

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

December 17, 2024

AGENDA

Saddle Creek Preserve of Polk County

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

December 11, 2024

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

Dear Board Members:

A Board of Supervisors Meeting of the **Saddle Creek Preserve of Polk County Community Development District** will be held **Tuesday, December 17, 2024 at 1:00 PM** at **The Hampton Inn—Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

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

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

Meeting ID: 854 5804 4464

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at mvirgen@gmscfl.com)
3. Organizational Matters
 - A. Consideration of Resolution 2025-02 Electing Officers (*tabled from November 19, 2024 Board Meeting*)
4. Approval of Minutes of the November 19, 2024 Landowners' Meeting and November 19, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-04 Setting a Public Hearing on the Adoption of Amended and Restated Parking and Towing Policies (*requested by Supervisor Miro Smith*)
 - A. Review of Parking and Towing Policies Presented at February 27, 2024 Board Meeting
6. Update & Discussion Regarding Community Movie Nights
7. Consideration of Resident Request for Weekly Community Sports in Open Space Area on Yellow Trail
8. Ratification of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on December 21, 2024
9. Consideration of Resolution 2025-05 Setting a Public Hearing on the Adoption of Amended Amenity Rates and Disciplinary Rules
10. Discussion Regarding Request to Set a New District Meeting Time (*requested by Supervisor Miro Smith*)
11. Consideration of Request for a New Landscape Maintenance Vendor (*requested by Supervisor Miro Smith*)

¹ Comments will be limited to three (3) minutes

12. Consideration of Request for a New Pool Maintenance Vendor (*requested by Supervisor Miro Smith*)
13. Consideration of Request to Replace Mulch at Amenity Center Pool Area (*requested by Supervisor Miro Smith*)
14. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Monument Lighting Replacement
 - ii. Consideration of Proposal for Replacement of Amenity Plants by Pool Area
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
15. Other Business
16. Supervisors Requests and Audience Comments
17. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Monica Virgen</u>
Assistant Secretary	<u>George Flint</u>

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

PASSED AND ADOPTED this 17th day of December 2024.

ATTEST:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

MINUTES

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

The Landowners' meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **November 19, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present were:

Lori Campagna
Sean Finotti
Abby Morrobel
Erica Miro Smith
Jill Burns
Grace Kobitter

The following is a summary of the discussions and actions taken at the November 19, 2024 Saddle Creek Preserve of Polk County Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS

Determination of Number of Voting Units Represented

Ms. Burns stated there are four people who are individuals representing their household who has one vote. Abby Morrobel has five proxies assigned to her and one vote for her household so she has six votes. Erica Miro Smith has 20 proxies assigned to her and then her one lot so that is 21 votes. Veronica Thomas had 19 proxies assigned to her and then the one vote for her property which is 20. There are 51 represented proxies so far. Lori Campagna had proxies for the acreage and lots assigned to Lennar Homes, LLC totaling 70. Marie Bestman had 2.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns called the meeting to order.

THIRD ORDER OF BUSINESS

Election of Chairman for the Purpose of Conducting the Landowners' Meeting

Ms. Burns asked if everyone was comfortable with her serving as Chair.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Ms. Burns asked anyone with a proxy form to make a nomination for the seats and everyone will cast their ballots. Seats #1, #2 and #5 are up for election. Erica Miro Smith, Veronica Thomas and Kelly Evans were nominated for seat #1. Abby Morrobel, Erica Miro Smith, and Veronica Thomas were nominated for seat #2. Abby Morrobel and Veronica Thomas were nominated for seat #5.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Burns asked everyone to cast their ballots. Kelly Evans received 70 votes, Veronica Thomas 24 votes, and Erica Miro Smith 32 votes for seat #1. Abby Morrobel received 3 votes, Erica Miro Smith 30 votes & Veronica Thomas 31 votes for seat #2. Abby Morrobel received 31 votes and Veronica Thomas 25 votes for seat #5.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Kelly Evans was elected to seat #1. Erica Miro Smith was elected to seat #2. Abby Morrobel was elected to seat #5.

SEVENTH ORDER OF BUSINESS

Landowner’s Questions and Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, **November 19, 2024** at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna	Chairperson
Sean Finotti	Assistant Secretary
Abby Morrobel	Supervisor
Erica Miro Smith	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the November 19, 2024 Saddle Creek Preserve of Polk County Community Development District’s Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:54 p.m. and called roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for agenda items, limited to 3 minutes.

- Resident – Proposed movie night the third Friday of every month but mosquitos are bad. She asked to use open flame tiki torches with Citronella.
- Resident – Asked if candidates had to be present in order to be voted in. Ms. Burns noted you have to be present to cast your vote. You can’t vote via Zoom.

- Resident (Veronica) – Commented on fallen trees on Red Loop since last storm being ignored. Asked for status on why trails are being dug around each pond creating an unsightly mud strip. Mr. Finotti noted it’s mower rutting.
- Miguel Morrobel (1905 Yellow Trail) – He was contacted by another community for updates on their blown-out fence and debris and timeline for fix. He noted the landscape company is getting too complacent with their work. Fence damage done to homeowners fencing when Lennar was working on erosion issue.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Supervisor Sean Finotti Appointed to Seat #4 at October 22, 2024 Board Meeting

Ms. Burns administered the oath to Supervisor Sean Finotti Appointed to Seat #4 at the October 22, 2024 meeting.

B. Administration of Oath of Office to Newly Elected Board Members after Landowners’ Election

Ms. Burns administered the Oath of Office to Abby Morrobel and Erica Miro Smith. Ms. Kobitter reviewed the Sunshine Law, Public Records Law and Ethics Law.

C. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election

Ms. Burns noted the results of the landowners’ election will be filled in, in this resolution. Kelly Evans was elected to seat #1 with 70 votes, Erica Miro Smith elected to seat #2 with 30 votes and Abby Morrobel elected to seat #5 with 31 votes. Kelly and Abby will have 4-year terms and Erica will hold a 2-year term.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

D. Election of Officers

E. Consideration of Resolution 2025-02 Electing Officers

This item was tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 22, 2024 Board of Supervisors Meeting

Ms. Burns presented the minutes from the October 22, 2024 Board of Supervisors meeting.

The Board had no changes to the minutes.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Minutes of the October 22, 2024 Board of Supervisors Meeting, were approved.

Resident noted the voting process and requirements were not disclosed about Lennar having lots. Asked the Board to revisit changing the hours of the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

Ms. Burns stated Florida Statute requires the District to notice meetings in the newspaper. The CDD is now allowed to use a public website hosted by the county for their public notices. Polk County has established a website so the CDD can piggyback off that and use their website for most of the notices. An advertisement will be in the newspaper directing people to the Polk County website.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 16, 2024

Ms. Burns noted this request was for a pot luck event in an open space area on Yellow Trail on November 16, 2024 and was approved outside the meeting. Ms. Kobitter drafted general agreement documents. The neighbors were contacted about the event and signed off. Ms. Campagna stated no tiki torches this weekend. Ms. Miro Smith suggested asking if it's possible to use a tiki torch with open flame for future events with insurance.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 16, 2024, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on November 22, 2024

Ms. Burns noted this request was for a movie night in an open space area on Yellow Trail on November 22, 2024 which was signed off outside of the meeting. Ms. Kobitter drafted general agreement documents. The neighbors were contacted about the event and signed off. Ms. Campagna stated no tiki torches this weekend. Ms. Miro Smith suggested asking if it's possible to use a tiki torch with open flame for future events with insurance.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Facility Use Agreement for Resident Requested Event in Open Space Area on Yellow trail on November 22, 2024, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resident Request to Hold Monthly Community Movie Nights on the 3rd Friday of Each Month in Open Space Area on Yellow Trail

Ms. Burns presented a request to hold a monthly movie night on the third Friday of each month in the open space area on Yellow Trail. Ms. Campagna asked to get in writing (or email)

from the surrounding residents that they know that this will be a continual event and will be approving the third Friday of the month.

On MOTION by Ms. Morrobel, seconded by Ms. Miro Smith, with all in favor, the Resident Request to Hold Monthly Community Movie Nights on the 3rd Friday of Each Month in Open Space Area on Yellow Trail, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kobitter had nothing new to report. She offered to take any questions.

B. Engineer

Ms. Burns had no engineering related reports today.

C. Field Manager’s Report

Mr. Bailey presented the field manager’s report on page 48 of the agenda package. Mr. Finotti and Allen will review the erosion near the wetland near Ms. Miro’s home (1952 Red Loop). Mr. Bailey spoke with Prince & Sons regarding the trees on Red Loop and Yellow Trail cutting off any impediments that are blocking pathways behind CDD property. The grass is currently cut every other week and ponds once a month now that the winter schedule has started. Allen will review mowing ruts around the pond on Red Loop and the one behind Ms. Morrobel’s home with Prince & Sons. There is no ETA on when the fence will be brought back up fully.

Mr. Finotti updated the Board on streetlight repairs and damaged Yellow Trail fencing.

i. Consideration of Proposal for Replacement Pool Chairs

Mr. Bailey presented a proposal from ET&T Distributors for two patio chairs for \$682.42. Ms. Kobitter stated the \$32.39 sales tax will need to be removed.

On MOTION by Ms. Campagna, seconded by Ms. Miro Smith, with all in favor, the ET&T Distributors Proposal for Pool Chairs, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register from October 5th through November 5th totaling \$27,066.38. Immediately following is the detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated the unaudited financials start on page 65 of the agenda package. These are for informational purposes only.

iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24

Ms. Burns reminded the Board to complete 4 hours of ethics training by 12/31/24. The two new Board members do not need to do ethics training this year.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Morrobel asked to bump up December’s meeting. Ms. Burns noted the December meeting is scheduled for December 17th. Mr. Finotti has jury duty on the 17th therefore will not attend the meeting.

Public Comments:

Resident – Asked about the handicap lift. Ms. Burns noted the steel bar is expected to be in next week and will be installed.

Resident (Veronica) – Most of mulch is gone from the amenity around the drip lines. Allen will review with the landscaper, can maybe spot cover. She asked about picking up trash and relocating the dumpster that is in the front of the community. The landscapers pick up trash in areas they mow. Asked about how folks stepping down from the Board are replaced. Ms. Burns reviewed the election process.

Resident – Asked on Gatsby about plans for an overpass to connect that community with the rest of the community. Mr. Finotti stated no plans at all. The mailbox location is designated by the post office.

Marcos Pagan – Commented on no lighting at night at Gatsby turnaround and speeding in that area, safety issue. Mr. Finotti noted the lights are coming at the end of the week. Residents should contact county on signage. Commented on speeding & speed bumps. Ms. Burns noted a traffic study would be required. It is an expensive process.

Ms. Morrobel – Asked about George Flint listed as Assistant Secretary. Monica Virgen isn’t listed. Ms. Burns stated Mr. Flint is with GMS and is a backup to sign. It wasn’t approved. When its readopted, it will be herself, Monica Virgen and George Flint as Secretary and Assistant Secretaries. Only Board members vote.

Resident – Streetlights on Old Mining are completely off. Ms. Burns noted Lakeland Electric owns and maintains the streetlights. The District only pays for usage of electric. Asked about proposing the cul-de-sac at Tenoroc Trail for movie night. Ms. Burns noted a permit through the city or county will be required to close the road.

Resident – Commented on mosquitos. Ms. Burns noted Polk County has mosquito service. Asked when the land is getting transferred from Lennar to the CDD? Ms. Burns noted the Board approved for that to be done after the punch list items Sean is working on are complete. Damaged sod will be replaced. Asked about entrance lighting being too dim. Allen will look at the entrance lighting. He asked the resident, if possible, to send a picture of what is going on.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns noted quorum was lost and adjourned the meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-04

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

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

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

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

SECTION 1. The Board intends to discuss and adopt *Amended Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, _____, **2025 at __:__ PM at the Hampton Inn Lakeland, 4420 N Socrum Loop Rd., Lakeland, FL 33809, United States.**

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

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

PASSED AND ADOPTED this 17th day of December 2024.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION A

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

In accordance with Chapter 190, *Florida Statutes*, and on February 27, 2024, at a duly noticed public meeting, the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following rule to govern overnight parking and parking enforcement on certain District property (the “Rule”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this Rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm

authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the rules set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

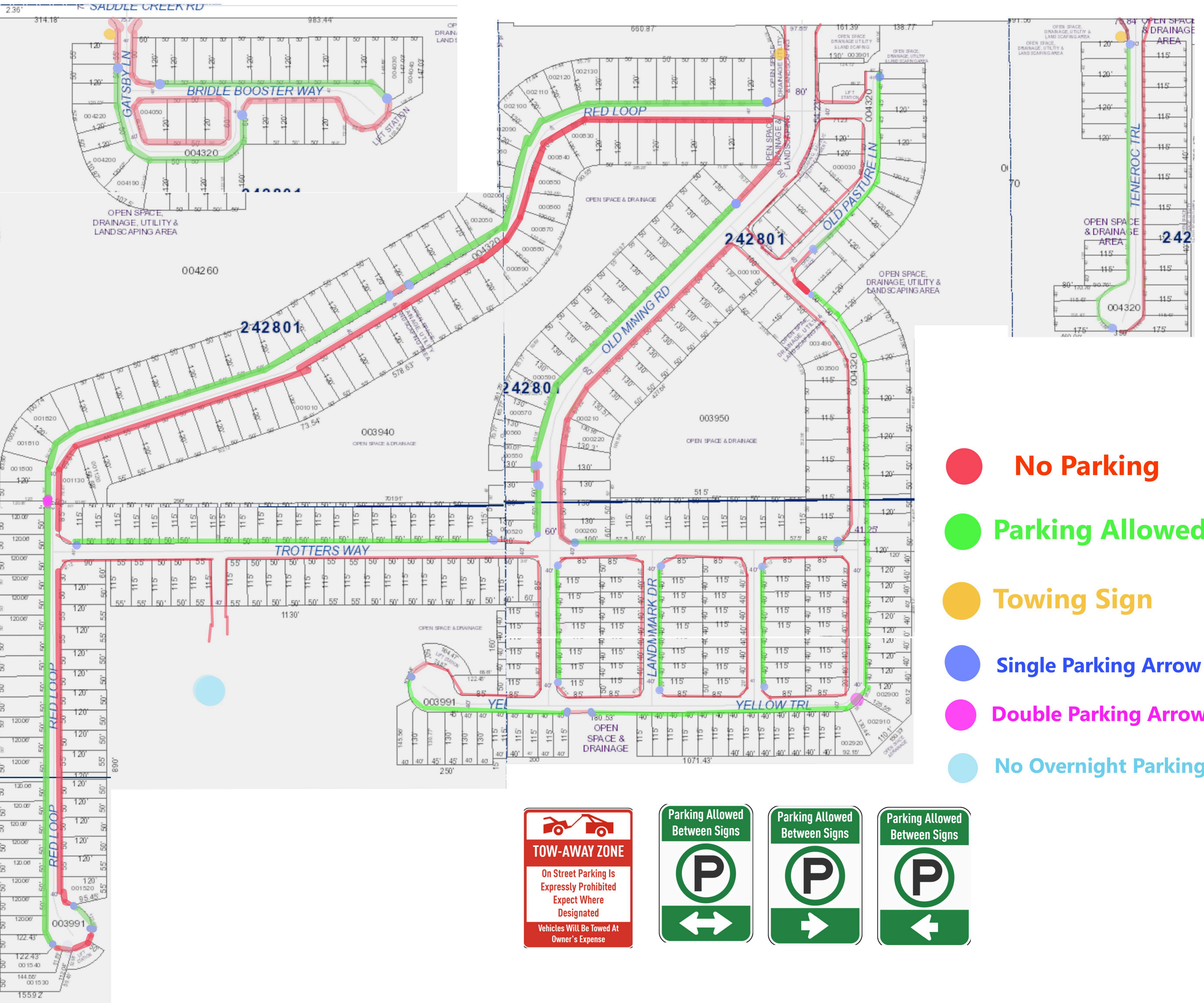
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and shall be enforced consistent with this Rule. Further rulemaking procedures shall not be required to expand or contract such Tow-Away Zones or Designated Parking Areas so long as signage is consistent with Florida law.

EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: February 27, 2024

**EXHIBIT A *Designated
Parking Areas***





- **No Parking**
- **Parking Allowed**
- **Towing Sign**
- **Single Parking Arrow**
- **Double Parking Arrow**
- **No Overnight Parking**


TOW-AWAY ZONE
 On Street Parking Is
 Expressly Prohibited
 Expect Where
 Designated
 Vehicles Will Be Towed At
 Owner's Expense

Parking Allowed
 Between Signs


Parking Allowed
 Between Signs


Parking Allowed
 Between Signs


SECTION VI



Outdoor movie nights are a fantastic way for districts to bring residents together and foster community spirit. While these events provide enjoyable entertainment, prioritizing safety and risk management is essential for a successful experience. This guide outlines key considerations for districts to plan and execute safe outdoor movie nights, whether held on lawns, fields, or by the pool.

Choosing Your Venue

- **Lawn or Field:** These offer ample space for attendees to spread out and enjoy the movie. However, it is crucial to inspect the area beforehand for potential hazards like:
 - **Uneven ground, holes, or divots** that could cause trips and falls.
 - **Exposed tree roots or rocks** that can be tripping hazards, especially in low light.
 - **Sprinkler heads** that may activate during the event, creating slippery surfaces.
 - **Debris or obstacles** that could obstruct walkways or seating areas.
 - **Accessibility considerations** for attendees with mobility challenges.
- **Pool Area:** Poolside movie nights offer a unique and refreshing experience. If you're planning a "dive-in movie," be aware of Florida's night swimming regulations.
 - **After Hours Pool Use:** In Florida, night swimming is defined as swimming between 30 minutes before sunset and 30 minutes after sunrise. Pools must meet specific lighting requirements to be approved for night swimming.
 - **Compliance:** If your pool is not approved for night swimming, consider scheduling the movie during daylight hours or limiting access to the pool deck only. If you wish to host a night-time "dive-in movie," ensure your pool has the necessary lighting and permits.

Planning The Event

- **Early Planning:** Start planning well in advance to secure necessary equipment and staff.
- **Date & Time:** Weekends are popular but consider a weekday to avoid larger crowds. Factor in sunset times and Florida's weather patterns when scheduling.
- **Staffing and Vendors:** Even small-scale events require adequate staffing to manage setup, crowd control, and any potential safety concerns. If enlisting the help of volunteers, ensure their roles and responsibilities are clear. If vendors will be involved be sure to have the proper risk transfer mechanisms in place including agreements and additional insured status.

Safety Measures for All Venues

- **Pre-Event Inspection:** Thoroughly inspect the chosen venue for potential hazards as described above. Address these issues before the event.
- **Lighting:** Provide ample lighting at entry/exit points, walkways, and around seating areas. Consider subtle uplighting to enhance visibility without distracting from the movie.
- **Seating:**
 - If providing seating, ensure it is in good condition. Inspect chairs and benches for any damage or weaknesses.
 - A "bring your own chair" policy may be a good option to reduce liability.
- **Equipment Safety:** Place electrical equipment away from water and high-traffic areas. Secure all cords to prevent tripping hazards. All electrical equipment should be UL approved to ensure it's safe for outdoor use.
- **First Aid:** Have a well-stocked first-aid kit readily available and designate someone with basic first aid knowledge.
- **Emergency Plan:** Develop a clear emergency plan tailored to the chosen venue and potential risks. This should include procedures for handling:
 - **Medical emergencies**
 - **Weather-related issues** (e.g., sudden rain, lightning)
 - **Other concerns specific to the location** (e.g., power outages, equipment malfunctions)
- **Weather Considerations:** Florida's weather can be unpredictable. Have a contingency plan in place for rain or wind, such as providing a covered area or rescheduling the event.
 - **Wind:** If using an inflatable screen, be aware of wind speed limitations and have a plan to secure or take down the screen in high winds.
 - **Rain:** Protect electrical equipment from moisture. Consider having tarps or covers on hand.
 - **Dampness:** Ensure equipment, particularly the screen, is properly dried after the event to prevent damage.

Safety Measures for All Venues

- **Movie Selection:** Choose a family-friendly movie suitable for all ages. Consider the theme of your event and the interests of your community.
- **Legal Considerations:** Some movie production studios may restrict outdoor screenings or charge licensing fees.
- **Marketing:** Promote your event well in advance, highlighting safety precautions and any specific guidelines.
- **Communication:** Clearly communicate any specific rules or guidelines to attendees.
- **Supervision:** Ensure adequate adult supervision, especially if children are present.
- **Insect Control:** Remind attendees that they are responsible for the use of insect repellent if desired. Ensure the area is free of insect nests.

By following these guidelines and prioritizing safety, CDDs can create memorable outdoor movie nights that foster community spirit and provide fun for all ages, regardless of the chosen venue. Remember, careful planning and attention to detail are key to a successful and safe event.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

SECTION VII

From: Siddhartha Chokkakula

Subject: Saddle Creek Preserve Community - Volleyball and Shuttle Badminton play request.

Date: November 21, 2024 at 12:28:23 PM

To: mvirgen@gmscfl.com, jburns@gmscfl.com

Monica, Jillian

Hello

I am Venny, a resident of saddle creek preserve at 1876 yellow trail.

I am writing this email today to request permission to play volleyball and shuttle badminton at the empty lots behind the yellow trail in the community.

I am planning to create a weekly play group where the community residents can come to play.

If approved, I am going to buy nets, stands and border straps that can be removed at the end of the game. I intend to keep the area clean and daily clean up after the game.

Please let me know if that is something that can be approved and we can play as a community here at saddle creek preserve.

Thank you

Sincerely

Venkata Chokkakula

5039603060

1876 yellow trail,

Saddle creek presrve

SECTION VIII

FACILITY USE AGREEMENT

Saddle Creek Preserve of Polk County CDD and the undersigned Resident(s)/Responsible Party hereby agree on the use of the facility as specified below, including compliance with the Additional Provisions attached hereto, at no rental cost to the party making such request.

REQUESTED FACILITY: Open Space Tract G Area on Yellow Trail

NAME OF RESIDENT RESERVING FACILITY:

PURPOSE OF MEETING:

Keshia Mallard

Neighborhood Potluck & Movie Night

RESIDENT'S HOME ADDRESS:

1803 Yellow Trail, Lakeland, Florida 33801

PHONE NO. _____

EMAIL: keshia145@yahoo.com

ALCOHOL PLANNED TO BE SERVED/CONSUMED? **NO**

ALCOHOL PLANNED TO BE SOLD? **NO**

DAYS / DATES / TIMES REQUESTED (INCLUSIVE OF SET-UP AND CLEAN-UP TIME)
(attach additional sheets as necessary)

Day of the Week	Date	Start Time	End Time	CDD Approval (DM initials)
Saturday	12/21/2024	3:00 PM	9:00 PM	MV

Resident(s)/Responsible Party agrees to leave the area in the same condition and set-up as prior to event.

1. Remove all event garbage from the area entirely
2. Take down any party displays or materials, tables, tents, projectors, etc. and remove from the premises.

Resident(s)/Responsible Party:

Keshia Mallard

Please Print Name

DocuSigned by:
Keshia Mallard
6EE197CCCD8E451

Signature

2024-12-06

Date Signed

Saddle Creek Preserve of Polk County CDD:

DocuSigned by:

Monica Virgen
93E2B39796F04E0...
District Manager, on behalf of District

2024-12-06

Date Signed

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

ADDITIONAL PROVISIONS

- 1) Reservations can be made through the District Manager's Office. Reservations will be on a first come first serve basis. Reservations must be made by at least one person who will act as the Responsible Party.
- 2) Reservations for all facilities include the use of the facility, tables, chairs and restrooms only. Use of other equipment will be based on availability and subject to additional fees. The District may decline or approve in its absolute and sole discretion.
- 3) Reservations are available between the hours of 9:00 a.m. and 11:00 p.m., with the exception of New Years' Eve, New Years' Day, Thanksgiving Eve, Thanksgiving Day, Christmas Eve, Christmas Day and Easter or if special arrangements have been approved by management. Reservations for the pool areas include a non-exclusive right, and other residents are permitted to use the pool areas at the same time as the reservation. Reservation time frames are inclusive of set-up and break down times with the facility cleared of all attendees.
- 4) The volume of live or recorded music must not violate applicable noise ordinances, or unreasonably interfere with residents' enjoyment of their homes. All noise must conclude by 10 p.m. No exceptions.
- 5) The Responsible Party must be present at the function during the entire period of the rental.
- 6) No admission fees whatsoever shall be collected by any person unless it is part of an approved CDD event or activity, or otherwise approved by the CDD.
- 7) Responsible Party shall be responsible for walls, furnishings, fixtures and equipment in the room in which the function takes place and agrees that after the function those items shall be in the same condition as prior to the function (ordinary wear and tear accepted). Tacks or nails may not be used for decorations. In the event that there is any damage and/or loss to the walls, furnishings, fixtures or equipment resulting from, or related to the function or its attendees, then the cost associated with the repair or replacement of the damaged items shall be the responsibility of and paid by the Responsible Party.
- 8) Responsible Party shall supervise and be responsible for the conduct and safety of all persons attending the function. The CDD shall not be responsible for property, supplies or equipment brought by the Responsible Party or any person attending the function. Responsible Party and persons attending the function use CDD facilities at their own risk. The CDD reserves the right to retain a security guard or guards for the function at Responsible Party's expense if the CDD, in its sole and unrestricted discretion, deems it desirable.
- 9) The CDD shall be excused from furnishing the services and items specified above when such failure is a result of, related to, or on account of government regulations, labor disputes, utility or material shortages or other circumstances beyond the CDD's control. In the event the CDD cannot furnish the services, accommodations, or items referenced above for any of the above reasons, it may, at its own discretion, refund all deposits, if any, to client in full satisfaction of its obligations hereunder, or in its discretion, may substitute other available services, accommodations, or items.
- 10) When alcohol is planned to be served/consumed or sold at a function, the Responsible Party shall be required to procure Special Events insurance coverage which shall include, at a minimum, the following coverage:
 - Property Damage in the amount of Two Hundred Fifty Thousand Dollars (**\$250,000**);
 - Personal Injury in the amount of One Million Dollars (**\$1,000,000**);
 - Alcohol Rider

Such insurance policy shall name the Saddle Creek Preserve of Polk County Community Development District and its staff, consultants, officers, agents and supervisors as additional insured parties, and shall provide that no policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the CDD. A certificate evidencing compliance with insurance requirements must be provided to the District prior to the first event. The Responsible Party shall be solely responsible for ensuring that alcohol is served and/or consumed in a safe and lawful manner and in compliance with all applicable laws, regulations, and policies. **Alcohol may only be sold by a person holding the proper licensure required by Florida law.**

11) The CDD may require additional insurance or greater insurance limits in the CDD's sole discretion, even if alcohol is not to be served or consumed, depending on the nature of the event, the number of attendees anticipated to attend the function, and the number of non-residents planned to attend the function.

For District Use Only:

Special events insurance coverage required:

YES: \$1,000,000.00 Personal injury
\$250,000 Property Damage
Alcohol Rider

YES: Other: _____

NO

Admission or other fee approved by CDD:

YES: \$ _____

NO

SECTION XIII

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY RATES AND DISCIPLINARY RULES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the amended and restated rules, rates, fees, and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities and operation of public improvements.

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

SECTION 1. A Public Hearing will be held to adopt amended and restated rules, rates, fees, and charges of the District on _____ at **1:00 p.m., at the Hampton Inn Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida 33809.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 17th day of December 2024.

ATTEST:

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

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Amended and Restated Amenity Rates and Disciplinary Rule

EXHIBIT A

Proposed Amended Amenity Rates and Disciplinary Rule

Proposed Rates:

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00-\$4,000.00
Replacement Access Card	\$30.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$500.00

**PROPOSED
SUSPENSION AND TERMINATION OF ACCESS RULE**

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: [DATE]

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [DATE] at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;

- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. **Immediate Suspension.** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. **Notice of Suspension.** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage

Reimbursement”). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person’s Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person’s escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board’s determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person’s access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the

right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board’s determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – _____¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on _____, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, and dog park, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Saddle Creek Preserve of Polk County Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District.

“District” – means the Saddle Creek Preserve of Polk County Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – means any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. *This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.* Upon District’s request, proof of residency for those individuals 18 years of age or older may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Guests, Non-Resident Patrons and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renter’s shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," “hereinafter” and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Non-Resident User Fee shall be paid in full on the anniversary date of application. Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be*

grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Facilities must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, gatherings of ten or more people for a common purpose, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Alcohol is also prohibited unless expressly permitted in writing by the District in compliance with these Policies and Florida law. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements, with the exception of the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Unless otherwise posted, swimming is permitted only during designated hours, as posted at the pool. If not posted, swimming is only permitted 30 minutes after dawn through 30 minutes before dusk as required by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool.. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the facilities do so at their own risk, regardless of age or ability.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed. Conduct that prevents the District from fostering a familial environment at the pool amenity facilities is prohibited.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (17) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Facilities must first be approved by the District in writing.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (7) **Attire.** Proper footwear and clothing should be worn while inside the Dog Park.
- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (11) **No Smoking.** The Dog Park is a designated “No Smoking” area.

LAKES AND PONDS POLICIES

Lakes and ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: _____

In accordance with Chapters 190 and 120 of the Florida Statutes, and on [DATE] at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).
2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.
3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.
4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):
 - a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
 - b. Failing to abide by the terms of rental applications;
 - c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
 - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
 - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
 - f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
 - g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
 - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
 - i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;

- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests;
- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. ***Immediate Suspension.*** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. ***Notice of Suspension.*** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.
- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will

be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest, or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120 and 190, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

- Exhibit A:** Amenity Rates
- Exhibit B:** Amenity Access Registration Form
- Exhibit C:** Assignment of Amenity Rights and Privileges

**EXHIBIT A
AMENITY RATES**

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00-\$4,000.00
Replacement Access Card	\$30.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$500.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Saddle Creek Preserve of Polk County Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card(s). It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Saddle Creek Preserve of Polk County Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron
State of Florida
County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)
Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Saddle Creek Preserve of Polk County Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Saddle Creek Preserve of Polk County Community Development District
Attn: Amenity Access Coordinator
219 East Livingston Street
Orlando, Florida 32801
Telephone: (407) 841-5524
Email: amenityaccess@gmscfl.com

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager and complete the Address/Identification Confidentiality Request from Public Records Disclosure Form.

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: _____ Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- Code Enforcement Officer*
- Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.*
- Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.*
- Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.*
- Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*
- Firefighter certified in compliance with s. 633.408, F.S.
- Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")*
- Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.*
- Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.*
- Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" efforts to protect such information from being accessible through other means available to the public.").
- Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.*
- Law enforcement personnel including correctional officers and correctional probation officers.*
- Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). *
- Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).*
- U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")*
- Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. **
- County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.").
- Other (list applicable statute): _____

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____ Years Held: _____

Description of Position: _____

Signature: _____	Date: _____
If request is submitted instead by the person's employing agency, complete the following:	
Agency: _____	Name/Title: _____

To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District’s Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners’ names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period.

On this date _____, the owners of the property located at:

_____ (“Property”) state:

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date)_____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies and Rates, dated January 24, 2023, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Cards from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Saddle Creek Preserve of Polk County Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida’s Public Records Laws.

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)

SECTION XIV

SECTION C

Saddle Creek Reserve CDD

Field Management Report



December 17th, 2024

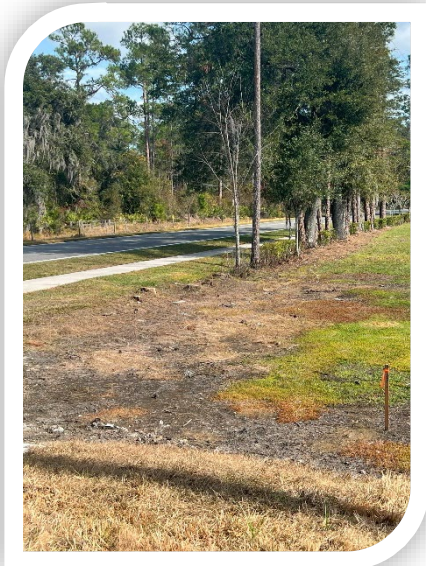
Allen Bailey

Field Manager

GMS

Completed

Bridal Booster Drainage



✚ The area between Bridal Boost and the Main Highway is seeing less flooding.

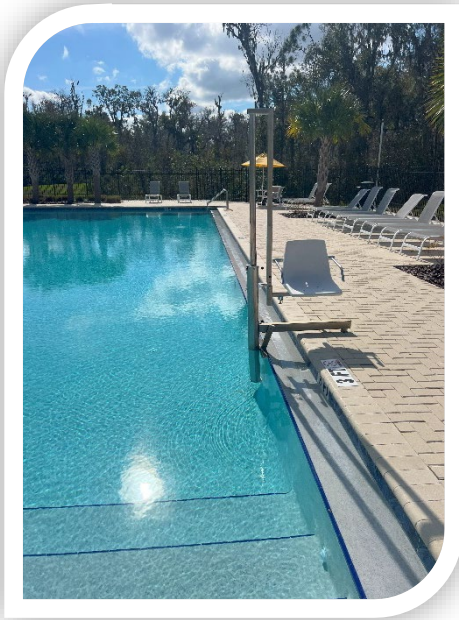
Yellow Trail



✚ The grading and installation of sod have been completed on Yellow Trail.

Completed

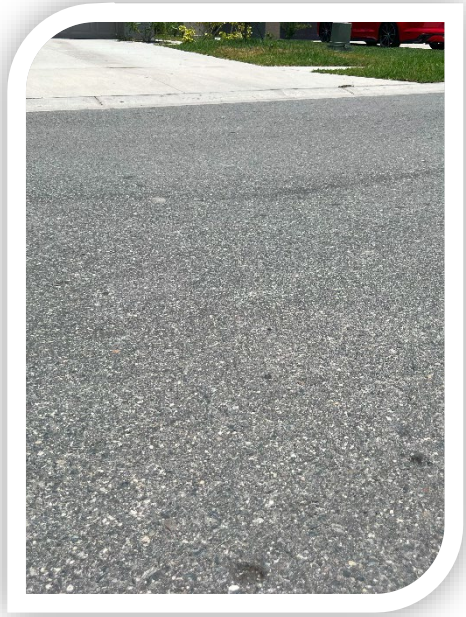
Water Activated Lift



- ✚ The lift at the pool has been repaired.
- ✚ Residents who need the chair can freely use it.

In-Progress

Trotters Way Depression



✚ Tucker Paving has been contacted and we are waiting on their official report and proposal.

Solar Light



✚ The solar light was reviewed and a replacement has been ordered and will be installed once it arrives.

In Progress

Replacement Chairs



✚ The two replacement chairs have been ordered and we are waiting on delivery.

Review

Ponds



- ✚ The district stormwater ponds are in a good state with no major vegetation blooms.

Amenity Plants



- ✚ The fire leaf's at the amenity are not doing well and have been replaced by the Landscape vendor once before.
- ✚ There are some plants that appear to not be handling the cholorine well.

Review

Wetlands Grass



- ✚ The fence line along the wetlands has recovered from the dead areas.

Pond Ruts



- ✚ We reviewed the areas reported to us with Prince about the ruts at varying pond banks.
- ✚ The ground was softer in area than expected but Prince will be more mindful going forward.

Conclusion

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

Respectfully,
Allen Bailey

SECTION 1



Governmental
Management Services - CF

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

Bill To/District Saddle Creek CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Monument Lights	
Install 150W light at each monument. Total lights needed 2.	

Qty	Description	Unit Price	Line Total
6	Labor	\$50.00	\$300.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$30.00
	Materials		\$120.00
Total Due:			\$592.25

This Proposal is Valid for 30 days.

Client Signature: _____

SECTION 2



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 12.10.2024

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Allen Bailey
Phone: 407.460.4424
Email: abailey@gmscfl.com

Job Name / Location:

Saddle Creek
pool area

replace failing plants by pool

	Qty	Unit	Unit Cost	TOTAL
Lantana/ to replace plumbago	30	1g	\$10.00	\$300.00
Lnatana yellow	30	1g	nc	
Lantana purple	30	1g	nc	
				\$0.00
replacing failing plants with lantana by pool with what sems to better				\$0.00
not responsible for chlorine damage from pool				\$300.00

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

Submitted by: Mark Stripling

Accepted by:

Date Submitted: 12.10.2024

Date Accepted: _____

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

November 6, 2024 to December 2, 2024

Fund	Date	Check No.'s	Amount
General Fund	11/12/24	460-465	\$ 22,255.11
	11/26/24	466-472	\$ 6,673.00
			<u>\$ 28,928.11</u>
Total Amount			\$ 28,928.11

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/12/24	00048	10/30/24	I261879	202410 320-53800-47500	LIFT STAT MAINT-10.30.24	*	100.00		
		10/30/24	I262410	202410 320-53800-47500	LIFT STAT MAINT-10/30/24	*	100.00		
								200.00	000460
----- AVERETT SEPTIC TANKS -----									
11/12/24	00040	10/30/24	13512	202410 330-57200-48200	CLEANING SVCS-OCT24	*	675.00		
								675.00	000461
----- CLEAN STAR SERVICES OF CENTRAL FL -----									
11/12/24	00002	9/30/24	121	202409 320-53800-48000	FILL/SHOWER/FLOWER/SIGNS	*	1,154.62		
		9/30/24	122	202409 320-53800-49000	WILDLIFE SIGNAGE	*	804.80		
		9/30/24	123	202409 320-53800-49000	SOLAR LIGHT INSTALL	*	616.00		
		11/01/24	124	202411 310-51300-34000	MANAGEMENT FEES-NOV24	*	3,750.00		
		11/01/24	124	202411 310-51300-35200	WEBSITE ADMIN-NOV24	*	105.00		
		11/01/24	124	202411 310-51300-35100	INFORMATION TECH-NOV24	*	157.50		
		11/01/24	124	202411 310-51300-31300	DISSEMINATION SVCS-NOV24	*	656.25		
		11/01/24	124	202411 330-57200-48300	AMENITY ACCESS-NOV24	*	833.33		
		11/01/24	124	202411 310-51300-51000	OFFICE SUPPLIES-NOV24	*	3.16		
		11/01/24	124	202411 310-51300-42000	POSTAGE-NOV24	*	43.77		
		11/01/24	124	202411 310-51300-42500	COPIES-NOV24	*	2.85		
		11/01/24	125	202411 320-53800-34000	FIELD MANAGEMENT-NOV24	*	1,460.83		
								9,588.11	000462
----- GOVERNMENTAL MANAGEMENT SERVICES -----									
11/12/24	00036	10/18/24	25126	202410 330-57200-49000	STORM CLEANUP/POOL DEBRIS	*	250.00		
		11/01/24	25376	202411 330-57200-48500	POOL MAINTENANCE-NOV24	*	1,415.00		
								1,665.00	000463
----- MCDONNELL CORPORATION DBA -----									
11/12/24	00023	11/01/24	15091	202411 320-53800-46200	LANDSCAPE MAINT-NOV24	*	8,612.00		
								8,612.00	000464
----- PRINCE & SONS INC. -----									
SCPP SAD CREEK PRES CWRIGHT									

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/12/24	00028	11/01/24 9195-B	202411 320-53800-46000	LAKE MAINTENANCE-NOV24 SITEX AQUATICS LLC	*	1,515.00	1,515.00 000465
11/26/24	00042	10/17/24 37405	202410 330-57200-48100	PEST CONTROL-OCT24 ALL AMERICAN LAWN & TREE	*	120.00	120.00 000466
11/26/24	00050	8/21/24 GMS10818	202408 320-53800-48000	SIGN CIRCUIT/BREAKER CURRENT DEMANDS ELECTRICAL &	*	1,105.00	1,105.00 000467
11/26/24	00055	11/19/24 EMS11192	202411 310-51300-11000	SUPERVISOR FEES-11/19/24 ERICA F. MIRO SMITH	*	200.00	200.00 000468
11/26/24	00022	11/18/24 10799	202410 310-51300-31500	ATTORNEY SVCS-OCT24 KILINSKI VAN WYK, PLLC	*	3,053.00	3,053.00 000469
11/26/24	00047	11/15/24 2210014-	202410 310-51300-31100	ENGINEERING SVCS-OCT24 LANDMARK ENGINEERING & SURVEYING	*	350.00	350.00 000470
11/26/24	00026	11/19/24 LC111920	202411 310-51300-11000	SUPERVISOR FEES-11/19/24 LORI CAMPAGNA	*	200.00	200.00 000471
11/26/24	00023	3/21/24 12118	202403 320-53800-46201	PINE BARK MULCH-MAR24 PRINCE & SONS INC.	*	1,645.00	1,645.00 000472
TOTAL FOR BANK A						28,928.11	
TOTAL FOR REGISTER						28,928.11	

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
October 31, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2020 Debt Service Fund</u>
5	<u>Series 2022 Debt Service Fund</u>
6	<u>Series 2020 Capital Projects Fund</u>
7	<u>Series 2022 Capital Projects Fund</u>
8	<u>Capital Reserve Fund</u>
9-10	<u>Month to Month</u>
11	<u>Long Term Debt Report</u>

Saddle Creek Preserve

Community Development District

Combined Balance Sheet

October 31, 2024

	General Fund	Debt Service Fund	Capital Reserve	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Truist	\$ 85,199	\$ -	\$ -	\$ -	\$ 85,199
Money Market - Bank United	\$ 250,223	\$ -	\$ -	\$ -	\$ 250,223
Capital Projects Account	\$ -	\$ -	\$ -	\$ 189	\$ 189
State Board Assessment	\$ -	\$ -	\$ 91,242	\$ -	\$ 91,242
Series 2020					
Reserve	\$ -	\$ 156,750	\$ -	\$ -	\$ 156,750
Revenue	\$ -	\$ 145,103	\$ -	\$ -	\$ 145,103
Construction	\$ -	\$ -	\$ -	\$ 2	\$ 2
Series 2022					
Reserve	\$ -	\$ 143,826	\$ -	\$ -	\$ 143,826
Revenue	\$ -	\$ 225,935	\$ -	\$ -	\$ 225,935
Total Assets	\$ 335,422	\$ 671,614	\$ 91,242	\$ 191	\$ 1,098,470
Liabilities:					
Accounts Payable	\$ 9,975	\$ -	\$ -	\$ -	\$ 9,975
Total Liabilities	\$ 9,975	\$ -	\$ -	\$ -	\$ 9,975
Fund Balances:					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 91,242	\$ -	\$ 91,242
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 301,853	\$ -	\$ -	\$ 301,853
Debt Service - Series 2022	\$ -	\$ 369,761	\$ -	\$ -	\$ 369,761
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 191	\$ 191
Unassigned	\$ 325,447	\$ -	\$ -	\$ -	\$ 325,447
Total Fund Balances	\$ 325,447	\$ 671,614	\$ 91,242	\$ 191	\$ 1,088,494
Total Liabilities & Fund Balance	\$ 335,422	\$ 671,614	\$ 91,242	\$ 191	\$ 1,098,470

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Assessments - On Roll	\$ 604,543	\$ -	\$ -	-
Total Revenues	\$ 604,543	\$ -	\$ -	-
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
Engineer Fees	\$ 15,000	\$ 1,250	\$ 350	\$ 900
Dissemination Fees	\$ 25,000	\$ 2,083	\$ 656	\$ 1,427
Assessment Administration	\$ 7,500	\$ 7,500	\$ 5,565	\$ 1,935
Arbitrage	\$ 5,565	\$ -	\$ -	\$ -
Attorney Fees	\$ 7,875	\$ 7,875	\$ 3,053	\$ 4,822
Audit Fees	\$ 900	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,082	\$ 1,684	\$ 1,684	\$ -
Management Fees	\$ 45,000	\$ 3,750	\$ 3,750	\$ -
Information Technology	\$ 1,890	\$ 158	\$ 158	\$ -
Website Maintenance	\$ 1,260	\$ 105	\$ 105	\$ -
Postage & Delivery	\$ 500	\$ 42	\$ 19	\$ 22
Insurance	\$ 6,500	\$ 6,500	\$ 6,161	\$ 339
Copies	\$ 500	\$ 42	\$ -	\$ 42
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Other Current Charges	\$ 1,000	\$ 202	\$ 202	\$ -
Office Supplies	\$ 100	\$ 8	\$ 2	\$ 7
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 141,347	\$ 32,582	\$ 22,680	\$ 9,902

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
<i>Operations and Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 16,000	\$ 16,000	\$ 12,114	\$ 3,886
Field Management	\$ 17,530	\$ 1,461	\$ 1,461	\$ (0)
Landscape Maintenance	\$ 107,400	\$ 8,950	\$ 8,612	\$ 338
Landscape Replacement	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Mitigation Monitoring	\$ 4,600	\$ 383	\$ -	\$ 383
Lake Maintenance	\$ 18,180	\$ 1,515	\$ 1,515	\$ -
Streetlights	\$ 49,500	\$ 4,125	\$ 1,737	\$ 2,388
Electric	\$ 5,500	\$ 458	\$ 334	\$ 124
Water & Sewer	\$ 1,500	\$ 125	\$ 119	\$ 6
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 7,500	\$ 625	\$ -	\$ 625
Lift Station Maintenance	\$ 20,000	\$ 1,667	\$ 200	\$ 1,467
General Repairs & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833
Contingency	\$ 7,000	\$ 583	\$ -	\$ 583
Subtotal Field Expenditures	\$ 292,210	\$ 39,017	\$ 26,092	\$ 12,925
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 1,200	\$ 612	\$ 588
Amenity - Water	\$ 5,000	\$ 417	\$ -	\$ 417
Internet	\$ 1,650	\$ 138	\$ 130	\$ 8
Pest Control	\$ 1,440	\$ 120	\$ 120	\$ -
Janitorial Service	\$ 10,200	\$ 850	\$ 675	\$ 175
Security Services	\$ 30,000	\$ 2,500	\$ -	\$ 2,500
Pool Maintenance	\$ 19,200	\$ 1,600	\$ 1,415	\$ 185
Amenity Repairs & Maintenance	\$ 10,000	\$ 833	\$ 200	\$ 633
Amenity Management	\$ 10,000	\$ 833	\$ 833	\$ 0
Contingency	\$ 10,000	\$ 833	\$ 250	\$ 583
Subtotal Amenity Expenditures	\$ 111,890	\$ 9,324	\$ 4,235	\$ 5,089
Total Expenditures	\$ 545,447	\$ 80,923	\$ 53,007	\$ 27,917
Excess (Deficiency) of Revenues over Expenditures	\$ 59,096		\$ (53,007)	
<i>Other Financing Sources / (Uses)</i>				
Transfer In (Out)	\$ (59,096)	\$ -	\$ -	\$ -
Total Other Financing Sources / (Uses)	\$ (59,096)		\$ -	
Net Change in Fund Balance	\$ -		\$ (53,007)	
Fund Balance - Beginning	\$ -		\$ 378,454	
Fund Balance - Ending	\$ -		\$ 325,447	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ -	\$ -	\$ -
Interest	\$ 3,460	\$ 1,163	\$ 1,163	\$ -
Total Revenues	\$ 316,960	\$ 1,163	\$ 1,163	\$ -
Expenditures:				
Interest Expense - 12/15	\$ 96,950	\$ -	\$ -	\$ -
Principal Expense - 6/15	\$ 120,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 96,950	\$ -	\$ -	\$ -
Total Expenditures	\$ 313,900	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,060		\$ 1,163	
Fund Balance - Beginning	\$ 132,904		\$ 300,690	
Fund Balance - Ending	\$ 135,963		\$ 301,853	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 287,653	\$ -	\$ -	\$ -
Interest	\$ 2,650	\$ 1,425	\$ 1,425	\$ -
Total Revenues	\$ 290,303	\$ 1,425	\$ 1,425	\$ -
Expenditures:				
Interest Expense - 12/15	\$ 87,364	\$ -	\$ -	\$ -
Principal Expense - 12/15	\$ 115,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 85,920	\$ -	\$ -	\$ -
Total Expenditures	\$ 288,284	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,019	\$ -	\$ 1,425	\$ -
Fund Balance - Beginning	\$ 213,549	\$ -	\$ 368,336	\$ -
Fund Balance - Ending	\$ 215,568	\$ -	\$ 369,761	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 40	\$ (40)
Total Expenditures	\$ -	\$ -	\$ 40	\$ (40)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (40)	
Fund Balance - Beginning	\$ -		\$ 231	
Fund Balance - Ending	\$ -		\$ 191	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -

Saddle Creek Preserve

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024

	Adopted Budget	Prorated Budget Thru 10/31/24	Actual Thru 10/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 389	\$ 389
Total Revenues	\$ -	\$ -	\$ 389	\$ 389
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 59,096	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 59,096	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 59,096		\$ 389	
Fund Balance - Beginning	\$ 56,726		\$ 90,854	
Fund Balance - Ending	\$ 115,821		\$ 91,242	

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineer Fees	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Dissemination Fees	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$ 3,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,053
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,684
Management Fees	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Information Technology	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Website Maintenance	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Postage & Delivery	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202
Office Supplies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 22,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,680

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance													
Field Expenditures													
Property Insurance	\$ 12,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,114
Field Management	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,461
Landscape Maintenance	\$ 8,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,612
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,515
Streetlights	\$ 1,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,737
Electric	\$ 334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 334
Water & Sewer	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Station Maintenance	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 26,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,092
Amenity Expenditures													
Amenity - Electric	\$ 612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Pest Control	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Janitorial Service	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Amenity Access	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 833
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,415
Amenity Repairs & Maintenance	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Contingency	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Subtotal Amenity Expenditures	\$ 4,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,235
Total Expenditures	\$ 53,007	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,007
Excess (Deficiency) of Revenues over Expenditures	\$ (53,007)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,007)
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (53,007)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,007)

Saddle Creek Preserve

Community Development District

Long Term Debt Report

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

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