

*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 (*to be provided under separate cover*)
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

*Item will be  
provided under  
separate cover.*

# SECTION V



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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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

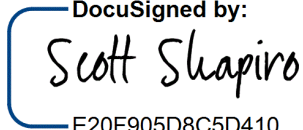


Antonio J. Grau

RESPONSE:

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

DocuSigned by:



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

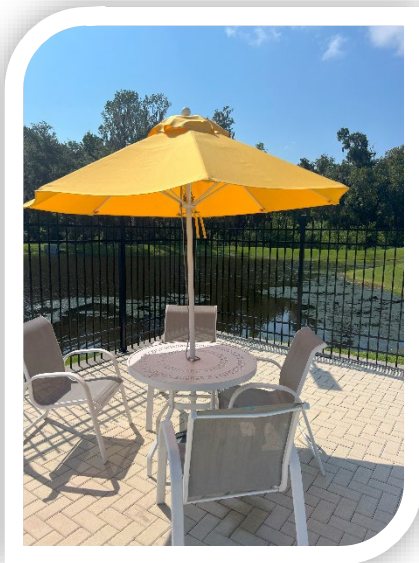
# Completed

## Wildlife Signs



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

## Yellow Umbrella

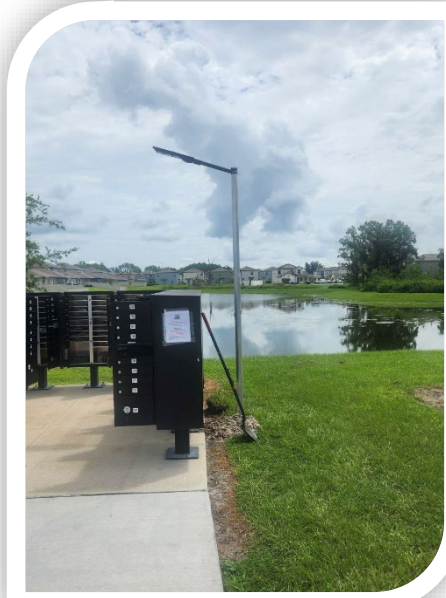


✚ The replacement yellow umbrella has been installed at the amenity center.



# 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.

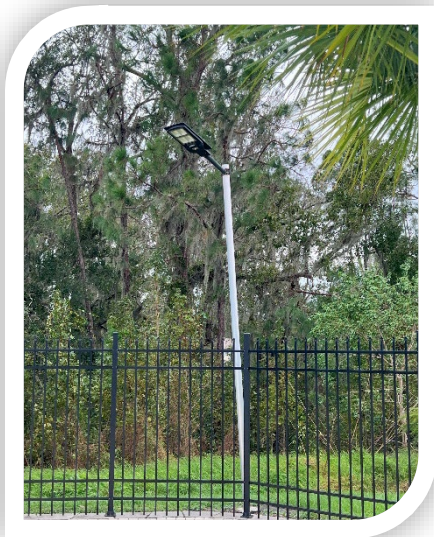
# Review

## 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

DSS  
 SINCE 2019

P.O. BOX 318. KATHLEEN, FL 33849. (813)-478-1237

STATE CERTIFIED

09.24.24

**BID PROPOSAL**

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

PROJECT: SADDLE CREEK REPAIRS PROPOSAL DATE: \_\_\_\_\_  
 LOCATION: 4334 TROTTER WAY 09.24.24  
 CITY: \_\_\_\_\_

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	CHECK #
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		
									NATION SECURITY SERVICES LLC			462.20	000421
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		
									NATION SECURITY SERVICES LLC			462.20	000424
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		
									KELLY ANN EVANS			200.00	000426
9/03/24	00026	8/27/24	LC082720	202408	310	51300	11000		SUPERVISOR FEES-08.27.24	*	200.00		
									LORI CAMPAGNA			200.00	000427
9/03/24	00009	8/27/24	MS082720	202408	310	51300	11000		SUPERVISOR FEES-08.27.24	*	200.00		
									MIKE SENEY			200.00	000428
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		
									NATION SECURITY SERVICES LLC			462.20	000431

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	FY24 CAPITAL RESERVE TSFR	*	90,708.00		
								90,708.00	000432
SADDLE CREEK PRESERVE C/O SBA									
9/17/24	00042	8/14/24	36022	202408 330-57200-48100	PEST CONTROL-AUG24	*	120.00		
		9/06/24	36629	202409 330-57200-48100	PEST CONTROL-SEP24	*	120.00		
								240.00	000433
ALL AMERICAN LAWN & TREE									
9/17/24	00002	9/01/24	115	202409 310-51300-34000	MANAGEMENT FEES-SEP24	*	3,343.67		
		9/01/24	115	202409 310-51300-35200	WEBSITE ADMIN-SEP24	*	100.00		
		9/01/24	115	202409 310-51300-35100	INFORMATION TECH-SEP24	*	150.00		
		9/01/24	115	202409 310-51300-31300	DISSEMINATION SVCS-SEP24	*	625.00		
		9/01/24	115	202409 310-51300-51000	OFFICE SUPPLIES-SEP24	*	2.49		
		9/01/24	115	202409 310-51300-42000	POSTAGE-SEP24	*	50.49		
		9/01/24	116	202409 320-53800-34000	FIELD MANAGEMENT-SEP24	*	1,391.25		
								5,662.90	000434
GOVERNMENTAL MANAGEMENT SERVICES									
9/17/24	00022	9/09/24	10350	202408 310-51300-31500	ATTORNEY SVCS-AUG24	*	2,095.38		
								2,095.38	000435
KILINSKI VAN WYK, PLLC									
9/17/24	00047	8/15/24	2210014-	202408 310-51300-31100	ENGINEERING SVCS-AUG24	*	1,836.25		
								1,836.25	000436
LANDMARK ENGINEERING & SURVEYING									
9/20/24	00040	8/28/24	13061	202408 330-57200-48200	CLEANING SVCS-AUG24	*	695.00		
								695.00	000437
CLEAN STAR SERVICES OF CENTRAL FL									
9/20/24	00050	7/16/24	108445	202407 330-57200-48000	SERVICE CALL-FIX LOCKS	*	262.08		
								262.08	000438
CURRENT DEMANDS ELECTRICAL &									
9/20/24	00002	7/31/24	114	202407 320-53800-48000	CLEAN DEBRIS/MAT/TRASH	*	1,378.35		
		9/15/24	117	202409 300-15500-10000	ASSESSMENT ROLL-FY25	*	5,565.00		
								6,943.35	000439
GOVERNMENTAL MANAGEMENT SERVICES									
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		

# SECTION 2

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

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



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8	<u>Capital Reserve Fund</u>
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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

Series 2020, Special Assessment Revenue Bonds	
Interest Rate:	2.500%, 3.000%, 4.000%, 4.000%
Maturity Date:	6/15/2050
Reserve Fund Definition	50% Maximum Annual Debt Service
Reserve Fund Requirement	\$156,750
Reserve Fund Balance	\$156,750
Bonds Outstanding - 10/06/2020	\$5,500,000
Less: Principal Payment - 6/15/21	(\$105,000)
Less: Principal Payment - 6/15/22	(\$110,000)
Less: Principal Payment - 6/15/23	(\$115,000)
Less: Principal Payment - 6/15/24	(\$115,000)
<b>Current Bonds Outstanding</b>	<b>\$5,055,000</b>

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

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

ON ROLL ASSESSMENTS

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

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