

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*January 28, 2025*

# AGENDA

# *Saddle Creek Preserve of Polk County*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

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 (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [mvirgen@gmscfl.com](mailto:mvirgen@gmscfl.com))
3. Approval of Minutes of the 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 Old Mining Road Repair Status (*requested by Supervisor Morrobel*)
9. Discussion Regarding Pond Maintenance (*requested by Supervisor Morrobel*)
10. Discussion Regarding Sidewalk Maintenance throughout the Community (*requested by Supervisor Morrobel*)
11. Discussion Regarding the Status of Lift Station Gate (*requested by Supervisor Morrobel*)
12. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
13. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
14. Presentation of Arbitrage Rebate Report for Series 2020 Project Bonds
15. Staff Reports

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

- A. Attorney
- B. Engineer
  - 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 (*to be provided under separate cover*)
  - ii. Balance Sheet & Income Statement (*to be provided under separate cover*)
- 16. Other Business
- 17. Supervisors Requests and Audience Comments
- 18. 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 20<sup>th</sup> as well. Ms. Virgen asked for a motion to approve the December 20<sup>th</sup> 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.
--

**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,

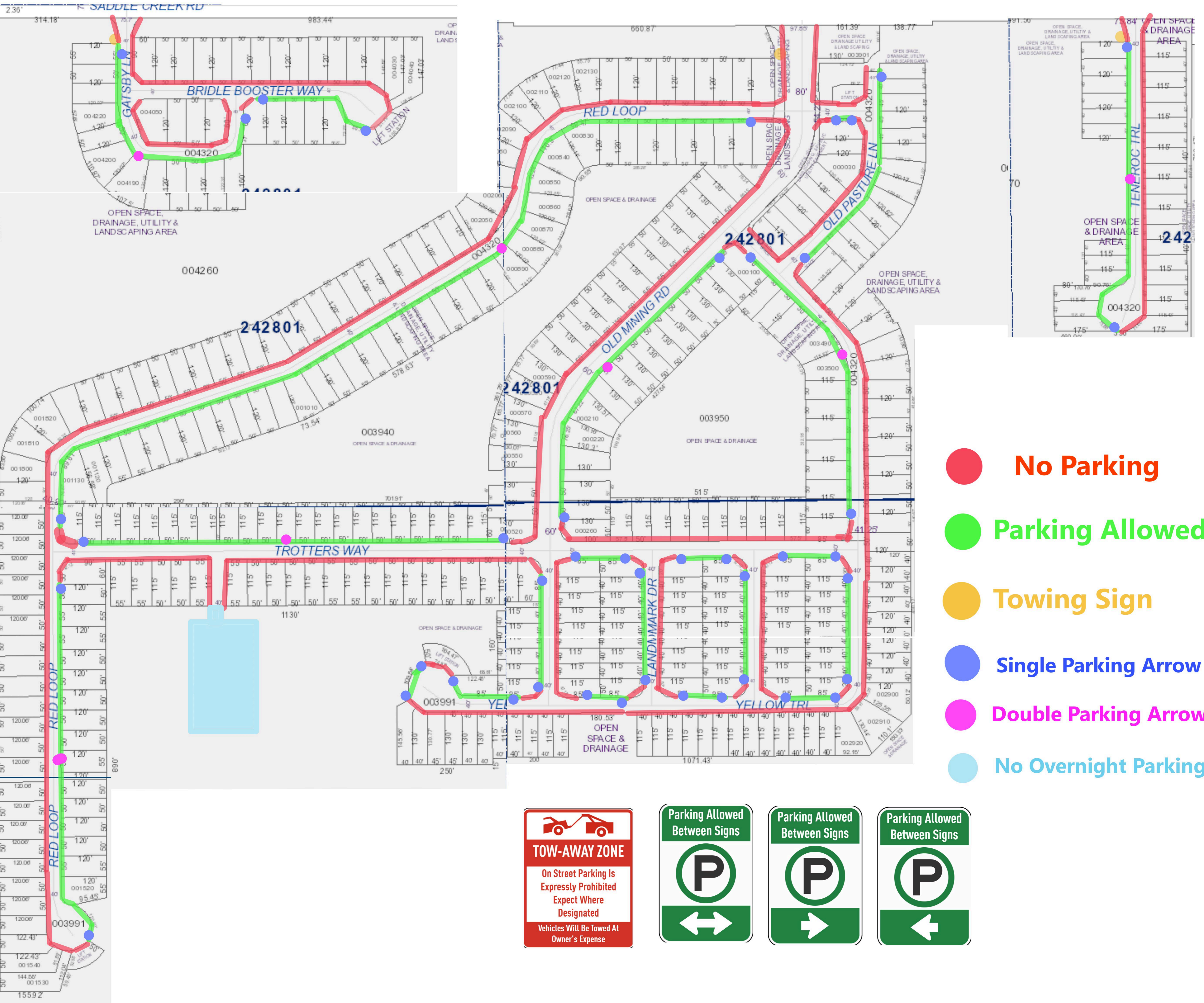
Erica Miro





# SECTION A





- **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 XII



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](mailto:pataxroll@polk-county.net).

# SECTION XIII

# 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 XIV

# **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**

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

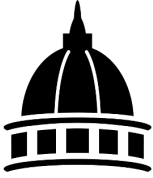


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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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

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

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
<b>Totals</b>	<b>0.589399%</b>	<b>\$16,946.94</b>	<b>\$(117,909.27)</b>
<b>Bond Yield</b>	<b>3.745542%</b>		
Rebate Computation Credits			(9,355.20)
		<b>Net Rebatable Arbitrage</b>	<b>\$(127,264.47)</b>

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

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable 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 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

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

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

<b>Funds / Accounts</b>	<b>Account Number</b>
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**

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

<b>Par Amount</b>	<b>\$5,500,000.00</b>
<b>Net Original Issue Premium</b>	<b>91,511.90</b>
<b>Total</b>	<b>\$5,591,511.90</b>

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

<b>Acquisition &amp; Construction Fund</b>	<b>\$5,152,261.90</b>
<b>Debt Service Reserve Fund</b>	<b>156,750.00</b>
<b>Costs of Issuance Account</b>	<b>172,500.00</b>
<b>Underwriter's Discount</b>	<b>110,000.00</b>
<b>Total</b>	<b>\$5,591,511.90</b>

## 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	@ 3.7455424210%	Present Value to 10/06/2020
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
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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      REBATABL ARBITRAGE: -9,355.20  
 COMP DATE: 10/06/28  
 BOND YIELD: 3.745542%

# SECTION XV

# SECTION B

# SECTION 1

**2025 FEE SCHEDULE**

<b><u>SERVICE</u></b>	<b><u>RATE/HOUR</u></b>
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

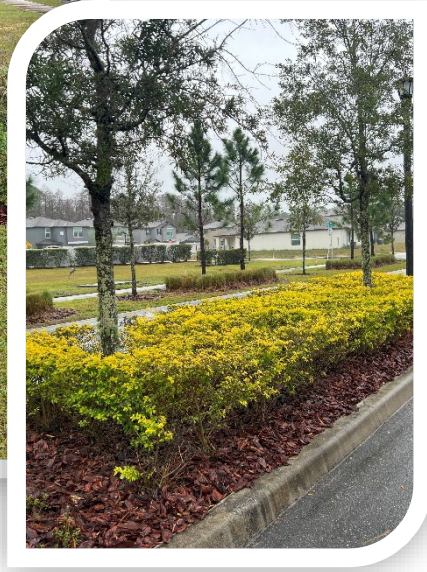
Allen Bailey

Field Manager

GMS

# Completed

## District Mulch



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

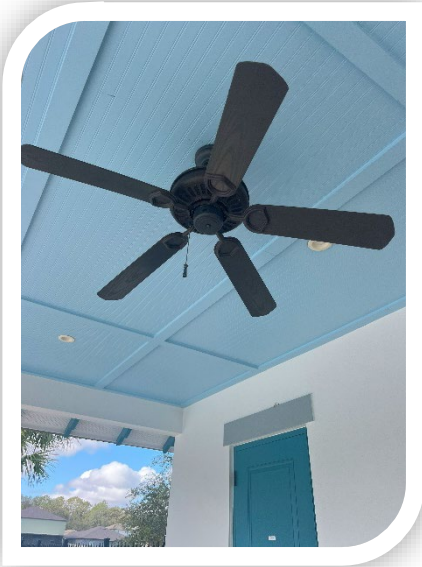
## Yellow Trail Fence



✚ 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.

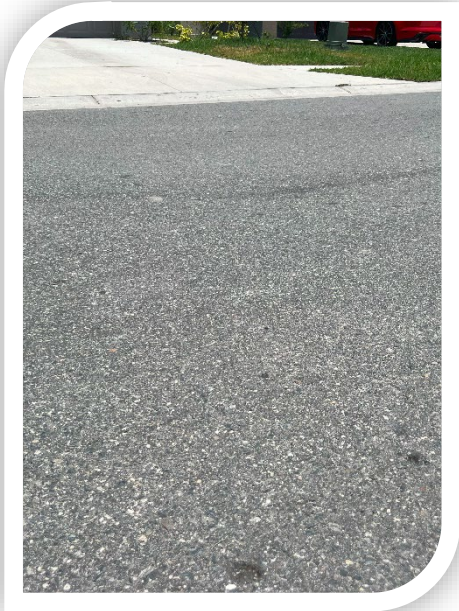
## Mailbox Solar Light



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

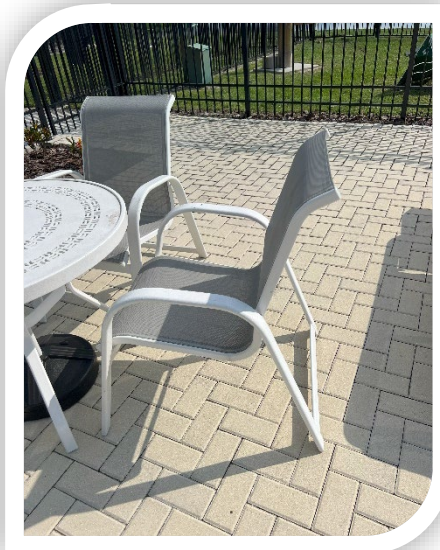
# In-Progress

## 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION 1

# SECTION (a)





**SECTION (b)**



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

<b>To:</b> Allen Bailey	<b>Contact:</b> Allen Bailey
<b>Address:</b> Lakeland, FL	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Saddle Creek Subdivision - Pipe Repair	<b>Bid Number:</b> 24-703
<b>Project Location:</b> Auburndale, FL	<b>Bid Date:</b> 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><b>ACCEPTED:</b>          The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b>  <b>Tucker Paving, Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Kyle Allen          863-299-2262 kallen@tuckerpaving.com</p>
--	--

# SECTION D

# SECTION 1

*Item will be  
provided under  
separate cover.*

# SECTION 2

*Item will be  
provided under  
separate cover.*