582</b>	<b>\$ 4,521</b>	<b>\$ -</b>	<b>\$ 3,583</b>	<b>\$ 18</b>	<b>\$ 3,087</b>	<b>\$ 15</b>	<b>\$ (6,500)</b>	<b>\$ -</b>	<b>\$ 607,166</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ 800	\$ -	\$ 400	\$ -	\$ 600	\$ -	\$ 3,600
Engineer Fees	\$ -	\$ -	\$ -	\$ 2,335	\$ 1,449	\$ 630	\$ -	\$ 750	\$ 675	\$ 2,425	\$ 1,836	\$ -	\$ 10,100
Dissemination Fees	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ 6,875
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Arbitrage	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Attorney Fees	\$ 1,861	\$ 755	\$ 249	\$ 1,236	\$ 2,043	\$ 2,108	\$ 1,363	\$ 1,206	\$ 3,553	\$ 1,235	\$ 2,095	\$ -	\$ 17,705
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ 7,100
Trustee Fees	\$ -	\$ 5,724	\$ -	\$ -	\$ -	\$ 2,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,081
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ 36,780
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,650
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,100
Postage & Delivery	\$ 132	\$ 86	\$ 53	\$ 252	\$ 39	\$ 12	\$ 24	\$ 47	\$ 38	\$ -	\$ 45	\$ -	\$ 729
Insurance	\$ -	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Copies	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 69
Legal Advertising	\$ 364	\$ -	\$ 671	\$ -	\$ -	\$ -	\$ -	\$ 666	\$ 735	\$ -	\$ -	\$ -	\$ 2,436
Other Current Charges	\$ 39	\$ 39	\$ 76	\$ 39	\$ 42	\$ 41	\$ 41	\$ 41	\$ 42	\$ 41	\$ 41	\$ -	\$ 480
Office Supplies	\$ 0	\$ 4	\$ 1	\$ 0	\$ 3	\$ 3	\$ 1	\$ 4	\$ 1	\$ 3	\$ 0	\$ -	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 14,489</b>	<b>\$ 16,585</b>	<b>\$ 5,268</b>	<b>\$ 8,682</b>	<b>\$ 11,901</b>	<b>\$ 9,820</b>	<b>\$ 6,448</b>	<b>\$ 10,533</b>	<b>\$ 9,663</b>	<b>\$ 7,985</b>	<b>\$ 8,836</b>	<b>\$ -</b>	<b>\$ 110,210</b>

# Saddle Creek Preserve

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ -	\$ 10,725	\$ -	\$ -	\$ -	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,314
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ 15,304
Landscape Maintenance	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 5,912	\$ 7,112	\$ 7,612	\$ 8,612	\$ 8,612	\$ 17,224	\$ -	\$ -	\$ 78,732
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,805	\$ 3,605	\$ (2,805)	\$ -	\$ -	\$ 3,605
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,100	\$ 1,100	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ 15,835
Streetlights	\$ 1,746	\$ 1,737	\$ 1,737	\$ 1,761	\$ 1,731	\$ 1,731	\$ 1,731	\$ 3,458	\$ 1,729	\$ 1,737	\$ -	\$ -	\$ 19,100
Electric	\$ 323	\$ 304	\$ 386	\$ 388	\$ 335	\$ 352	\$ 313	\$ 658	\$ 192	\$ 319	\$ -	\$ -	\$ 3,569
Water & Sewer	\$ 101	\$ 106	\$ 106	\$ 101	\$ 101	\$ 101	\$ 455	\$ 106	\$ 106	\$ 115	\$ 119	\$ -	\$ 1,515
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,141	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ 1,324	\$ 303	\$ -	\$ 3,208
Lift Station Maintenance	\$ 1,584	\$ 2,803	\$ 7,414	\$ 3,724	\$ 8,534	\$ 20,389	\$ 10,755	\$ -	\$ 200	\$ 1,025	\$ 525	\$ -	\$ 56,952
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 665	\$ -	\$ 1,090	\$ 4,814	\$ 1,474	\$ 1,378	\$ 3,538	\$ -	\$ 12,960
Contingency	\$ -	\$ -	\$ 1,158	\$ -	\$ -	\$ 161	\$ 161	\$ 8,400	\$ 80	\$ 425	\$ 80	\$ -	\$ 10,465
<b>Subtotal Field Expenditures</b>	<b>\$ 13,298</b>	<b>\$ 24,297</b>	<b>\$ 19,619</b>	<b>\$ 14,792</b>	<b>\$ 20,184</b>	<b>\$ 33,341</b>	<b>\$ 25,243</b>	<b>\$ 31,759</b>	<b>\$ 18,904</b>	<b>\$ 23,648</b>	<b>\$ 7,472</b>	<b>\$ -</b>	<b>\$ 232,558</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,508	\$ 624	\$ -	\$ -	\$ 2,132
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 130	\$ -	\$ 1,170
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ 1,320
Janitorial Service	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 675	\$ 675	\$ 695	\$ -	\$ 7,045
Amenity Access	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,270	\$ 2,311	\$ -	\$ 4,581
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,630	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ 15,130
Amenity Repairs & Maintenance	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ 645	\$ -	\$ 285	\$ -	\$ 262	\$ -	\$ -	\$ 1,941
Contingency	\$ -	\$ 631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 631
<b>Subtotal Amenity Expenditures</b>	<b>\$ 2,947</b>	<b>\$ 2,829</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,198</b>	<b>\$ 2,845</b>	<b>\$ 2,200</b>	<b>\$ 2,765</b>	<b>\$ 3,757</b>	<b>\$ 5,406</b>	<b>\$ 4,606</b>	<b>\$ -</b>	<b>\$ 33,949</b>
<b>Total Expenditures</b>	<b>\$ 30,734</b>	<b>\$ 43,710</b>	<b>\$ 27,085</b>	<b>\$ 25,672</b>	<b>\$ 34,283</b>	<b>\$ 46,005</b>	<b>\$ 33,890</b>	<b>\$ 45,057</b>	<b>\$ 32,325</b>	<b>\$ 37,040</b>	<b>\$ 20,915</b>	<b>\$ -</b>	<b>\$ 376,717</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,762)</b>	<b>\$ (46,005)</b>	<b>\$ (30,308)</b>	<b>\$ (45,038)</b>	<b>\$ (29,238)</b>	<b>\$ (37,025)</b>	<b>\$ (27,415)</b>	<b>\$ -</b>	<b>\$ 230,449</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (30,734)</b>	<b>\$ (41,833)</b>	<b>\$ 571,898</b>	<b>\$ (24,090)</b>	<b>\$ (29,762)</b>	<b>\$ (46,005)</b>	<b>\$ (30,308)</b>	<b>\$ (45,038)</b>	<b>\$ (29,238)</b>	<b>\$ (37,025)</b>	<b>\$ (27,415)</b>	<b>\$ -</b>	<b>\$ 230,449</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)
Less: Principal Payment - 6/15/24	(\$115,000)
<b>Current Bonds Outstanding</b>	<b>\$5,055,000</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
4/10/24	03/01-03/31/24	\$ 7,294.64	\$ -	\$ (145.89)	\$ -	\$ 7,148.75	\$ 3,582.65	\$ 1,858.63	\$ 1,707.47	\$ 7,148.75
5/20/24	01/01/03/31/24	\$ -	\$ -	\$ -	\$ 36.77	\$ 36.77	\$ 18.43	\$ 9.56	\$ 8.78	\$ 36.77
6/28/24	06/03-06/03/24	\$ 6,285.73	\$ -	\$ (125.71)	\$ -	\$ 6,160.02	\$ 3,087.14	\$ 1,601.57	\$ 1,471.31	\$ 6,160.02
7/25/24	04/01-06/30/24	\$ -	\$ -	\$ -	\$ 30.86	\$ 30.86	\$ 15.47	\$ 8.02	\$ 7.37	\$ 30.86
8/16/24	1% Admin Fee	\$ (12,970.90)	\$ -	\$ -	\$ -	\$ (12,970.90)	\$ (6,500.46)	\$ (3,372.36)	\$ (3,098.08)	\$ (12,970.90)
<b>Total</b>		<b>\$ 1,284,389.78</b>	<b>\$ (51,163.07)</b>	<b>\$ (24,923.94)</b>	<b>\$ 3,224.45</b>	<b>\$ 1,211,527.22</b>	<b>\$ 607,165.61</b>	<b>\$ 314,990.16</b>	<b>\$ 289,371.44</b>	<b>\$ 1,211,527.21</b>

100.43%	Net Percent Collected
\$ -	Balance Remaining to Collect