

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

January 28, 2025

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

January 21, 2025

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, January 28, 2025 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. Approval of Minutes of the December 17, 2024 Board of Supervisors Meeting
4. Review of Parking Plans and Implementation Process (*requested by & notes/map provided by Supervisor Miro Smith*)
 - A. Consideration of Proposal for Purchase and Installation of Parking Rules Signs within the Community
5. Discussion Regarding Landscape Enhancements at Community Entrance (*requested by Supervisor Miro Smith*)
6. Discussion Regarding Lennar Completion of Work at District (*requested by Supervisor Miro Smith*)
7. Discussion Regarding Residents Disposing of Personal Trash on CDD Property (*requested by Supervisor Miro Smith*)
8. Discussion Regarding Pond Maintenance (*requested by Supervisor Morrobel*)
9. Discussion Regarding Sidewalk Maintenance throughout the Community (*requested by Supervisor Morrobel*)
10. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
11. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
12. Presentation of Arbitrage Rebate Report for Series 2020 Project Bonds
13. Staff Reports
 - A. Attorney
 - B. Engineer

¹ Comments will be limited to three (3) minutes

- i. Presentation of Updated 2025 Fee Schedule for District Engineering Services from Landmark Engineering
 - C. Field Manager's Report
 - i. Consideration of Proposals for Road Depression Repair
 - a) Dellar Site Services, LLC
 - b) Tucker Paving, Inc.
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 14. Other Business
- 15. Supervisors Requests and Audience Comments
- 16. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held Tuesday, **December 17, 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
Erica Miro Smith	Vice Chairperson
Kelly Evans <i>by Zoom</i>	Assistant Secretary
Abby Morrobel	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Mark	Prince & Sons
James	Prince & Sons

The following is a summary of the discussions and actions taken at the December 17, 2024 Saddle Creek Preserve of Polk County Community Development District’s Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period for agenda items. There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-02 Electing Officers (*tabled from November 19, 2024 Board Meeting*)

Ms. Virgen stated this item was tabled at the November 19, 2024 Board of Supervisors meeting. This resolution allows the Board to keep the same slate of officers or the Board can make changes to the officers. She added they could make changes at any point during the year.

After discussion Board consensus was to elect Ms. Campagna as Chairperson, Ms. Miro Smith as Vice Chairperson, and Ms. Morrobel, Ms. Evans and Mr. Finotti as Assistant Secretaries. Other officers will be Ms. Burns as Secretary, Ms. Virgen and Mr. Flint with GMS as Assistant Secretaries.

On MOTION by Ms. Evans, seconded by Ms. Morrobel, with all in favor, Resolution 2025-02, Electing Officers as Ms. Campagna as Chairperson, Ms. Miro Smith as Vice Chairperson, Ms. Morrobel, Ms. Evans, and Mr. Finotti as Assistant Secretaries, Jill Burns as Secretary, and Ms. Virgen & Mr. Flint as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 19, 2024 Landowners’ Meeting and November 19, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from the November 19, 2024 Landowners’ Meeting and the November 19, 2024 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Minutes of the November 19, 2024 Landowners’ Meeting and the November 19, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Setting a Public Hearing on the Adoption of Amended and Restated Parking and Towing Policies (*requested by Supervisor Erica Miro Smith*)

A. Review of Parking and Towing Policies Presented at the February 27, 2024 Board Meeting

Ms. Virgen stated this resolution is for setting a public hearing on the adoption of amended and restated Parking and Towing Policies. She noted this was requested by Supervisor Miro Smith

and is contained within the agenda. She added these policies are outlined to define certain parts of the language and have been presented earlier to the Board. Ms. Miro Smith asked about parking on the right or left. Ms. Virgen stated this could be changed at any point.

Ms. Campagna stated there were varying opinions on which side should contain the parking. Ms. Rinaldi commented on the public hearing for revising the policies and presented the rates and rule changes. She noted the disciplinary rule will include a violation of policies included failing to reimburse the District up to \$500. She covered extensions, process for suspension and notice requirements, suspensions by the Board, process for initial hearing and appeal process, supervision of minors, policy regarding lakes and ponds, and assignment of rights to amenities.

Ms. Virgen suggested the hearing be in February. It was noted the parking rules needed further discussion and the 1-sided parking should not be voted on today. Other parking could be included. Other specifics of parking were reviewed and outlined for approval to include the common areas, amenity parking, commercial and abandoned vehicles, lift stations, and corner parking. The hearing will be February 25, 2025. The updated map will be brought to the next meeting.

On MOTION by Ms. Morrobel, seconded by Ms. Miro Smith, with all in favor, Resolution 2025-04 Setting a Public Hearing on the Adoption of Amended and Restated Parking and Towing Policies for February 25, 2025 at 1:00 p.m., was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Adding Speed Humps in the Community & Project Funding (requested by Supervisor Erica Miro Smith) – ADDED

Ms. Virgen noted this was requested. Discussion was held on the traffic study to be completed before this was considered. Ms. Campagna stated this will affect someone’s driveway, emergency vehicles, and impact on wear and tear of vehicles. It was suggested to have the county bring out a speed sign tracker and to do further research on this topic.

After discussion there was no action taken and this item was tabled for a later date.

SEVENTH ORDER OF BUSINESS

Update & Discussion Regarding Community Movie Nights

Ms. Virgen noted at the last meeting the Board asked for staff to reach out to an insurance provider to get input on the use of tiki torches. She noted the insurance company said no to tiki torches, but stated they could explore the use of citronella candles. It was preferable to have no open flames.

Discussion ensued on movie night and moving the pest control to be held closer during movie nights, concerns with pest control service, winter months for movie nights, open space approval, approval was given for Friday night and looking into the approval of Saturday night. The Board made the motion to approve the monthly movie nights during the winter.

Ms. Campagna voiced concerns about taking away the residents right to walk up and use the area if we continually approve events. She noted the concerns of crowds, car parking, and residents having the free use of the space.

On MOTION by Ms. Morrobel, seconded by Ms. Miro Smith, with all in favor, the Monthly Movie Nights During the Winter Months, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resident Request for Weekly Community Sports in Open Space Area on Yellow Trail

Ms. Virgen noted this was discussed and there were concerns with approving individual requests for weekly community sports in the open space. It was noted this should be on a first come, first serve basis to be used. The Board stated an interested resident could come before the Board for approval before an event. After discussion the Board decided to not approve this request.

NINTH ORDER OF BUSINESS

Ratification of Facilities Use Agreement for Resident Requested Event in Open Space Area on Yellow Trail on December 21, 2024

Ms. Virgen noted this was for a specific event for the potluck and movie night on December 21, 2024.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Community Event Held by Keshia Mallard on the

December 21, 2024 in the Open Space Area on Yellow Trail, was approved.

There was discussion for the event on the December 20th as well. Ms. Virgen asked for a motion to approve the December 20th event.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, the Community Event Held by Keshia Mallard on December 20, 2024, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Setting a Public Hearing on the Adoption
of Amended Amenity Rates and
Disciplinary Rules**

Ms. Virgen noted this was already discussed and she asked for a motion.

On MOTION by Ms. Campagna, seconded by Ms. Morrobel, with all in favor, Resolution 2025-05 Setting a Public Hearing on the Adoption of Amended Amenity Rates and Disciplinary Rules for February, was approved.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Request to Set a
New District Meeting Time (*requested by
Supervisor Miro Smith*)**

Ms. Virgen noted this is for setting a new District meeting time. No action was taken.

TWELFTH ORDER OF BUSINESS

**Consideration of Request for a New
Landscape Maintenance Vendor
(*requested by Supervisor Miro Smith*)**

Ms. Virgen noted this was a request for a new landscape maintenance vendor. Concerns were voiced on the landscape of a specific area with weeds and overgrowth, holes, and signs. Mr. Bailey made comments on the area, the work was to cut the grass, shaping up bushes, scope of services, and he noted the vendor was doing what was requested. The rainy season was discussed and the wetlands. Mr. Bailey noted an arborist visited the area and gave input on the issue. It was

noted the arborist had no problems with Saddle Creek. Mr. Bailey asked for the specific concerns not general comments.

It was suggested to not go out for bid and continue with Prince & Sons and have a specific list of concerns to address. Other concerns were on using the weed eaters. Prince & Sons addressed the issue of the area and using mowers on this wetland and why they use weed eaters. Other concerns were on mulching and planting.

An excel spreadsheet was presented for Prince & Sons and items with invoicing. This was reviewed by item with the fee schedule. The Board asked for a timeline and schedule for work conducted. Mulching and invoicing for mulching was discussed.

Other concerns with the landscape vendors were voiced to include exposed pipes, excess trash, and billing. The main 2 concerns were on the pond ruts and weeds. Ms. Rinaldi made comments on requirement for bids. Ms. Evans made the comment the new Board members are in a transition period and time should be given for adjustments before any action is taken.

It was asked that residents not meet with vendors about concerns. Ms. Morrobel continued to make comments on the dissatisfaction with Prince & Sons. It was suggested 1 Board member meet and walk the area with Mr. Bailey and Ms. Morrobel. After discussion no action was taken on the item.

THIRTEENTH ORDER OF BUSINESS

Consideration of Request for a New Pool Maintenance Vendor *(requested by Supervisor Miro Smith)*

Ms. Virgen noted this was a request for a new pool maintenance vendor. Comments have already been made on these concerns. No action was taken.

FOURTEENTH ORDER OF BUSINESS

Consideration of Request to Replace Mulch at Amenity Center Pool Area *(requested by Supervisor Miro Smith)*

Ms. Virgen noted this was a request to replace mulch at amenity center. This item was already discussed. They will wait to make a determination on how things go. No action was taken, this item was tabled for a later date if needed.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi asked for confirmation from the new Board members receiving the new Supervisors' welcome materials mailed from her office. She stated the requirements were very detailed and she suggested a CDD 101 training for the supervisors and residents at a later meeting.

B. Engineer

There were no engineering report items to be discussed.

C. Field Manager's Report

Mr. Bailey presented the field manager's report to include drainage issue, sod on the trail completed, erosion issues, area for sodding completed, lift repair completed, depression and paving in progress, soil under review and possible replacement, replacement chair, ponds looking good, amenity plant replacement, and other wetland concerns. Ms. Morrobel stated she was very unhappy with the sodding and other issues.

i. Consideration of Proposal for Monument Lighting Replacement

Mr. Bailey presented the proposal for monument lighting replacement. He noted this is for 2 150-watt lights which are stronger than the current lights.

Discussion was held on the current lights being too dim, the replacement lights being too bright, and the location of light issues. The entrance lights are the ones with the issues.

There was no action taken on this item.

ii. Consideration of Proposal for Replacement of Amenity Plants by Pool Area

Mr. Bailey presented the proposal for replacement plants by the pool area. He described the type of plants, the location of plants for a total of \$300 to install the plants.

On MOTION by Ms. Campagna, seconded by Ms. Miro Smith, with all in favor, the Proposal for Replacement of Amenity Plants by the Pool Area, was approved.
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iii. Consideration of Proposal for Replacement of Plants at the Community Exit Monument Sign

Mr. Bailey presented the second proposal for plant replacement for \$410 at the community exit monument sign. It was noted this does not include mulch.

On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Proposal for Replacement of Plants at the Community Exit Monument Sign, was approved.

iv. Consideration of Proposal for Mulch Installation Along the Entire Entrance of the Community (ADDED)

Mr. Bailey presented the proposal for mulch installation along the entire entrance of the community. He stated this would be \$1,650. This would cover the rest of the community.

On MOTION by Ms. Campagna, seconded by Ms. Evans with Ms. Campagna, Ms. Evans and Ms. Miro Smith in favor and Ms. Morrobel Opposed, the Proposal for Mulch Installation Along the Entire Entrance of the Community with a Not to Exceed Amount of \$1,700, was approved 3-1.

Ms. Miro Smith commented that her neighbor had concerns about someone doing work in her yard. Mr. Bailey stated those people were not with the CDD landscape company.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from November 6, 2024 through December 2, 2024 totaling \$28,928.11. Immediately following is the detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Virgen stated the unaudited financials are through October 31, 2024.

SIXTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Public Comments:

Resident (Aimee Porras) asked why there was not a public hearing on parking and why it wasn't considered and could it be added before the adoption of new policies. Ms. Virgen asked for residents to reach out to her for comments or recommendations. She asked that Supervisors not post on Facebook. It was noted speed bumps are not considered in parking rules.

Resident (Miguel Morrobel) invited the Board members to go online and check out reviews for Prince and Sons. He noted there were many discontent customers and urges the Board to consider the renewal of this vendor.

Supervisors Comments:

Ms. Miro Smith commented on streetlights and taking pictures to be sent for review.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Good evening,

Please find attached a revised parking plan for your review. Due to the location of fire hydrants, creating this plan presented some challenges.

Here are some key considerations:

- **Parking Availability:** Designated parking areas prioritize resident access and minimize driveway interference. Most houses will have parking on their side of the street.
- **Red Loop:** Several fire hydrants are located on the even-numbered side of Red Loop. To comply with Florida law prohibiting parking within 15 feet of a fire hydrant, parking on the odd-numbered side is recommended.
- **Yellow Trail:** Fire hydrants are situated on the right side of Yellow Trail, where houses have odd numbers. Parking on the left side of the street, with even-numbered houses, is advised.
- **Fire Hydrant Near Trotters Way and Landmark:** To accommodate the single fire hydrant located on the opposite side of the street between Trotters Way and Landmark, I propose swapping the allowed parking on that portion of the road. Parking would be permitted on the opposite side of the fire hydrant, starting at the intersection of Old Mining and Trotters Way and continuing towards Yellow Trail. Please refer to the map for a visual clarification.

Please let me know if you have any questions or require further clarification.

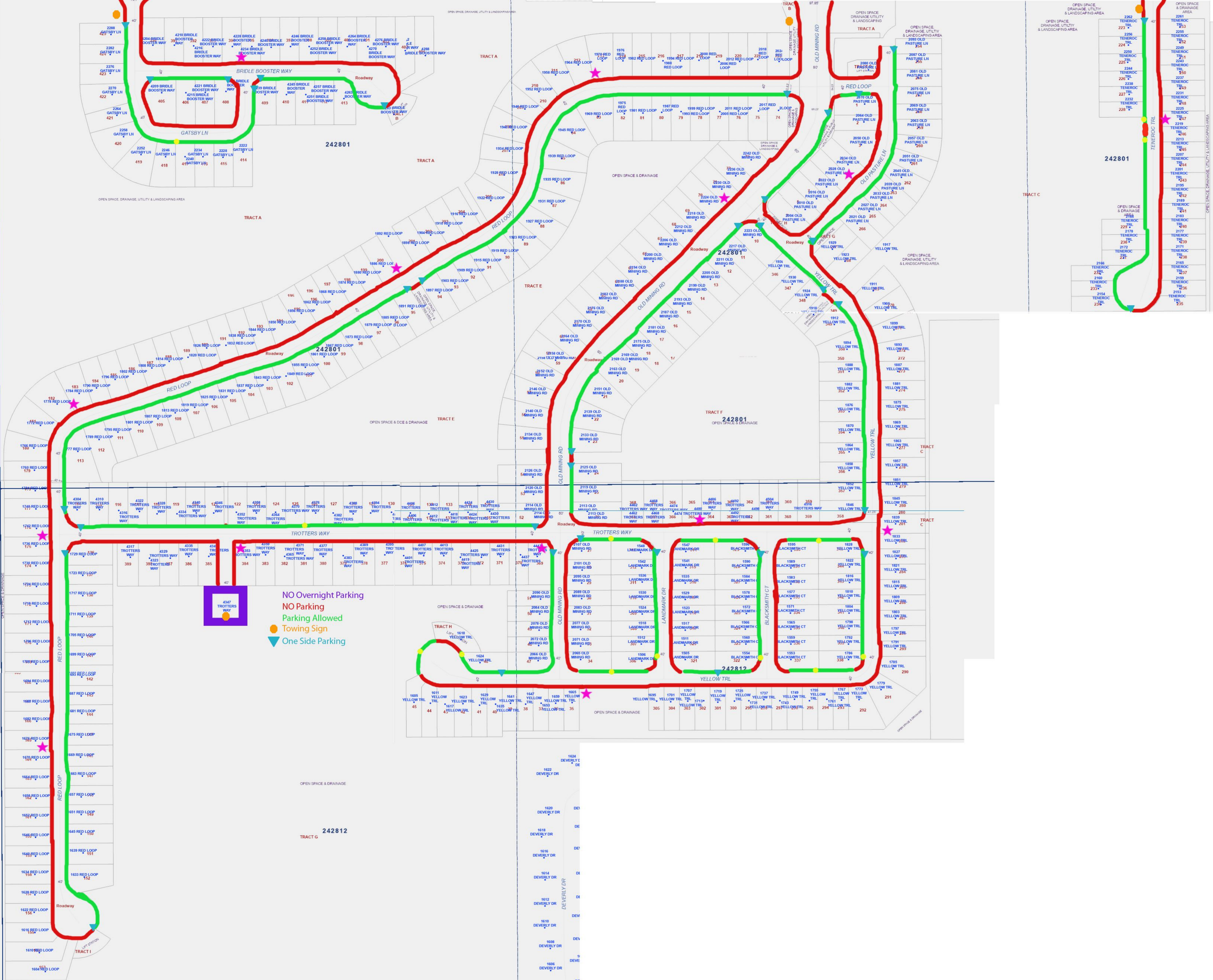
Any suggestions are welcome, and if none, please add them to the next meeting agenda for consideration.

Thank you,

Erica Miro

02

311



SECTION A



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
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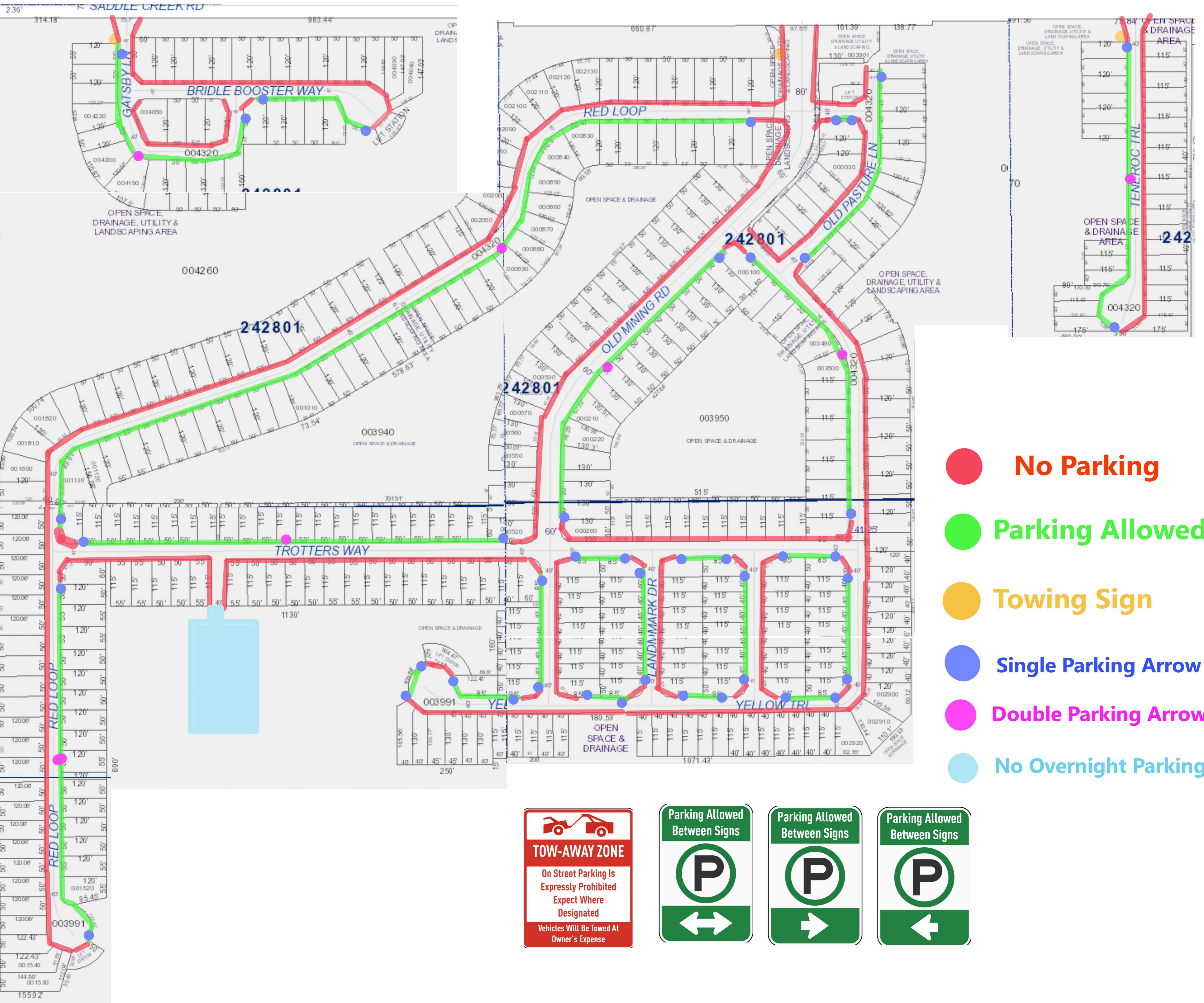
Street Parking Signs

The addition of 54 new parking rules signs to match the parking map.
44 single arrow signs, 7 Double arrow signs, 3 Towing signs, on 54 8' U
channels

Qty	Description	Unit Price	Line Total
24	Labor	\$50.00	\$1,200.00
2	Mobilization	\$65.00	\$130.00
	Equipment		\$75.00
	Materials		\$4,635.00
Total Due:			\$6,040.00

This Proposal is Valid for 30 days.

Client Signature: _____



- 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



SECTION X



POLK COUNTY PROPERTY APPRAISER

Revised 01/2025
ADA Compliant

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the _____ hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION XI

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Saddle Creek Preserve of Polk County Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Saddle Creek Preserve of Polk County Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION XII

REBATE REPORT

\$5,500,000

**Saddle Creek Preserve of
Polk County Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020**

**Dated: October 6, 2020
Delivered: October 6, 2020**

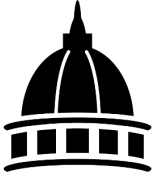
**Rebate Report to the Computation Date
October 6, 2028
Reflecting Activity To
December 31, 2024**



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	12
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	14
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	17
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	18



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

January 16, 2025

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

Re: \$5,500,000 Saddle Creek Preserve of Polk County Community Development District (Polk County, Florida), Special Assessment Bonds, Series 2020

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of September 30, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the October 6, 2028 Computation Date
Reflecting Activity from October 6, 2020 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.006043%	131.42	(107,389.72)
Debt Service Reserve Fund	2.483809%	16,815.52	(10,519.55)
Costs of Issuance Account	0.000000%	0.00	0.00
Totals	0.589399%	\$16,946.94	\$(117,909.27)
Bond Yield	3.745542%		
Rebate Computation Credits			(9,355.20)
		Net Rebatable Arbitrage	\$(127,264.47)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 6, 2020, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 6, 2028.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 6, 2020 and December 31, 2024, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is December 31, 2024.

DEFINITIONS

7. Computation Date

October 6, 2028.

8. Computation Period

The period beginning on October 6, 2020, the date of the closing, and ending on December 31, 2024.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

Funds / Accounts	Account Number
Revenue Account	273502000
Interest Fund	273502001
Sinking Fund Account	273502002
Debt Service Reserve Fund	273502003
Prepayment Account	273502004
Acquisition & Construction Fund	273502005

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of December 31, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 6, 2028. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 6, 2028, is the Rebateable Arbitrage.

\$5,500,000
Saddle Creek Preserve of Polk County Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Delivered: October 6, 2020

Sources of Funds	
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Par Amount	\$5,500,000.00
Net Original Issue Premium	91,511.90
Total	\$5,591,511.90

Uses of Funds	
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Acquisition & Construction Fund	\$5,152,261.90
Debt Service Reserve Fund	156,750.00
Costs of Issuance Account	172,500.00
Underwriter's Discount	110,000.00
Total	\$5,591,511.90

PROOF OF ARBITRAGE YIELD

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 10/06/2020 @ 3.7455424210%
12/15/2020	39,296.46	39,017.95
06/15/2021	207,512.50	202,254.04
12/15/2021	101,200.00	96,822.28
06/15/2022	211,200.00	198,349.27
12/15/2022	99,825.00	92,027.56
06/15/2023	214,825.00	194,404.03
12/15/2023	98,387.50	87,398.15
06/15/2024	213,387.50	186,068.64
12/15/2024	96,950.00	82,983.91
06/15/2025	216,950.00	182,283.61
12/15/2025	95,450.00	78,723.75
06/15/2026	215,450.00	174,428.81
12/15/2026	93,650.00	74,425.44
06/15/2027	218,650.00	170,570.91
12/15/2027	91,775.00	70,278.38
06/15/2028	221,775.00	166,706.23
12/15/2028	89,825.00	66,279.37
06/15/2029	224,825.00	162,842.44
12/15/2029	87,800.00	62,425.12
06/15/2030	1,947,800.00	1,359,412.10
12/15/2030	51,300.00	35,145.20
06/15/2031	51,300.00	34,499.11
12/15/2031	51,300.00	33,864.90
06/15/2032	51,300.00	33,242.35
12/15/2032	51,300.00	32,631.24
06/15/2033	51,300.00	32,031.36
12/15/2033	51,300.00	31,442.52
06/15/2034	51,300.00	30,864.49
12/15/2034	51,300.00	30,297.10
06/15/2035	51,300.00	29,740.13
12/15/2035	51,300.00	29,193.41
06/15/2036	51,300.00	28,656.73
12/15/2036	51,300.00	28,129.92
06/15/2037	51,300.00	27,612.80
12/15/2037	51,300.00	27,105.18
06/15/2038	51,300.00	26,606.90
12/15/2038	51,300.00	26,117.77
06/15/2039	51,300.00	25,637.64
12/15/2039	51,300.00	25,166.33
06/15/2040	51,300.00	24,703.68
12/15/2040	51,300.00	24,249.55
06/15/2041	266,300.00	123,566.09
12/15/2041	47,000.00	21,407.59
06/15/2042	267,000.00	119,377.68
12/15/2042	42,600.00	18,696.63
06/15/2043	272,600.00	117,441.47
12/15/2043	38,000.00	16,070.19
06/15/2044	278,000.00	115,404.89
12/15/2044	33,200.00	13,528.80
06/15/2045	283,200.00	113,280.83
12/15/2045	28,200.00	11,072.72
06/15/2046	288,200.00	111,081.29
12/15/2046	23,000.00	8,701.95
06/15/2047	293,000.00	108,817.39
12/15/2047	17,600.00	6,416.31
06/15/2048	297,600.00	106,499.45

PROOF OF ARBITRAGE YIELD

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Date	Debt Service	Present Value to 10/06/2020 @ 3.7455424210%
12/15/2048	12,000.00	4,215.39
06/15/2049	307,000.00	105,861.14
12/15/2049	6,100.00	2,064.76
06/15/2050	311,100.00	103,367.01
	8,975,533.96	5,591,511.90

Proceeds Summary

Delivery date	10/06/2020
Par Value	5,500,000.00
Premium (Discount)	91,511.90
Target for yield calculation	5,591,511.90

PROOF OF ARBITRAGE YIELD

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM03	06/15/2031	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2032	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2033	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2034	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2035	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2036	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2037	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2038	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2039	4.000%	3.600%	06/15/2030	100.000	3.6010216%
TERM03	06/15/2040	4.000%	3.600%	06/15/2030	100.000	3.6010216%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM03	06/15/2031	4.000%	3.600%			3.6316459%	0.0306243%
TERM03	06/15/2032	4.000%	3.600%			3.6569663%	0.0559447%
TERM03	06/15/2033	4.000%	3.600%			3.6782361%	0.0772145%
TERM03	06/15/2034	4.000%	3.600%			3.6963427%	0.0953211%
TERM03	06/15/2035	4.000%	3.600%			3.7119319%	0.1109103%
TERM03	06/15/2036	4.000%	3.600%			3.7254849%	0.1244634%
TERM03	06/15/2037	4.000%	3.600%			3.7373680%	0.1363464%
TERM03	06/15/2038	4.000%	3.600%			3.7478643%	0.1468427%
TERM03	06/15/2039	4.000%	3.600%			3.7571965%	0.1561749%
TERM03	06/15/2040	4.000%	3.600%			3.7655422%	0.1645207%

BOND DEBT SERVICE

\$5,500,000

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

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/06/2020					
12/15/2020			39,296.46	39,296.46	
06/15/2021	105,000	2.500%	102,512.50	207,512.50	246,808.96
12/15/2021			101,200.00	101,200.00	
06/15/2022	110,000	2.500%	101,200.00	211,200.00	312,400.00
12/15/2022			99,825.00	99,825.00	
06/15/2023	115,000	2.500%	99,825.00	214,825.00	314,650.00
12/15/2023			98,387.50	98,387.50	
06/15/2024	115,000	2.500%	98,387.50	213,387.50	311,775.00
12/15/2024			96,950.00	96,950.00	
06/15/2025	120,000	2.500%	96,950.00	216,950.00	313,900.00
12/15/2025			95,450.00	95,450.00	
06/15/2026	120,000	3.000%	95,450.00	215,450.00	310,900.00
12/15/2026			93,650.00	93,650.00	
06/15/2027	125,000	3.000%	93,650.00	218,650.00	312,300.00
12/15/2027			91,775.00	91,775.00	
06/15/2028	130,000	3.000%	91,775.00	221,775.00	313,550.00
12/15/2028			89,825.00	89,825.00	
06/15/2029	135,000	3.000%	89,825.00	224,825.00	314,650.00
12/15/2029			87,800.00	87,800.00	
06/15/2030	140,000	3.000%	87,800.00	227,800.00	315,600.00
12/15/2030			85,700.00	85,700.00	
06/15/2031	145,000	4.000%	85,700.00	230,700.00	316,400.00
12/15/2031			82,800.00	82,800.00	
06/15/2032	150,000	4.000%	82,800.00	232,800.00	315,600.00
12/15/2032			79,800.00	79,800.00	
06/15/2033	155,000	4.000%	79,800.00	234,800.00	314,600.00
12/15/2033			76,700.00	76,700.00	
06/15/2034	160,000	4.000%	76,700.00	236,700.00	313,400.00
12/15/2034			73,500.00	73,500.00	
06/15/2035	165,000	4.000%	73,500.00	238,500.00	312,000.00
12/15/2035			70,200.00	70,200.00	
06/15/2036	175,000	4.000%	70,200.00	245,200.00	315,400.00
12/15/2036			66,700.00	66,700.00	
06/15/2037	180,000	4.000%	66,700.00	246,700.00	313,400.00
12/15/2037			63,100.00	63,100.00	
06/15/2038	190,000	4.000%	63,100.00	253,100.00	316,200.00
12/15/2038			59,300.00	59,300.00	
06/15/2039	195,000	4.000%	59,300.00	254,300.00	313,600.00
12/15/2039			55,400.00	55,400.00	
06/15/2040	205,000	4.000%	55,400.00	260,400.00	315,800.00
12/15/2040			51,300.00	51,300.00	
06/15/2041	215,000	4.000%	51,300.00	266,300.00	317,600.00
12/15/2041			47,000.00	47,000.00	
06/15/2042	220,000	4.000%	47,000.00	267,000.00	314,000.00
12/15/2042			42,600.00	42,600.00	
06/15/2043	230,000	4.000%	42,600.00	272,600.00	315,200.00
12/15/2043			38,000.00	38,000.00	
06/15/2044	240,000	4.000%	38,000.00	278,000.00	316,000.00
12/15/2044			33,200.00	33,200.00	
06/15/2045	250,000	4.000%	33,200.00	283,200.00	316,400.00
12/15/2045			28,200.00	28,200.00	
06/15/2046	260,000	4.000%	28,200.00	288,200.00	316,400.00
12/15/2046			23,000.00	23,000.00	
06/15/2047	270,000	4.000%	23,000.00	293,000.00	316,000.00
12/15/2047			17,600.00	17,600.00	
06/15/2048	280,000	4.000%	17,600.00	297,600.00	315,200.00

BOND DEBT SERVICE

\$5,500,000

Saddle Creek Preserve of Polk County Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2048			12,000.00	12,000.00	
06/15/2049	295,000	4.000%	12,000.00	307,000.00	319,000.00
12/15/2049			6,100.00	6,100.00	
06/15/2050	305,000	4.000%	6,100.00	311,100.00	317,200.00
	5,500,000		3,875,933.96	9,375,933.96	9,375,933.96

\$5,500,000
Saddle Creek Preserve of Polk County Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-5,152,261.90	-6,933,106.25
11/03/20		182,770.93	245,260.91
11/03/20		12,257.84	16,448.84
11/03/20		2,633.00	3,533.23
11/03/20		92,606.04	124,268.35
11/03/20		2,125.00	2,851.54
11/03/20		56,310.76	75,563.59
11/03/20		10,336.00	13,869.91
11/03/20		54,263.76	72,816.72
12/03/20		2,564.00	3,430.02
12/03/20		7,434.67	9,945.80
12/21/20		81,895.00	109,352.76
12/21/20		40,555.60	54,153.09
12/21/20		427,551.97	570,901.63
12/21/20		2,125.00	2,837.47
12/21/20		243,838.57	325,592.79
12/22/20		4,500.00	6,008.14
12/28/20		318.93	425.55
12/28/20		1,177.40	1,571.02
12/28/20		300.75	401.30
01/19/21		394,828.90	525,687.71
01/19/21		25,472.00	33,914.23
01/19/21		60,514.72	80,571.22
01/19/21		3,703.50	4,930.96
01/19/21		786.89	1,047.69
01/20/21		54,299.00	72,287.96
01/20/21		698.50	929.91
01/25/21		11,875.00	15,800.98
02/02/21		51,052.30	67,881.62
02/02/21		1,802.95	2,397.29
02/02/21		6,213.18	8,261.35
02/02/21		28,583.88	38,006.52
02/08/21		28,583.88	37,983.02
02/08/21		18.45	24.52
02/12/21		706.50	938.43
02/12/21		1,156.25	1,535.82
02/12/21		5,108.78	6,785.88
02/12/21		1,870.00	2,483.88
02/24/21		492,440.28	653,289.39
02/24/21		35,994.00	47,750.96
02/24/21		7,071.28	9,381.02
03/02/21		6,682.20	8,857.54
03/17/21		393,896.51	521,320.16
03/17/21		8,347.32	11,047.64
03/17/21		29,315.91	38,799.47
03/17/21		2,125.00	2,812.43
03/17/21		6,500.00	8,602.72
03/17/21		16,390.00	21,692.09

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
03/17/21		2,460.36	3,256.27
03/26/21		49,872.21	65,944.43
03/26/21		191.84	253.66
03/26/21		1,161.80	1,536.21
03/26/21		24,400.00	32,263.34
03/26/21		2,805.00	3,708.96
04/09/21		702,219.49	927,278.91
04/09/21		12,242.50	16,166.19
04/09/21		18,053.20	23,839.20
04/09/21		259.91	343.21
04/09/21		1,347.75	1,779.70
04/27/21		1,419.35	1,870.77
04/27/21		6,562.12	8,649.20
05/04/21		701,404.81	923,819.36
05/04/21		39,482.50	52,002.35
05/04/21		192.22	253.17
05/04/21		828.75	1,091.55
06/16/21		18,300.00	23,998.78
07/09/21		667,585.08	873,403.77
10/06/23	de minimis	2.03	2.44

10/06/28	TOTALS:	131.42	-107,389.72

ISSUE DATE: 10/06/20 REBATABLE ARBITRAGE: -107,389.72
 COMP DATE: 10/06/28 NET INCOME: 131.42
 BOND YIELD: 3.745542% TAX INV YIELD: 0.006043%

\$5,500,000
Saddle Creek Preserve of Polk County Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2020
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-156,750.00	-210,929.57
11/03/20		0.67	0.90
12/02/20		0.77	1.03
01/05/21		0.80	1.07
02/02/21		0.80	1.06
03/02/21		0.72	0.95
04/02/21		0.80	1.06
05/04/21		0.78	1.03
06/02/21		0.80	1.05
07/02/21		0.77	1.01
08/03/21		0.80	1.04
09/02/21		0.80	1.04
10/04/21		0.77	1.00
11/02/21		0.80	1.03
12/02/21		0.78	1.01
12/30/21		0.02	0.03
01/04/22		0.80	1.03
02/02/22		0.80	1.02
03/02/22		0.72	0.92
04/04/22		0.80	1.02
05/03/22		0.77	0.98
06/02/22		39.51	50.00
07/05/22		90.23	113.79
08/02/22		157.53	198.12
09/02/22		237.30	297.52
10/04/22		271.08	338.75
11/02/22		355.06	442.42
12/02/22		432.70	537.50
01/04/23		488.86	605.26
02/02/23		520.51	642.59
03/02/23		498.91	614.02
04/04/23		563.96	691.79
05/02/23		569.50	696.58
06/02/23		619.55	755.46
07/05/23		606.40	736.91
08/02/23		633.57	767.79
09/05/23		657.84	794.49
10/03/23		637.04	767.15
11/02/23		659.56	791.90
12/04/23		639.78	765.62
12/22/23		0.16	0.19
01/03/24		660.90	788.54
02/02/24		657.72	782.40
03/04/24		612.72	726.47
04/02/24		653.60	772.71
05/02/24		631.15	743.86
05/14/24		0.01	0.01
06/04/24		652.50	766.49

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
07/02/24		631.27	739.41
08/02/24		651.40	760.64
09/04/24		648.73	755.03
10/02/24		606.55	703.90
11/04/24		591.71	684.42
12/03/24		552.51	637.17
12/31/24	Bal	156,750.00	180,265.27
12/31/24	Acc	570.93	656.58

10/06/28	TOTALS:	16,815.52	-10,519.55

ISSUE DATE:	10/06/20	REBATABLE ARBITRAGE:	-10,519.55
COMP DATE:	10/06/28	NET INCOME:	16,815.52
BOND YIELD:	3.745542%	TAX INV YIELD:	2.483809%

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/20	Beg Bal	-172,500.00	-232,123.45
10/06/20		172,500.00	232,123.45

10/06/28	TOTALS:	0.00	0.00

ISSUE DATE:	10/06/20	REBATABLE ARBITRAGE:	0.00
COMP DATE:	10/06/28	NET INCOME:	0.00
BOND YIELD:	3.745542%	TAX INV YIELD:	0.000000%

\$5,500,000
 Saddle Creek Preserve of Polk County Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2020
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.745542%)
10/06/21		-1,780.00	-2,307.99
10/06/22		-1,830.00	-2,286.38
10/06/23		-1,960.00	-2,359.59
10/06/24		-2,070.00	-2,401.24

10/06/28	TOTALS:	-7,640.00	-9,355.20

ISSUE DATE: 10/06/20 REBATABLE ARBITRAGE: -9,355.20
 COMP DATE: 10/06/28
 BOND YIELD: 3.745542%

SECTION XIII

SECTION B

SECTION 1

2025 FEE SCHEDULE

<u>SERVICE</u>	<u>RATE/HOUR</u>
Expert Witness	\$ 385
Principal	\$ 275
Senior Professional Engineer / Surveyor	\$ 220
Professional Engineer / Surveyor.....	\$ 165
Field Engineer	\$ 165
Project Coordinator.....	\$ 140
Designer	\$ 140
CADD / Drafting.....	\$ 120
Engineering Technician	\$ 120
Survey Technician	\$ 120
Administrative.....	\$ 90
Survey Field Crew	\$ 185
Per Diem/Person	\$ 110
Copies & Printing	COST
Outside Professional Services, Materials, Photographic Reproductions, Agency Fees, etc.	Cost + 15%

SECTION C

Saddle Creek Reserve CDD

Field Management Report



January 28, 2025

Allen Bailey

Field Manager

GMS

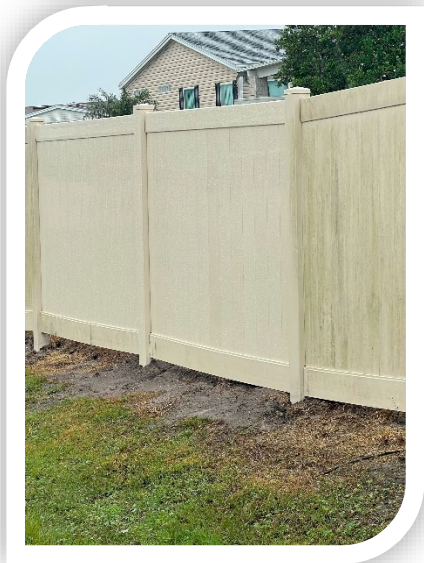
Completed

District Mulch



✚ The mulch has been placed in all common areas and amenity as requested.

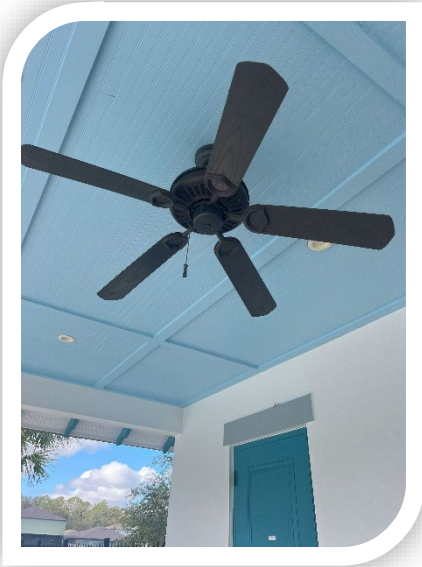
Yellow Trail Fence



✚ The two missing sections of the Yellow Trail fence have been installed.

Completed

Amenity Fan



- ✚ One of the fans was loose at the amenity. The issues have been fixed.

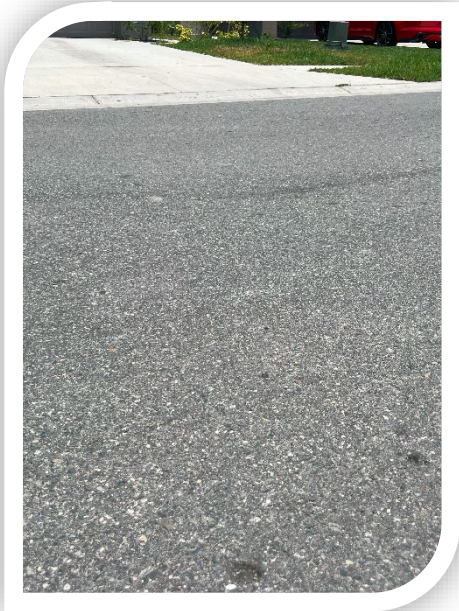
Mailbox Solar Light



- ✚ The solar light has been replaced at the mailboxes.
- ✚ There hasn't been any report of being broken.

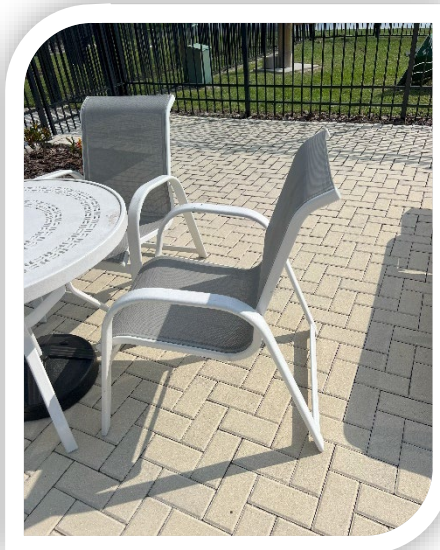
In-Progress

Trotters Way Depression



✚ Tucker Paving has been contacted and we have their official proposal.

Replacement Chairs



✚ The two replacement chairs have a delivery date of 2/14/2025

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

SECTION (a)

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

DSS
 SINCE 2019
 STATE CERTIFIED

09.24.24

BID PROPOSAL

NAME: _____ CC: _____
 ADDRESS: _____
 CITY, STATE ZIP: _____
 ATTENTION: _____
 TELEPHONE: _____
 FAX: _____

PROJECT: **SADDLE CREEK REPAIRS**
 LOCATION: **4334 TROTTER WAY**
 CITY: _____

PROPOSAL DATE:
 09.24.24

COMMENTS:

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

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

TOTAL PROPOSAL \$ 36,260.00

BID CONDITIONS

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

Date of Acceptance : _____

DELLAR SITE SERVICES, LLC

Signature : _____

Signature : _____

 Andrew Dellar-President

SECTION (b)



3545 Lake Alfred Road
 Winter Haven, FL 33881
 Phone: 863-299-2262
 Fax: 863-294-1007
 www.tuckerpaving.com

To: Allen Bailey	Contact: Allen Bailey
Address: Lakeland, FL	Phone:
	Fax:
Project Name: Saddle Creek Subdivision - Pipe Repair	Bid Number: 24-703
Project Location: Auburndale, FL	Bid Date: 12/16/2024

The cost associated with this pricing is for repairing the road/pipe failure at Saddle Creek.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1.5" SP9.5 Mill And Overlay	223.000	SY	\$64.21	\$14,318.83
Repair 8" Pipe Failure And Backfill With 5 CY Of Flowable Fill	1.000	LS	\$4,545.71	\$4,545.71

Total Bid Price: \$18,864.54

Notes:

- *** ALL BASE BID CLARIFICATIONS, EXCLUSIONS, AND NOTES APPLY.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Tucker Paving, Inc.</p> <p>Authorized Signature: _____</p> <p>Estimator: Kyle Allen 863-299-2262 kallen@tuckerpaving.com</p>
--	--

SECTION D

SECTION 1

Saddle Creek Preserve Community Development District

Summary of Check Register

December 3, 2024 to January 15, 2025

Fund	Date	Check No.'s	Amount
General Fund	12/3/24	473-474	\$ 2,809.60
	12/10/24	475	\$ 985.46
	12/17/24	476-482	\$ 26,886.70
	1/8/25	483-489	\$ 14,285.53
			\$ 44,967.29
Total Amount			\$ 44,967.29

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/03/24	00048	11/25/24	I264109	202411	320	53800	47500			*	100.00		
			LIFT STAT MAINT-11/25/24										
		11/25/24	I264110	202411	320	53800	47500			*	100.00		
			LIFT STAT MAINT-11/25/24										
									AVERETT SEPTIC TANKS			200.00	000473
12/03/24	00056	11/08/24	62982	202411	320	53800	47500			*	2,609.60		
			RODDER TRUCK/DISPOSAL FEE										
									ORANGE INDUSTRIAL SERVICE LLC.			2,609.60	000474
12/10/24	00045	9/30/24	00067001	202409	310	51300	48000			*	2.00		
			BOS MEETING DATES FY24/25										
		11/30/24	00068197	202411	310	51300	48000			*	983.46		
			NOT OF LANDOWNER/BOS MEET										
									GANNETT MEDIA CORP DBA GANNETT			985.46	000475
12/17/24	00042	11/12/24	38302	202411	330	57200	48100			*	120.00		
			PEST CONTROL-NOV24										
									ALL AMERICAN LAWN & TREE			120.00	000476
12/17/24	00040	11/19/24	13725	202411	330	57200	48200			*	685.00		
			CLEANING SVCS-NOV24										
									CLEAN STAR SERVICES OF CENTRAL FL			685.00	000477
12/17/24	00002	10/31/24	126	202410	320	53800	48000			*	375.00		
			POOL FURNITURE/SPOUT/POLE										
		12/01/24	127	202412	310	51300	34000			*	3,750.00		
			MANAGEMENT FEES-DEC24										
		12/01/24	127	202412	310	51300	35200			*	105.00		
			WEBSITE ADMIN-DEC24										
		12/01/24	127	202412	310	51300	35100			*	157.50		
			INFORMATION TECH-DEC24										
		12/01/24	127	202412	310	51300	31300			*	656.25		
			DISSEMINATION SVCS-DEC24										
		12/01/24	127	202412	330	57200	48300			*	833.33		
			AMENITY ACCESS-DEC24										
		12/01/24	127	202412	310	51300	51000			*	3.01		
			OFFICE SUPPLIES-DEC24										
		12/01/24	127	202412	310	51300	42000			*	31.45		
			POSTAGE-DEC24										
		12/01/24	128	202412	320	53800	34000			*	1,460.83		
			FIELD MANAGEMENT-DEC24										
		12/01/24	128	202412	310	51300	49000			*	160.50		
			HAMPTON INN MEETING 11/02										
									GOVERNMENTAL MANAGEMENT SERVICES			7,532.87	000478

SCPP SAD CREEK PRES CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/17/24	00022	12/10/24 10965	202411 310-51300-31500	ATTORNEY SVCS-NOV24	*	4,252.65	
				KILINSKI VAN WYK, PLLC			4,252.65 000479
12/17/24	00023	11/30/24 15603	202411 320-53800-47300	RPLC HEADS AND NOZZLES	*	128.55	
		12/01/24 15520	202412 320-53800-46200	LANDSCAPE MAINT-DEC24	*	8,612.00	
				PRINCE & SONS INC.			8,740.55 000480
12/17/24	00028	12/01/24 9298-B	202412 320-53800-46000	LAKE MAINTENANCE-DEC24	*	1,515.00	
				SITEX AQUATICS LLC			1,515.00 000481
12/17/24	00024	11/25/24 7557009	202411 310-51300-32300	TRUSTEE FEES-S2020 FY25	*	3,703.91	
		11/25/24 7557009	202411 300-15500-10000	TRUSTEE FEES-S2020 FY26	*	336.72	
				US BANK			4,040.63 000482
1/08/25	00057	11/19/24 11192024	202411 310-51300-11000	SUPERVISOR FEES-11/19/24	*	200.00	
		12/17/24 12172024	202412 310-51300-11000	SUPERVISOR FEES-12/17/24	*	200.00	
				ABBY M MORROBEL			400.00 000483
1/08/25	00048	12/13/24 I264641	202412 320-53800-47500	LIFT STAT MAINT-12.13.24	*	9,986.52	
		12/26/24 I264991	202412 320-53800-47500	LIFT STAT MAINT-12.26.24	*	100.00	
		12/26/24 I264992	202412 320-53800-47500	LIFT STAT MAINT-12.26.24	*	75.00	
		12/26/24 I264993	202412 320-53800-47500	LIFT STAT MAINT-12.26.24	*	100.00	
				AVERETT SEPTIC TANKS			10,261.52 000484
1/08/25	00055	12/17/24 12172024	202412 310-51300-11000	SUPERVISOR FEES-12/17/24	*	200.00	
				ERICA F. MIRO SMITH			200.00 000485
1/08/25	00002	11/30/24 129	202411 320-53800-48000	LIGHTS/PAVERS/FENCING	*	1,074.01	
				GOVERNMENTAL MANAGEMENT SERVICES			1,074.01 000486
1/08/25	00025	12/17/24 12172024	202412 310-51300-11000	SUPERVISOR FEES-12/17/24	*	200.00	
				KELLY ANN EVANS			200.00 000487
				SCPP SAD CREEK PRES CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/08/25	00026	12/17/24 12172024	202412 310-51300-11000 SUPERVISOR FEES-12/17/24	LORI CAMPAGNA	*	200.00	200.00 000488
1/08/25	00023	12/17/24 15713	202412 320-53800-49000 REMOVE & DISPOSE DEAD OAK	PRINCE & SONS INC.	*	1,950.00	1,950.00 000489
TOTAL FOR BANK A						44,967.29	
TOTAL FOR REGISTER						44,967.29	

SCPP SAD CREEK PRES CWRIGHT

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
December 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>
12	<u>Assessment Receipt Schedule</u>

Saddle Creek Preserve

Community Development District

Combined Balance Sheet

December 31, 2024

	General Fund	Debt Service Fund	Capital Reserve	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Truist	\$ 1,150,344	\$ -	\$ -	\$ -	\$ 1,150,344
Money Market - Bank United	\$ 253,007	\$ -	\$ -	\$ -	\$ 253,007
Capital Projects Account	\$ -	\$ -	\$ -	\$ 301	\$ 301
State Board Assessment	\$ -	\$ -	\$ 91,242	\$ -	\$ 91,242
Series 2020					
Reserve	\$ -	\$ 156,750	\$ -	\$ -	\$ 156,750
Revenue	\$ -	\$ 50,360	\$ -	\$ -	\$ 50,360
Construction	\$ -	\$ -	\$ -	\$ 2	\$ 2
Series 2022					
Reserve	\$ -	\$ 143,826	\$ -	\$ -	\$ 143,826
Revenue	\$ -	\$ 31,274	\$ -	\$ -	\$ 31,274
Prepaid Expenses	\$ 337	\$ -	\$ -	\$ -	\$ 337
Due from General Fund	\$ -	\$ 564,064	\$ -	\$ -	\$ 564,064
Total Assets	\$ 1,403,688	\$ 946,275	\$ 91,242	\$ 303	\$ 2,441,509
Liabilities:					
Accounts Payable	\$ 15,611	\$ -	\$ -	\$ -	\$ 15,611
Contracts Payable	\$ -	\$ -	\$ -	\$ 193	\$ 193
Due to Debt Service	\$ 564,064	\$ -	\$ -	\$ -	\$ 564,064
Total Liabilities	\$ 579,675	\$ -	\$ -	\$ 193	\$ 579,867
Fund Balances:					
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ 91,242	\$ -	\$ 91,242
Nonspendable					
Deposits & Prepaid Items	\$ 337	\$ -	\$ -	\$ -	\$ 337
Restricted for:					
Debt Service - Series 2020	\$ -	\$ 501,097	\$ -	\$ -	\$ 501,097
Debt Service - Series 2022	\$ -	\$ 445,178	\$ -	\$ -	\$ 445,178
Capital Projects - Series 2020	\$ -	\$ -	\$ -	\$ 111	\$ 111
Unassigned	\$ 823,676	\$ -	\$ -	\$ -	\$ 823,676
Total Fund Balances	\$ 824,013	\$ 946,275	\$ 91,242	\$ 111	\$ 1,861,641
Total Liabilities & Fund Balance	\$ 1,403,688	\$ 946,275	\$ 91,242	\$ 303	\$ 2,441,509

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Assessments - On Roll	\$ 604,543	\$ 565,348	\$ 565,348	\$ -
Interest Income	\$ -	\$ -	\$ 2,784	\$ 2,784
Total Revenues	\$ 604,543	\$ 565,348	\$ 568,132	\$ 2,784
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,200	\$ 800
Engineer Fees	\$ 15,000	\$ 3,750	\$ 350	\$ 3,400
Dissemination Fees	\$ 7,875	\$ 1,969	\$ 1,969	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Attorney Fees	\$ 25,000	\$ 6,250	\$ 7,306	\$ (1,056)
Audit Fees	\$ 7,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,082	\$ 5,388	\$ 5,388	\$ -
Management Fees	\$ 45,000	\$ 11,250	\$ 11,250	\$ -
Information Technology	\$ 1,890	\$ 473	\$ 473	\$ -
Website Maintenance	\$ 1,260	\$ 315	\$ 315	\$ -
Postage & Delivery	\$ 500	\$ 125	\$ 95	\$ 30
Insurance	\$ 6,500	\$ 6,500	\$ 6,161	\$ 339
Copies	\$ 500	\$ 125	\$ 3	\$ 122
Legal Advertising	\$ 2,500	\$ 625	\$ 983	\$ (358)
Other Current Charges	\$ 1,000	\$ 445	\$ 445	\$ -
Office Supplies	\$ 100	\$ 25	\$ 8	\$ 17
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 141,347	\$ 45,979	\$ 42,684	\$ 3,295

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Operations and Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 16,000	\$ 16,000	\$ 12,114	\$ 3,886
Field Management	\$ 17,530	\$ 4,382	\$ 4,382	\$ (0)
Landscape Maintenance	\$ 107,400	\$ 26,850	\$ 25,836	\$ 1,014
Landscape Replacement	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Mitigation Monitoring	\$ 4,600	\$ 1,150	\$ -	\$ 1,150
Lake Maintenance	\$ 18,180	\$ 4,545	\$ 4,545	\$ -
Streetlights	\$ 49,500	\$ 12,375	\$ 5,315	\$ 7,060
Electric	\$ 5,500	\$ 1,375	\$ 930	\$ 445
Water & Sewer	\$ 1,500	\$ 375	\$ 361	\$ 14
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 7,500	\$ 1,875	\$ 129	\$ 1,746
Lift Station Maintenance	\$ 20,000	\$ 5,000	\$ 13,271	\$ (8,271)
General Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 1,449	\$ 1,051
Contingency	\$ 7,000	\$ 1,750	\$ 1,950	\$ (200)
Subtotal Field Expenditures	\$ 292,210	\$ 85,052	\$ 70,282	\$ 14,770
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 3,600	\$ 1,849	\$ 1,751
Amenity - Water	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Internet	\$ 1,650	\$ 413	\$ 386	\$ 27
Pest Control	\$ 1,440	\$ 360	\$ 240	\$ 120
Janitorial Service	\$ 10,200	\$ 2,550	\$ 2,035	\$ 515
Security Services	\$ 30,000	\$ 7,500	\$ -	\$ 7,500
Pool Maintenance	\$ 19,200	\$ 4,800	\$ 2,830	\$ 1,970
Amenity Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 850	\$ 1,650
Amenity Management	\$ 10,000	\$ 2,500	\$ 2,500	\$ 0
Contingency	\$ 10,000	\$ 2,500	\$ 250	\$ 2,250
Subtotal Amenity Expenditures	\$ 111,890	\$ 27,973	\$ 10,940	\$ 17,033
Total Expenditures	\$ 545,447	\$ 159,004	\$ 123,906	\$ 35,098
Excess (Deficiency) of Revenues over Expenditures	\$ 59,096		\$ 444,226	
<i>Other Financing Sources/(Uses)</i>				
Transfer In (Out)	\$ (59,096)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (59,096)		\$ -	
Net Change in Fund Balance	\$ -		\$ 444,226	
Fund Balance - Beginning	\$ -		\$ 379,787	
Fund Balance - Ending	\$ -		\$ 824,013	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 313,500	\$ 293,296	\$ 293,296	\$ -
Interest	\$ 3,460	\$ 3,370	\$ 3,370	\$ -
Total Revenues	\$ 316,960	\$ 296,665	\$ 296,665	\$ -
Expenditures:				
Interest Expense - 12/15	\$ 96,950	\$ 96,950	\$ 96,950	\$ -
Principal Expense - 6/15	\$ 120,000	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ 96,950	\$ -	\$ -	\$ -
Total Expenditures	\$ 313,900	\$ 96,950	\$ 96,950	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,060		\$ 199,715	
Fund Balance - Beginning	\$ 132,904		\$ 301,382	
Fund Balance - Ending	\$ 135,963		\$ 501,097	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 287,653	\$ 269,441	\$ 269,441	\$ -
Interest	\$ 2,650	\$ 2,650	\$ 4,128	\$ 1,478
Total Revenues	\$ 290,303	\$ 272,091	\$ 273,569	\$ 1,478
Expenditures:				
Interest Expense - 12/15	\$ 87,364	\$ 87,364	\$ 87,364	\$ -
Principal Expense - 12/15	\$ 115,000	\$ 115,000	\$ 110,000	\$ (5,000)
Interest Expense - 6/15	\$ 85,920	\$ -	\$ -	\$ -
Total Expenditures	\$ 288,284	\$ 202,364	\$ 197,364	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,019	\$ -	\$ 76,206	\$ 6,478
Fund Balance - Beginning	\$ 213,549	\$ -	\$ 368,972	\$ -
Fund Balance - Ending	\$ 215,568	\$ -	\$ 445,178	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 120	\$ (120)
Total Expenditures	\$ -	\$ -	\$ 120	\$ (120)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (120)	
Fund Balance - Beginning	\$ -		\$ 231	
Fund Balance - Ending	\$ -		\$ 111	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ 193	\$ 193
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 193	\$ (193)
Total Expenditures	\$ -	\$ -	\$ 193	\$ (193)
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 December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	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	\$ -	\$ 12,243	\$ 553,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565,348
Interest Income	\$ 988	\$ 902	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,784
Total Revenues	\$ 988	\$ 13,146	\$ 553,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 568,132
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
Engineer Fees	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Dissemination Fees	\$ 656	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,969
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney Fees	\$ 3,053	\$ 4,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,306
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,684	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,388
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Postage & Delivery	\$ 19	\$ 44	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95
Insurance	\$ 6,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,161
Copies	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ 983	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 983
Other Current Charges	\$ 202	\$ 41	\$ 202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445
Office Supplies	\$ 2	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 22,680	\$ 14,300	\$ 5,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,684

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	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,382
Landscape Maintenance	\$ 8,612	\$ 8,612	\$ 8,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,836
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,515	\$ 1,515	\$ 1,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,545
Streetlights	\$ 1,737	\$ 1,789	\$ 1,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,315
Electric	\$ 334	\$ 302	\$ 294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930
Water & Sewer	\$ 119	\$ 121	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129
Lift Station Maintenance	\$ 200	\$ 2,810	\$ 10,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,271
General Repairs & Maintenance	\$ 375	\$ 1,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,449
Contingency	\$ -	\$ -	\$ 1,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,950
Subtotal Field Expenditures	\$ 26,467	\$ 17,812	\$ 26,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,282
Amenity Expenditures													
Amenity - Electric	\$ 612	\$ 590	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,849
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ 130	\$ 126	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 386
Pest Control	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Janitorial Service	\$ 675	\$ 685	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,035
Amenity Access	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,415	\$ 1,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,830
Amenity Repairs & Maintenance	\$ 200	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Contingency	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Subtotal Amenity Expenditures	\$ 4,235	\$ 3,769	\$ 2,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,940
Total Expenditures	\$ 53,382	\$ 35,880	\$ 34,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,906
Excess (Deficiency) of Revenues over Expenditures	\$ (52,394)	\$ (22,734)	\$ 519,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,226
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (52,394)	\$ (22,734)	\$ 519,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,226

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)
Less: Principal Payment - 12/15/24	(\$110,000)
Current Bonds Outstanding	\$4,805,000

Saddle Creek Preserve
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

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

50.12% 26.00% 23.88% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2022 Debt Service	Total
11/12/24	10/21/24	\$649.91	(\$34.12)	(\$12.32)	\$0.00	\$603.47	\$302.43	\$156.90	\$144.14	\$603.47
11/12/24	10/21/24	\$739.64	(\$38.83)	(\$14.02)	\$0.00	\$686.79	\$344.19	\$178.56	\$164.04	\$686.79
11/19/24	11/01-11/07/24	\$1,344.00	(\$53.76)	(\$25.80)	\$0.00	\$1,264.44	\$633.68	\$328.75	\$302.01	\$1,264.44
11/19/24	11/01-11/07/24	\$1,529.52	(\$61.17)	(\$29.37)	\$0.00	\$1,438.98	\$721.15	\$374.13	\$343.70	\$1,438.98
11/26/24	11/08-11/15/24	\$10,706.64	(\$428.27)	(\$205.57)	\$0.00	\$10,072.80	\$5,048.06	\$2,618.87	\$2,405.87	\$10,072.80
11/26/24	11/08-11/15/24	\$11,016.00	(\$440.62)	(\$211.51)	\$0.00	\$10,363.87	\$5,193.93	\$2,694.55	\$2,475.39	\$10,363.87
12/06/24	11/16-11/26/24	\$24,452.00	(\$978.02)	(\$469.48)	\$0.00	\$23,004.50	\$11,528.87	\$5,981.04	\$5,494.59	\$23,004.50
12/06/24	11/16-11/26/24	\$24,472.32	(\$978.88)	(\$469.87)	\$0.00	\$23,023.57	\$11,538.42	\$5,986.00	\$5,499.15	\$23,023.57
12/20/24	11/27-11/30/24	\$550,584.00	(\$22,022.26)	(\$10,571.23)	\$0.00	\$517,990.51	\$259,594.67	\$134,674.58	\$123,721.26	\$517,990.51
12/20/24	11/27-11/30/24	\$555,215.76	(\$22,207.85)	(\$10,660.16)	\$0.00	\$522,347.75	\$261,778.34	\$135,807.43	\$124,761.98	\$522,347.75
12/27/24	12/01-12/15/24	\$9,136.00	(\$335.87)	(\$176.00)	\$0.00	\$8,624.13	\$4,322.05	\$2,242.22	\$2,059.86	\$8,624.13
12/27/24	12/01-12/15/24	\$9,177.12	(\$336.49)	(\$176.81)	\$0.00	\$8,663.82	\$4,341.94	\$2,252.54	\$2,069.34	\$8,663.82
TOTAL		\$ 1,199,022.91	\$ (47,916.14)	\$ (23,022.14)	\$ -	\$ 1,128,084.63	\$ 565,347.73	\$ 293,295.57	\$ 269,441.33	\$ 1,128,084.63

94%	Net Percent Collected
\$78,209.07	Balance Remaining to Collect