

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time: Tuesday August 26, 2025 2:00 p.m.

Location: The Hampton Inn–Lakeland 4420 N. Socrum Loop Rd., Lakeland, FL 33809

Note: The Advanced Meeting Package is a working document and thus all materials are considered <u>DRAFTS</u> prior to presentation and Board acceptance, approval or adoption.

Saddle Creek Preserve of Polk County Community Development District



c/o Vesta District Services 250 International Parkway, Suite 208 Lake Mary, FL 32746 321-263-0132

Board of Supervisors

Saddle Creek Preserve of Polk County Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District is scheduled for Tuesday, August 26, 2025 at 2:00 p.m. at The Hampton Inn-Lakeland – 4420 N. Socrum Loop Rd., Lakeland, FL 33809.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Sincerely,

Heath Beckett

Heath Beckett District Manager

Cc: Attorney

Engineer

District Records



SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, August 26, 2025

Time: 2:00 p.m.
Location: The Hampton Inn–Lakeland

4420 N. Socrum Loop Rd. Lakeland, FL 33809

Join via Computer or Mobile App

Dial-in Number: 1-904-348-0776 Phone Conference ID: 684 257 747#

> (Mute/Unmute: *6) (Raise/Lower Hand: *5)

Agenda

The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS: Roll Call

Vickie Davis (1) Erica Miro Smith (2-C) Angela Martinez (3)

Veronica Thomas (4-VC) Abby Morrobel (5)

SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items

(Limited to 3 Minutes Per Person)

THIRD ORDER OF BUSINESS: Vendor Reports

A. Aquatic Maintenance – Sitex Aquatics Exhibit 1

B. Landscape Maintenance – Raymond Bobrowiecki, Fast Property Services Exhibit 2

1. Consideration of Fast Property Services Proposals

a. Entry Island Mulch Reset - \$1,475.00 Exhibit 3

b. Entry Replanting - \$1,580.00 Exhibit 4

c. Field Cleanup and Sod Installation \$1,300.00 Exhibit 5

d. Irrigation Box Replacement - \$375.00 Exhibit 6

e. Palm Removal at Pool Area - \$175.00 Exhibit 7

C. Field Operations – Michael Bush, Vesta District Services <u>Exhibit 8</u>

1. Update on Vesta Pro Access

2. Update on Bulletin Board Request <u>Exhibit 9</u>

3. Consideration of American Power Washing Proposal - \$1,600.00 Exhibit 10

4. Update on Repair or Replacement of Hand Dryer in Women's Restroom

FOURTH ORDER OF BUSINESS: Supervisor Requests

A. Discussion on Parking Concerns (Miro Smith)

Exhibit 11

B. Discussion on Landscape Maintenance Service (Miro Smith)

C. Discussion on Verge at Old Mining Road and Red Loop (Morrobel) Walk-on Exhibit A

D. Discussion on Bench Installation (Morrobel)

DRAFT Revised 8/26/2025 v.2

Denotes Return to Agenda Link:

August 26, 2025 Agenda

Page 2 of 3

FIFTH ORDER OF BUSINESS: **Business Items**

A. Consideration of Aquatic Maintenance Proposals Exhibit 12

- Crosscreek Environmental (12 Visits, Free Callback) \$16,560.00/Yr
- GHS Environmental (12 Visits) \$18,480/Yr
 - Plan for Quarterly Wetland Mitigation Maintenance and Annual Monitoring and Reporting on Permit #4344474.000 - \$4,600.00/Yr
- Lake Doctors (12 Visit, Free Callback) \$37,080.00/Yr
- Premier Lakes (18 visits, Free Callback) \$18,000.00/Yr
- Steadfast (24 Visits) \$18,660.00/Yr
- В. Adoption of Resolution 2025-22, Setting FY 2026 Meeting Schedule

Exhibit 13

SIXTH ORDER OF BUSINESS: **Staff Reports**

- District Engineer Todd Amaden, Landmark Engineering & Surveying Corp. A.
 - 1. Discussion on Conservation Area Identification and Boundaries
 - 2.. Update on Sidewalk Review
 - Discussion on Pond 6B Erosion

Walk-on Exhibit B

- В. District Counsel – Grace Rinaldi, Kilinski Van Wyk
- C. District Manager – Heath Beckett, Vesta District Services
 - 1. Discussion on CDD Website Transition

Exhibit 14

- Previously Approved SchoolNow Proposal
- b. Alternate VGlobalTech Proposal
- 2. Update on Vesta Pro Access

SEVENTH ORDER OF BUSINESS: Consent Agenda

Approval of the Minutes of the Board of Supervisors Regular Meeting Held A. July 22, 2025

Exhibit 15

В. Acceptance of the July 2025 Unaudited Financial Report Exhibit 16

EIGHTH ORDER OF BUSINESS: Audience Comments – *Non-Agenda Items and New Business*

(Limited to 3 Minutes Per Person)

NINTH ORDER OF BUSINESS: Security Matters

- A. **Closed Session** (No Action Will Be Taken During the Closed Session)
 - 1. Discussion on District's Security Matters
- В. Consideration of Action Relating to Security Matters



August 26, 2025 Agenda

Page 3 of 3

TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

	In Person	Virtually	Not
Vickie Davis			
Erica Miro Smith			
Angela Martinez			
Veronica Thomas			
Abby Morrobel			

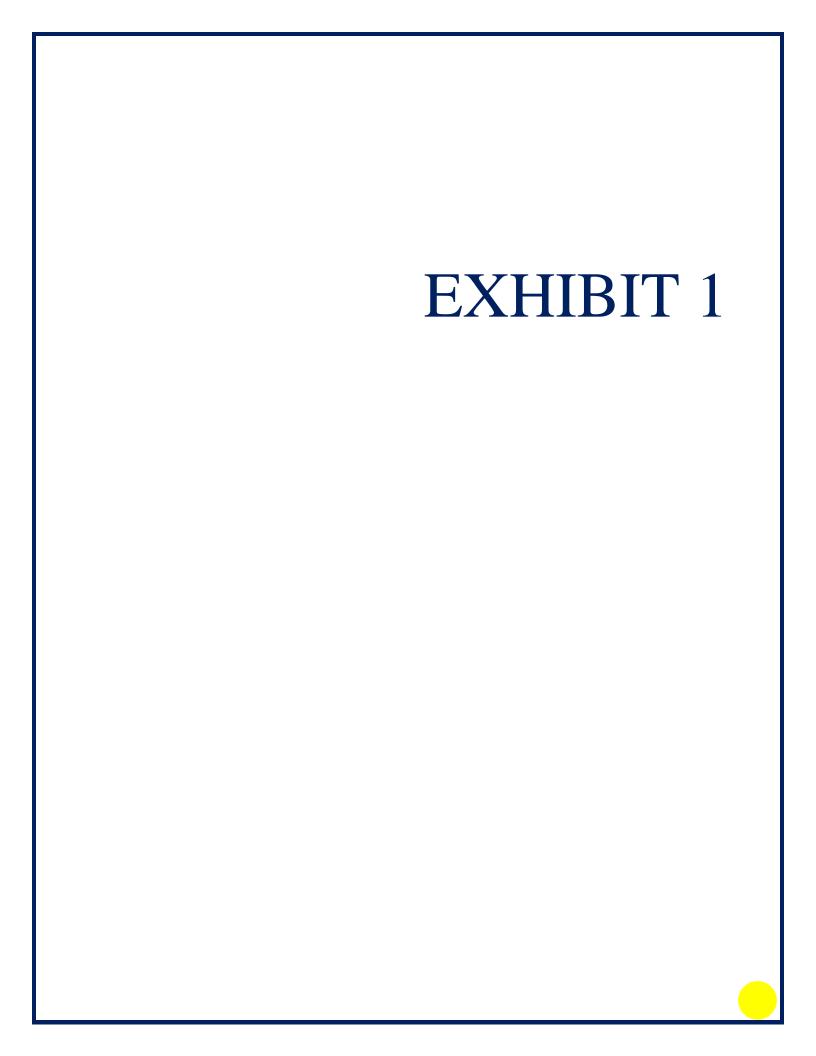
Tuesday, September 23, 2025 at 2:00 p.m.

(Includes Parking Policy Public Hearing)
The Hampton Inn–Lakeland
4420 N. Socrum Loop Rd.
Lakeland, FL 33809

ELEVENTH ORDER OF BUSINESS: Action Items Summary

(To be Included in the Meeting Minutes)

TWELFTH ORDER OF BUSINESS: Adjournment





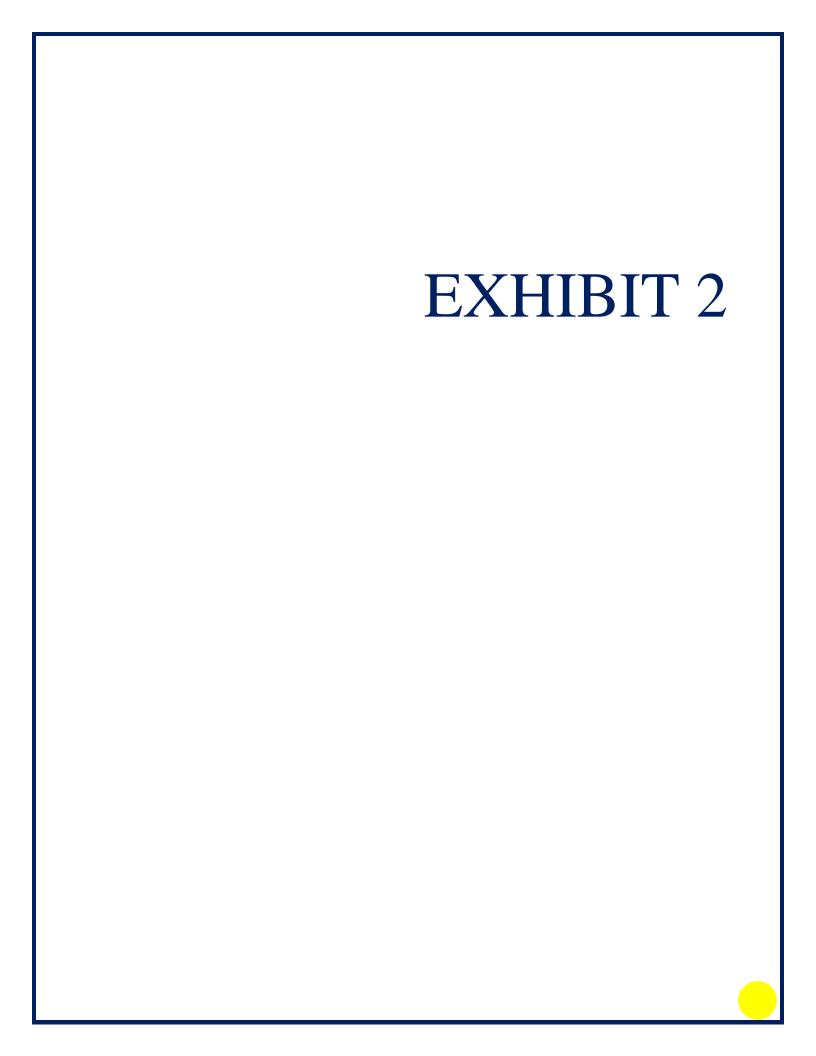
AQUATIC INSPECTION / TREATMENT REPORT

CON	COMMUNTIY NAME: Saddle Creek							
APP	LICATOR:	Jeremiah		DATE: 06.16.2025				
			WEED TREA	ATMENT – SERVICE PERFORM	<u>/IED</u>			
POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT			
1-22		X			Grass Mix			
11	X				Algacide/Terrstrial Mix			
12								
19								
21								
22								
CON	MMENTS: I ponds treat	ed for shorel	ine grasses. Po	onds 11,12,19,21,& 22 were treated	d for algae.			
_ F	ollow-up for	algae may be	e needed in 14	days.				



AQUATIC INSPECTION / TREATMENT REPORT

COV	/IMUNTIY	NAME: Sa	iddle Creek		
APPLICATOR: Ryan				DATE: 07/23/2025	
			WEED TRE	ATMENT – SERVICE PERFORM	<u>MED</u>
POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-22		X			Grass Mix
CON	/IMENTS: ponds treat	ed for shorel	ine grasses.		





Monthly Status Report - Saddle Creek Preserve CDD

Service Period: August 2025

This month has brought record-breaking heat paired with frequent evening rains, leading to accelerated turf and plant growth throughout the community. In some areas, conditions have resulted in noticeable regrowth within as little as five days after service. To address this, we have modified our mowing rotation and increased labor hours to ensure all areas are maintained to standard. Since heavy overgrowth is more demanding on both equipment and crew, these adjustments have helped us keep pace and preserve the overall appearance of the property despite challenging conditions.

One of the most significant ongoing efforts this month has been the management of vegetation along the edges of both main lakes. While we understand that aquatic vegetation control is typically within the scope of the aquatic specialists, we have consistently addressed waterfront overgrowth—often extending into the water itself—based on community feedback. Residents have expressed concerns that these areas can appear unkept, and whether or not it falls fully within our scope, we recognize that the appearance reflects on us as the primary grounds contractor. We would appreciate clarification on the exact service boundaries so we can ensure both homeowner satisfaction and proper allocation of resources. Attached, you will find photos illustrating the before-and-after conditions of these lakefront areas; we believe any lakefront residents can attest to the effort being put into maintaining these shorelines.

Additionally, we have monitored the path between Bridle Booster Way and Red Loop Road, which has begun to fill in again. In the interest of safety and access control, we proactively placed debris in the path to discourage pedestrian and motorized vehicle use. This was prompted by observation of an off-road golf cart using the path last week. A photo of the current condition is attached for your reference.

Looking ahead, we are excited to present several proposals for beautification and maintenance projects across the property this month. On the irrigation side, all systems are currently functional and performing as expected.

We remain committed to maintaining the high standards expected by the CDD and ensuring the property continues to look its best under all seasonal conditions.

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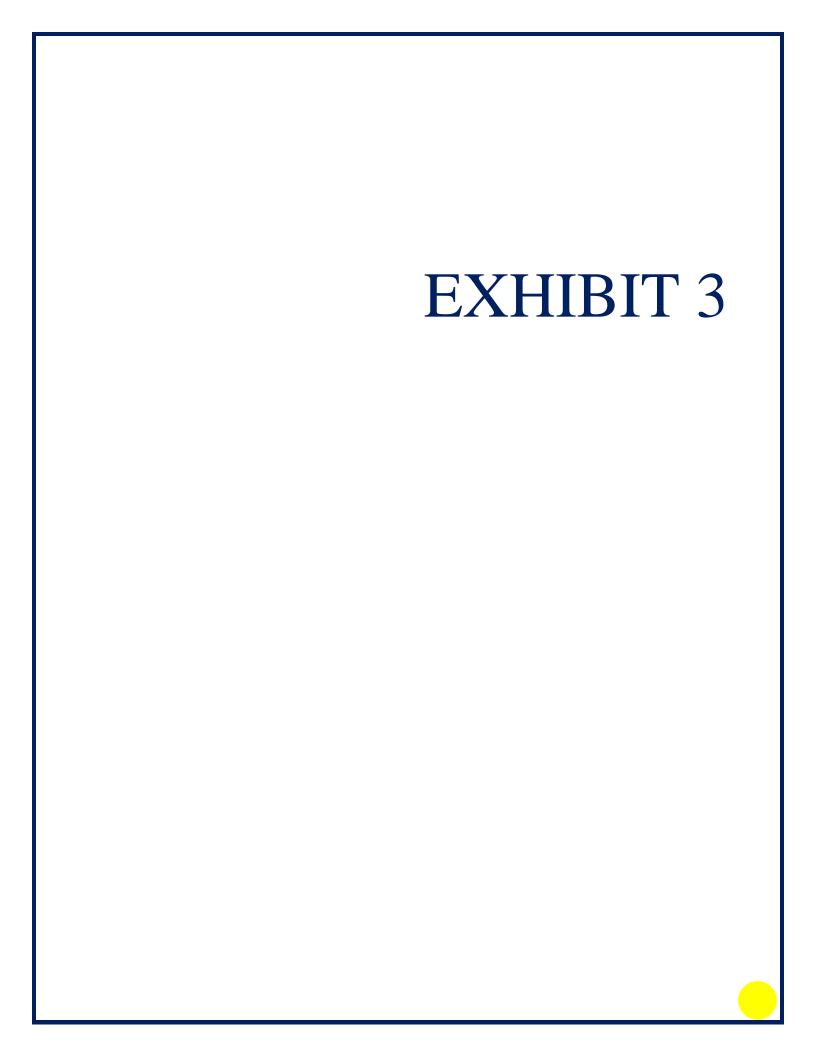












Rav Bobrowiecki Phone: 863-326-8366

PROPOSAL FOR MULCH RESET – THREE MAIN ENTRYWAY FOCAL **POINT ISLANDS**

Saddle Creek Preserve CDD

Scope of Work:

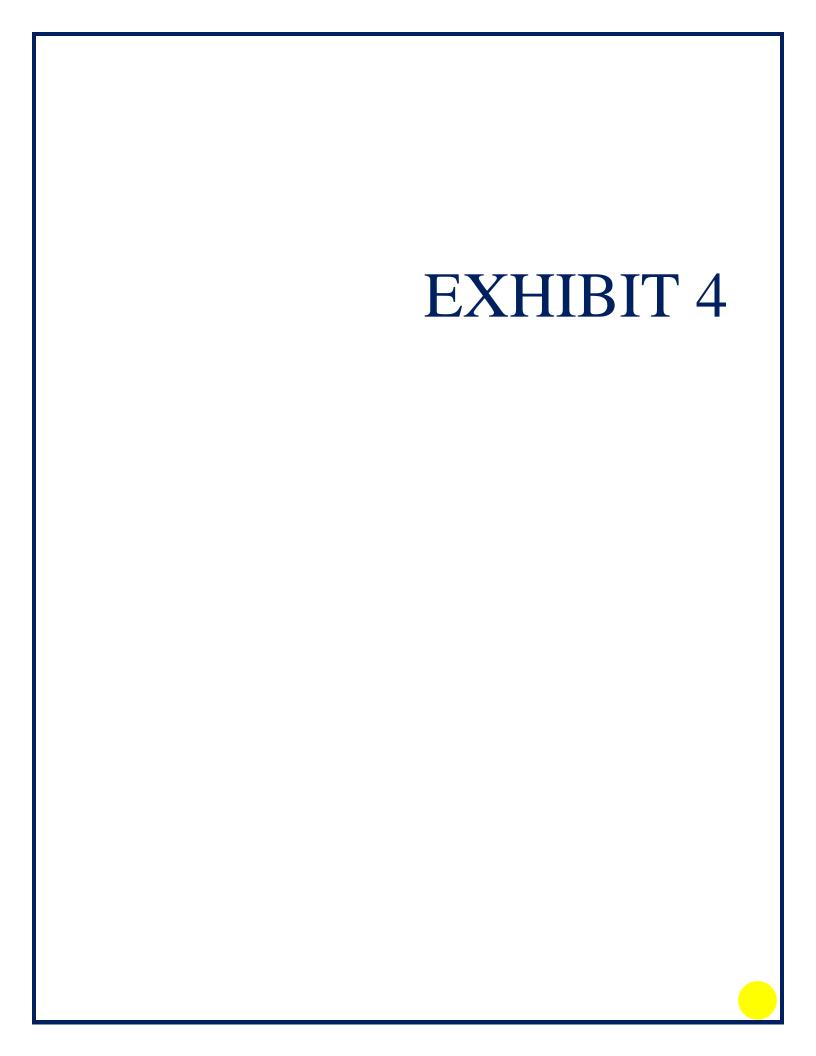
This proposal covers the complete removal and replacement of mulch in the three large focal point landscape islands located at the primary entrances to Saddle Creek Preserve. These areas are the first impression for residents, visitors, and passersby, and serve as the community's primary focal point. The current mulch in these islands is heavily deteriorated, thinned out, and contaminated with weeds and debris. We propose to: - Remove and dispose of all existing mulch and deteriorated organic material. - Excavate and prepare all bed areas for new mulch installation. -Redefine bed edges and create stepped edging so they can properly accept 2-3 inches of mulch without risk of washing away. - Install and evenly spread approximately 20 cubic yards of premium mulch of the client's chosen color, at a depth of 2-3 inches. We recommend beginning the community's re-mulching and re-landscaping plan with these focal point islands to establish a fresh, clean baseline before moving on to other areas.

Cost

Description	Total Price
Complete mulch reset of three focal point islands, including removal of old material, excavation, preparation, stepped edging, and installation of 20 yards premium mulch (materials & labor)	\$1,475.00

Acceptance:

Βv	signing below.	the Saddle	Creek Preserv	e CDD agrees to	the scope of wo	rk. pricina.	and terms	outlined above
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Ray Bobrowiecki Phone: 863-326-8366

PROPOSAL FOR THREE MAIN ENTRYWAY LANDSCAPING AREAS

Saddle Creek Preserve CDD

Scope of Work:

This proposal covers the removal and disposal of all existing plants, weeds, and overgrowth within the three primary entrance landscaping areas. All debris will be hauled away, and the areas will be prepared for installation of new plant material. We will supply and install the agreed-upon plants, ensuring proper spacing and placement to achieve the desired design layout. Irrigation will be inspected, adjusted, and tuned to meet the needs of the new plantings. **Note:** Mulch throughout the entrance areas is heavily deteriorated and overrun with weeds. A **separate proposal** is attached for the complete removal and replacement of mulch in these areas to establish a new baseline for ongoing plant maintenance and reset projects.

Cost Breakdown - Plants & Installation

Item	Quantity	Unit Price	Total Price
Thai Plants (Cordyline fruticosa 'Red Sister')	8	\$25.00	\$200.00
Asparagus Ferns (Foxtail)	20	\$18.00	\$360.00
Oyster Plants (Tradescantia spathacea)	25	\$10.00	\$250.00
Miscellaneous Flowering Plants (Coleus, Pentas, etc.) 44	\$5.00	\$220.00
Labor, Delivery & Disposal		=	\$550.00
		Total	\$1,580.00

Acceptance:

By:	signing below.	the Saddle	Creek Preserve	CDD agrees to	the scope of work	, plant list, and	pricing outlined above	/e
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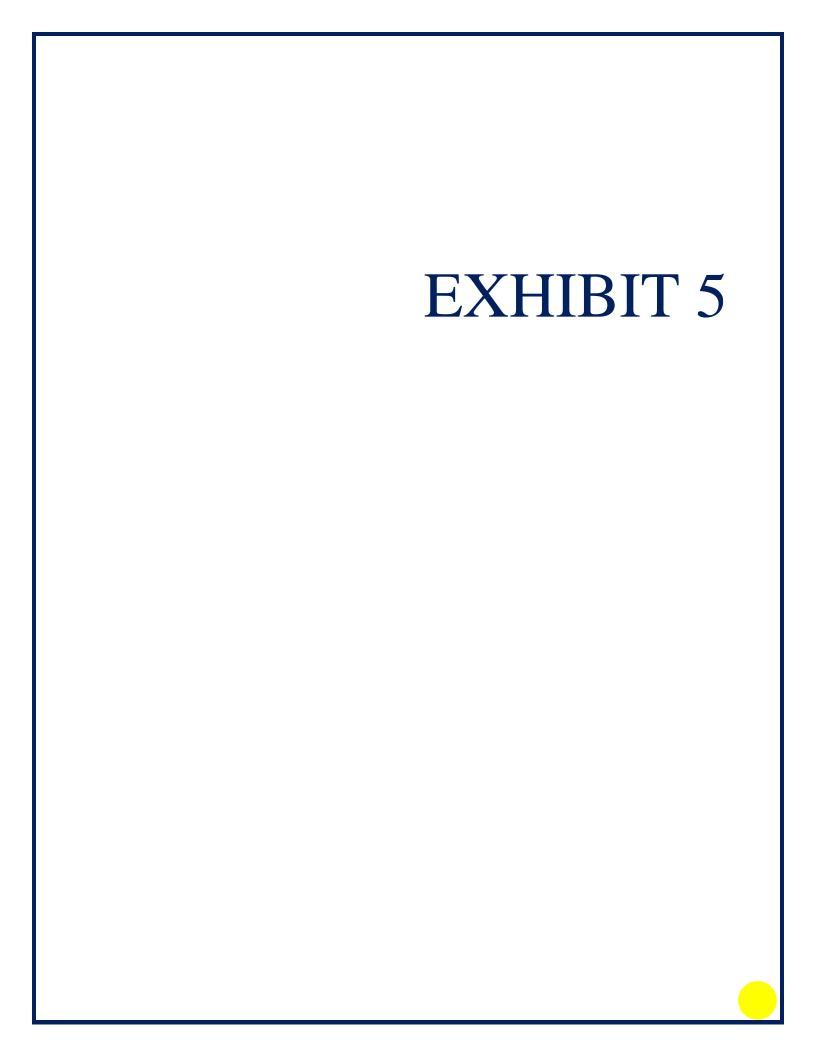












Ray Bobrowiecki Phone: 863-326-8366

PROPOSAL FOR FIELD CLEANUP AND SOD INSTALLATION

Saddle Creek Preserve CDD

Scope of Work:

In the westernmost field of the community adjacent to Saddle Creek Road, there are several large areas where construction debris, large piles of dirt, concrete chunks, and other material are scattered, giving the appearance of unfinished construction zones. This proposal covers: - Manual leveling and grading of the affected areas. - Removal of all large stone debris, concrete chunks, and any other construction waste. - Smoothing and grading to achieve a clean, even surface. - Disposal of all waste materials off-site. We will install approximately one pallet of Bahia sod (about 450 sq. ft.) to restore a healthy lawn surface in the most heavily disturbed area. The completion of this work will make these areas navigable for mowing and general maintenance. At present, these areas require excessive hand maintenance and weed eating weekly, which is inefficient and unsightly for residents and passersby along Saddle Creek Road.

Cost Breakdown

Item	Total Price
Grading, leveling, and debris removal	\$950.00
Bahia sod (1 pallet, 450 sq. ft.) + installation	\$350.00
Total	\$1,300.00

Acceptance:

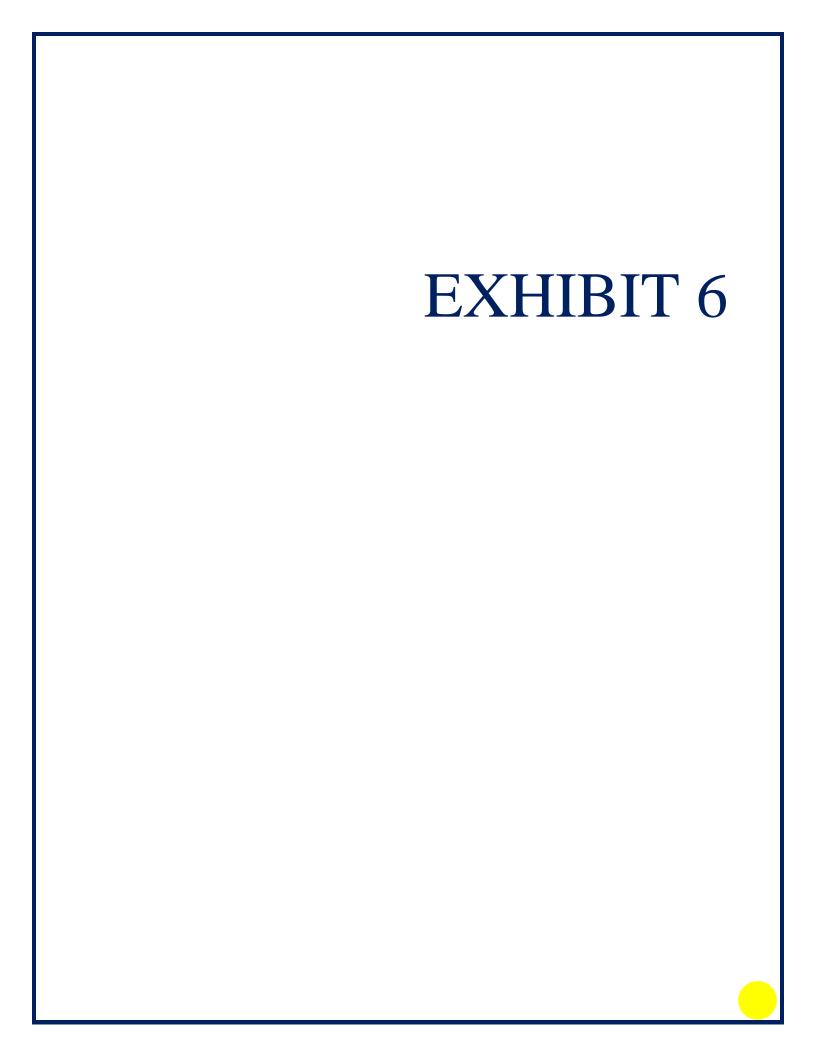
By signing below, the Saddle Creek Preserve CDD agrees to the scope of work, pricing, and terms outlined above.











Ray Bobrowiecki Phone: 863-326-8366

PROPOSAL FOR IRRIGATION BOX REPLACEMENT

Saddle Creek Preserve CDD

Scope of Work:

This proposal covers the replacement of damaged irrigation boxes and covers along Saddle Creek Road, just inside the tree line. We have observed three broken irrigation boxes, one of which is missing its cover. The work will include: - Excavation and removal of the existing damaged irrigation boxes. - Clearing and cleaning of piping and components of soil, mulch, and debris. - Installation of new commercial-grade irrigation component boxes (17" x 24" x 12") flush with the ground surface. - Backfilling and compacting soil around boxes for stability and neat appearance. All work will be completed to ensure proper fit, accessibility, and durability for ongoing maintenance.

Cost Breakdown

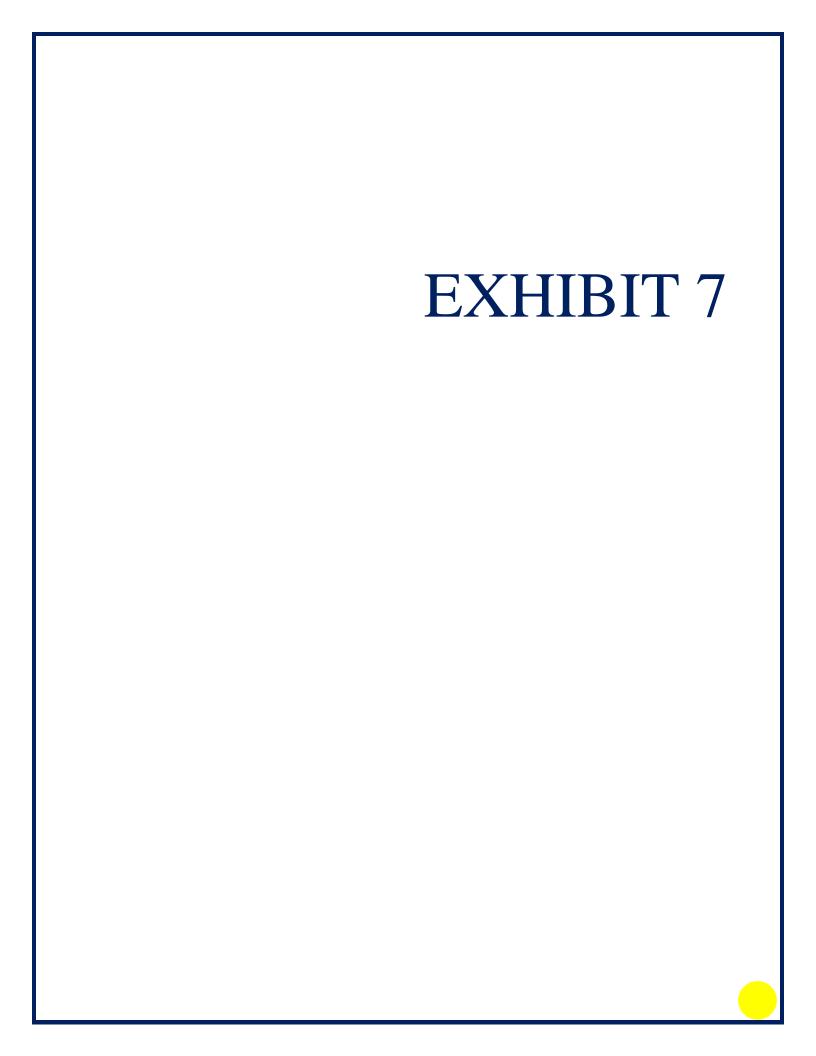
Item	Quantity	Unit Price	Total Price
Commercial 17" x 24" x 12" irrigation component boxes (instal	led) 3	\$125.00	\$375.00
Total			\$375.00

Acceptance:

re	ek Preserve CDD agrees to the scope of
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Ray Bobrowiecki Phone: 863-326-8366

PROPOSAL FOR PALM TREE REMOVAL - POOL AREA

Saddle Creek Preserve CDD

Scope of Work:

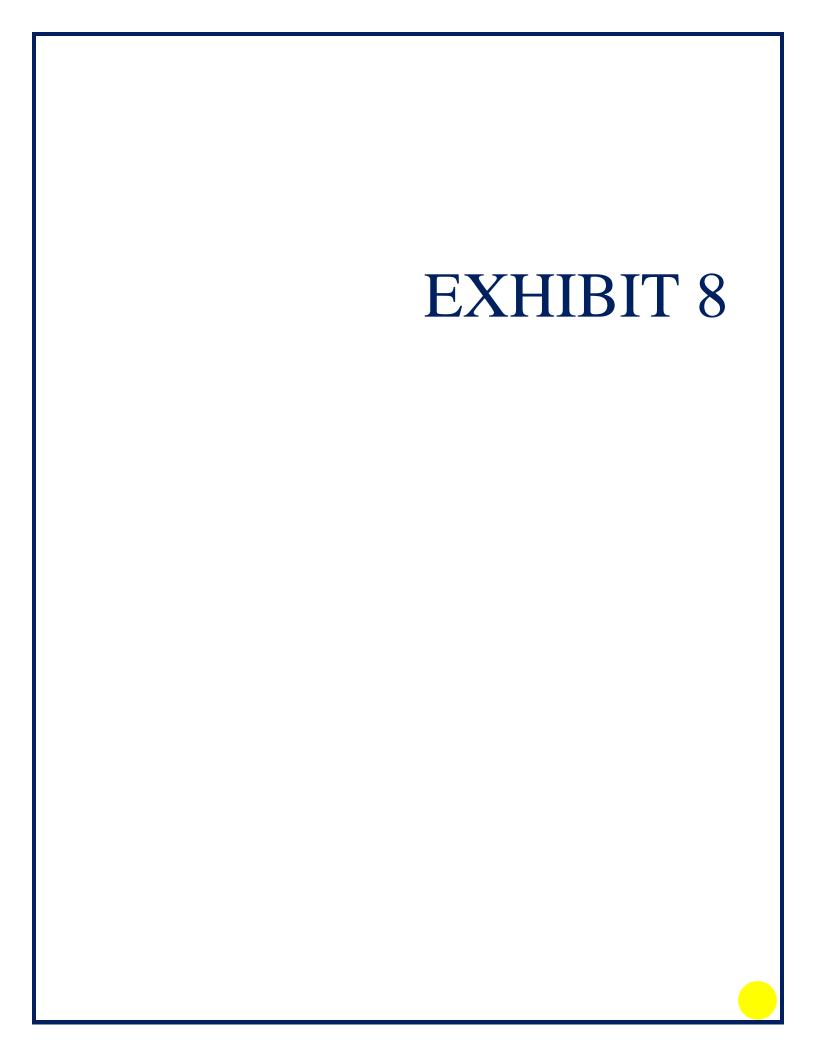
This proposal covers the removal of a single dead palm tree located within the pool area of Saddle Creek Preserve. The work will include: - Cutting the palm tree flush with the ground surface. - Covering the area with mulch to ensure there is no visible stump and maintain a neat appearance. - If the stump cannot be easily removed at this time, it will be left in place and removed during the upcoming landscaping reset to avoid unnecessary temporary mulch costs. All work will be performed in a safe and controlled manner to protect surrounding landscape features and structures.

Cost Breakdown

Item	Total Price
Removal of one dead palm tree in pool area (cut flush, mulch cover)	\$175.00
Total	\$175.00

Acceptance:

By signing below, the Saddle Creek Preserve CDD agrees to the scope of work, pricing, and terms outlined above.



Field Operations Report
for
Saddle Creek
Community Development
District
August 2025

Saddle Creek

- Mailboxes.
 - I've gone over every bolt and tightened them down so they should not wobble anymore.
- Conservation Signs.
 - These have been ordered. When they arrive, I will install them in the correct area.
- Meeting with Ray (Landscaper)
 - Walked the community with Ray multiple times to go over any problem areas in the community that need attention.
 - Main Area Front entrance bushes along the main road.
 - I have also driven around with Erica to look over any problem areas that needed to be addressed.



Pressure Washing.

Saddle Creek

- American Pressure Washing has submitted a quote to clean the entire pool area.
 - Including Chairs, Tables, Umbrellas, Pool Deck, and Front Entrance.
- Pool Cleaning.
 - Vesta Maintenance has taken over this; they have not reported any issues with any of the equipment.
 - New bike lock has been ordered. The last one was cut by someone.
- Walk with Veronica.
 - Suggested that we add a covered area with seating at the parking the back of the community and a basketball
 court at the front entrance in the open field.
 - These are items I am going to work with the Engineer on.

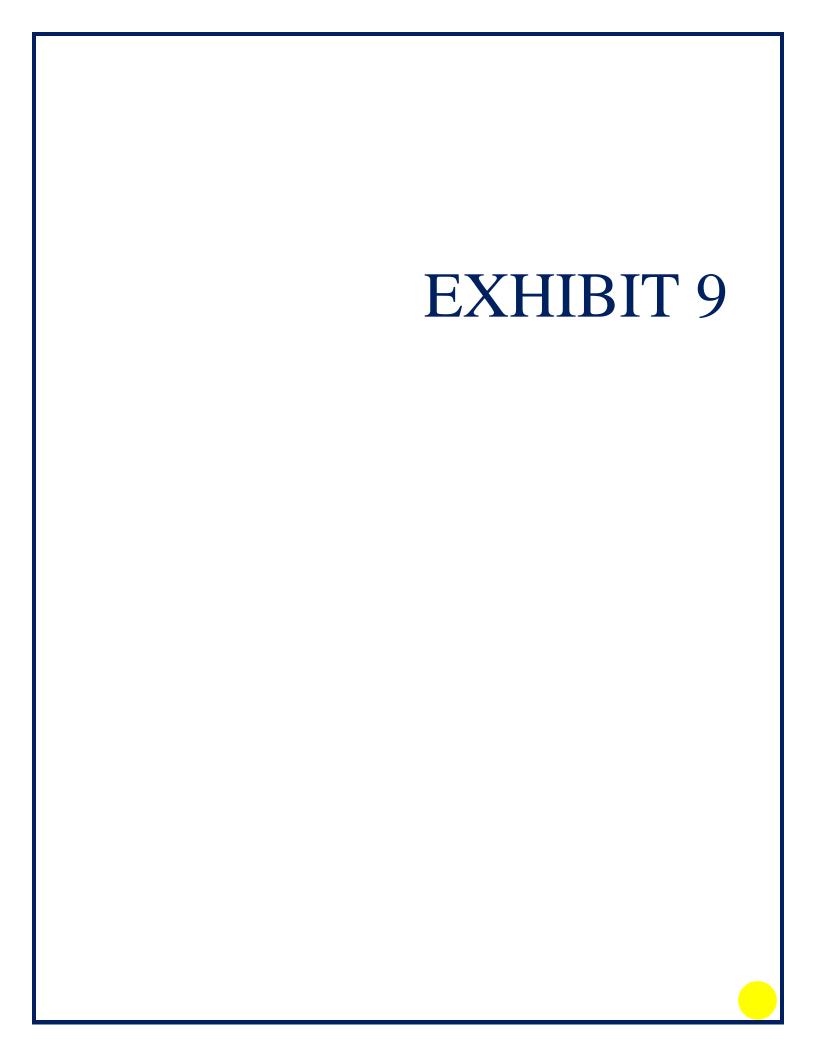




THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM





Click to see full view

Douglas The Outpost Outdoor Message Display Board

Brand: Douglas Sports South this page

Price: \$1,099.00 Business Price > \$1,044.05 You Save: \$54.95 (5%)

Or pay later in 30 days or more. Select from 1 plan

Prefer to be invoiced for your order? Choose Pay by Invoice as your payment method at checkout,



Buying multiple items? So to multi-select

Size: Model 250 (Display Area: 29.5"H x 44.5"W)

Model 50 (Display... Model 150 (Display... \$615.00 \$829.00

Model 250 (Display... \$1,044.05

Brand Douglas Sports

Model 250 (Display Area: 29.5"H x 44.5"W) Size

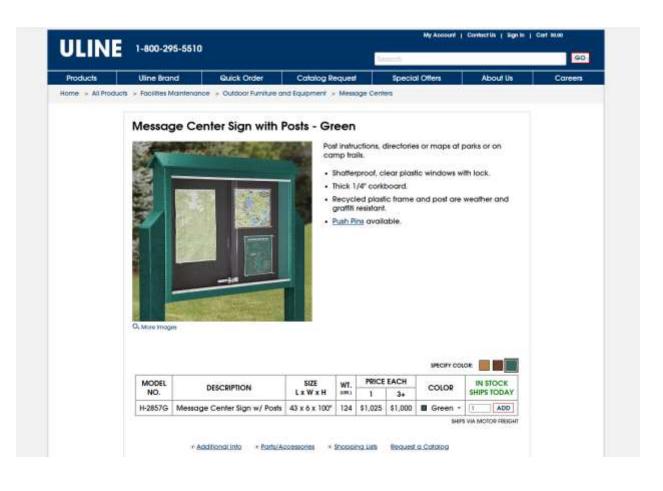
Color Green Material **Mounting Type** Wall Mount **Product Dimensions** 34"L x 44.5"W Manufacturer Douglas Sports

About this item

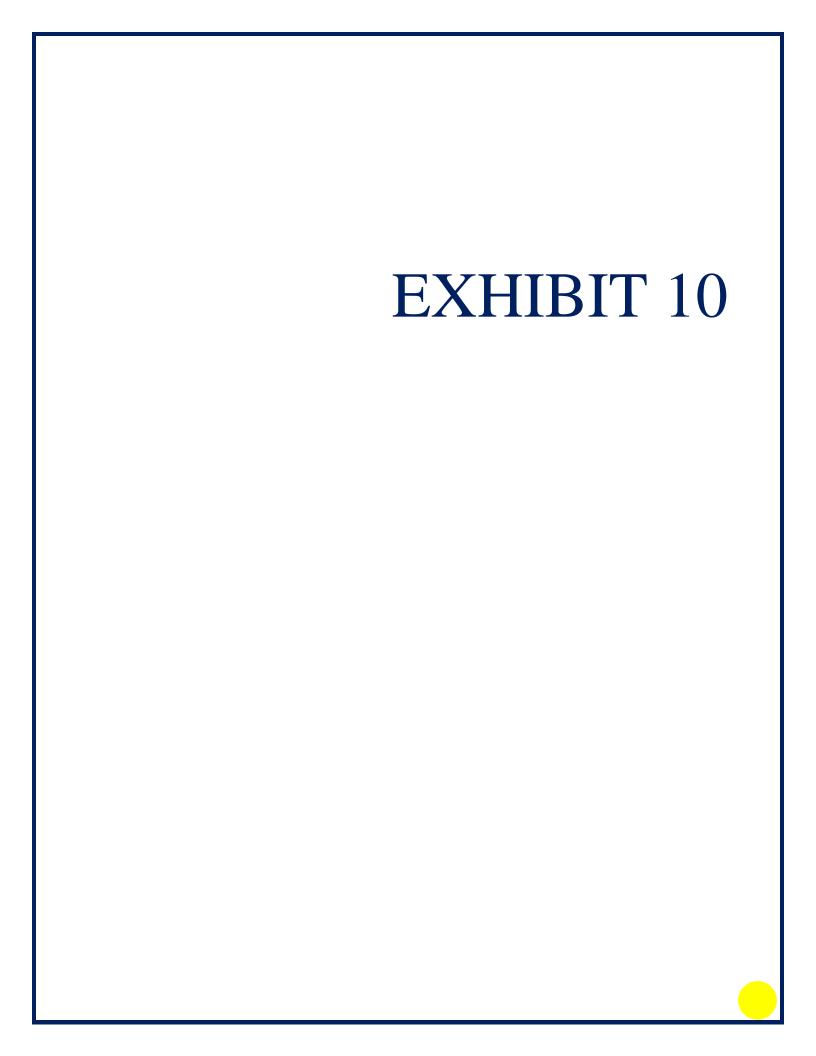
- Dutdoor message display boards are an easy, maintenance-free way to post items outdoors.
- Model 50: Durside Dimensions: 24"W x 27"H x 5,375"D; Display Area: 20.5"W x 22.5"H
- Model 150: Outside Dimensions: 48"W x 27"H x 5.375"D; Display Area: 44.5"W x 22.5"H
- Model 250: Outside Dimensions: 48°W x 34°H x 5.375°D; Display Area: 44.5°W x 29.5°H
- . Customized name signs are available. Call to order.

+ See more product details

Report an Issue with this product or seller







Estimate

Date: Jul 25, 2025 **No.** 697

www.american-powerwashing.com

Presented To:

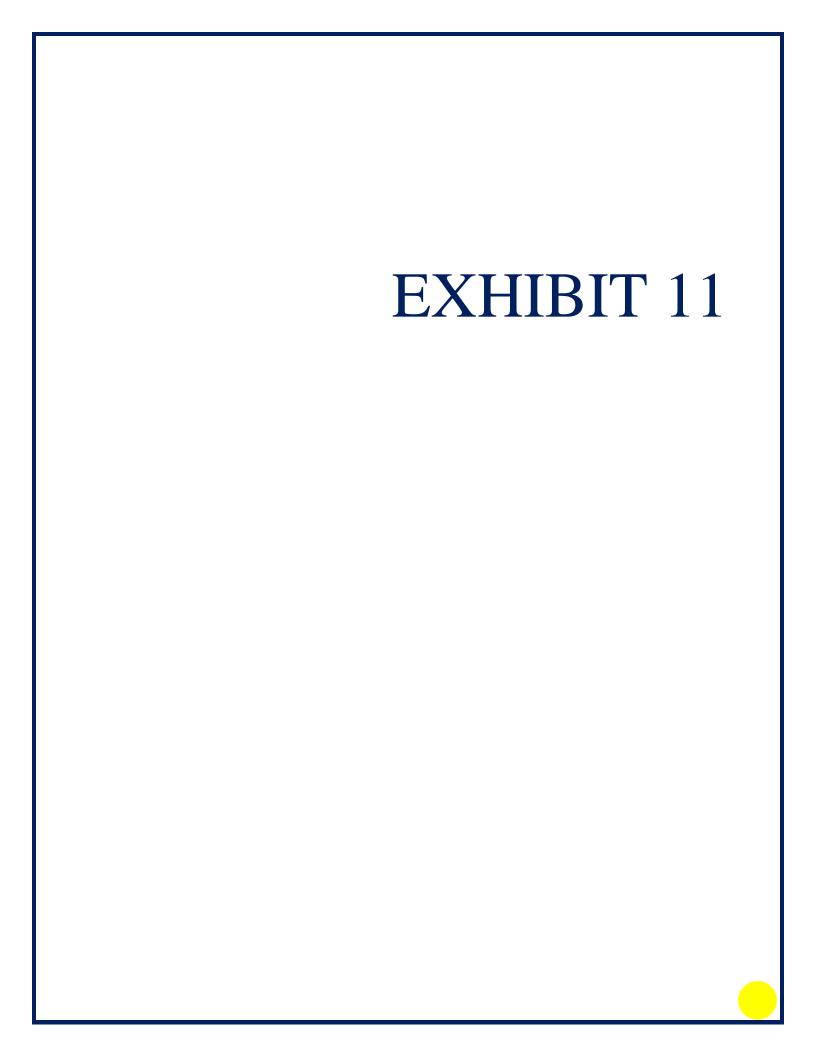
Saddle Creek Preserve CDD Michael Bush 4353 Trotters Way Lakeland, FL 33801



Description	Qty	Each	Amount
Pool Pavers Cleaning	1	\$1,050.00	\$1,050.00
Cleaning to remove mold mildew scam			
Pool Furniture, & Exterior Walls	1	\$550.00	\$550.00
Cleaning to remove mold, mildew, algae.			
4 tables			
4 umbrellas			
16 chairs			
37 loungers			
Exterior walls			

Total	\$1,600.00

Thank you for allowing us the opportunity to present our service to you!



From: Barajas world < barajasl011@gmail.com > Sent: Wednesday, August 20, 2025 10:50 AM To: Heath Beckett < Hbeckett@vestapropertyservices.com > **Subject: Parking** Hi there, My name is Jose Barajas. I live in 1559 blacksmith ct. For the parking situation i believe we can deal with it in two ways. 1)paint areas or sections of the community streets where people/guests can park without worries about being towed or yelled at. I believe it will be easier for everyone including guests to see what are viable parking spots. I agree to one side parking for all streets will assist. 2) use the empty grass lots on yellow trail with green parking lots? With green parking lot i propose to use permeable pavers or other such materials to stabilize the area/grass from compaction.

These materials allow water to pass while allowing cars to be parked temporarily.

From: Elizabeth Cutting < lizbot10@gmail.com>

Sent: Tuesday, August 5, 2025 11:50 AM

To: Heath Beckett < hbeckett@vestapropertyservices.com >

Subject: Re: Saddle Creek Preserve Parking Concerns

I also wanted to add a point I forgot. As homeowners in this neighborhood, we spent a lot of money purchasing our homes. Many in the community are first time homeowners. We put our blood, sweat, and tears into home ownership and should be able to enjoy guests at our homes, and without street parking, that just won't be possible. I understand not wanting multiple cars clogging up our roadways, but this also needs to be taken into consideration. Thank you.

On Tue, Aug 5, 2025 at 11:41 AM Elizabeth Cutting < <u>lizbot10@gmail.com</u>> wrote:

Good morning,

My name is Elizabeth Cutting and I am a resident of Saddle Creek Preserve. I am writing to express my concerns regarding the proposal to eliminate street parking in our neighborhood. While I understand that changes may be intended to improve safety or traffic flow, I believe removing street parking would create significant challenges for residents.

Below are some key concerns:

Reduced Access for Residents- Not all homes in our neighborhood have driveways that are long enough or sufficient for off-street parking. The homes on Old Mining and some of the cauldisacs have longer driveways while the rest of us do not. This is especially true for households with multiple drivers.

Potential Decrease in Property Value- Convenient parking is a major consideration for homebuyers. Reducing access to street parking could negatively impact the property values in our area.

Possible solutions-

Designate one-side-only street parking. Allow parking on just one side of the street to improve traffic flow and emergency access. This reduces congestion without eliminating all access.

Permit Parking for Residents- Implement a residential parking permit system to prevent long-term or commuter parking. Keep street spaces available for people who actually live in the neighborhood.

Paint no-parking areas- Use red paint to designate the no-parking street spaces like around corners etc.

Time-Restricted Parking-Limit parking during certain hours (During trash pick up times).

I hope these points will be seriously considered before any decision is made. I am confident that with further community input, we can find a solution that balances safety with accessibility and practicality for all residents.

Thank you for your time and consideration.

Sincerely,

Elizabeth Cutting

1572 Blacksmith Ct

248-755-1293

From: William OConnor < williamjoconnorjr@gmail.com >

Sent: Wednesday, August 20, 2025 9:58 AM

To: Heath Beckett < Heath Beckett < Hbeckett@vestapropertyservices.com>

Subject: Re: street parking

Subject: Street Parking Concerns – Saddle Creek Preserve

Good day, Heath,

I hope this email finds you well. Today, I am writing to inform you of my experiences with street parking in Saddle Creek Preserve. Unfortunately, it has not been a pleasant one. While street parking may sound like a trivial matter, I assure you it is not. Thrice I have encountered situations that cannot be dismissed with a wave of the hand.

The streets are 10.00 ft wide per lane, for a total of 20.00 ft. The *International Fire and Safety Journal* reports that the average width of a fire truck is 8.00 to 10.00 feet, with lengths ranging from 25.00 to 35.00 feet. (<u>source</u>)

Similarly, according to multiple reputable automotive sources, the average passenger vehicle in the U.S. spans approximately 14.7 feet in length, with full-size SUVs and trucks ranging from 15.7 to over 18 feet. In our neighborhood, with only 10 feet of street width per side and parking on both sides, accommodating even one vehicle leaves virtually no space for safe passage. Two vehicles parked opposite each other would occupy nearly 30 feet, effectively blocking traffic and compromising safety. This is particularly critical for emergency access. Given these constraints, allowing cars to park on both sides is neither practical nor safe—and must be reconsidered.

Average Automobile Length (United States)

Vehicle Type Average Length (ft)

All passenger vehicles (overall average) 14.7 ft

Compact cars ~13.8–13.9 ft

Mini/subcompact cars ~10.5–12.8 ft

Midsize cars ~14.8 ft

Full-size cars ~15.7 ft

Compact SUVs ~14.4 ft

Vehicle Type	Average Length (ft)
Mid-size SUVs	~15.2 ft
Full-size SUVs	~16.7 ft
Compact trucks	~16.3 ft
Large trucks	~18.4 ft

These figures are corroborated across sources like Cartelligent, CarParts.com, Neighbor Blog, and ICICI Lombard—all regarded as reliable automotive data providers.

Why This Matters for Narrow Streets (20 ft Wide, Cars on Both Sides)

- **Single car width with buffer:** A 14.7 ft vehicle occupies most of the 10 ft half of the street—leaving just 0.3 ft (about 3.6 inches) as buffer. This is extremely tight and impractical for safe parking.
- Two cars facing each other: If two cars of near-average length park opposite each other, they occupy almost 29.4 ft of combined space across the street. This severely restricts room for passing vehicles or emergency access.
- Variability of vehicle sizes: Larger vehicles—especially SUVs, full-size cars, and trucks averaging 15.7 to 18.4 ft—would leave virtually no maneuvering space, potentially obstructing traffic or emergency vehicles entirely.

Examples from Recent Experience:

- 1. My family has experienced two separate incidents, months apart, where 911 emergency services had to arrive at our home for cardiac issues. Both times, ambulatory services had difficulties navigating Red Loop. The first incident occurred this past April, when the ambulance was accompanied by the squad truck—you know, that huge mammoth of a vehicle. They were very vocal about their displeasure at my home and in conversation with the hospital staff at Lakeland Regional Hospital. They had a most egregious time navigating our very narrow streets.
- While less urgent than the aforementioned, I have witnessed on several occasions our trash trucks being delayed, with the need to skip streets and modify their route due to street parking.
- 3. In a more recent emergency (end of July), again involving cardiac issues, ambulatory services were once again delayed leaving my home and had difficulty navigating the neighborhood due to street parking.

I want to make it clear that parking on both sides of the street is unacceptable. I cannot stress enough that if one of these emergencies had resulted in the worst outcome, it would have been catastrophic. Families are more important than convenient parking.

While I understand that this is a residential community and that families may have multiple vehicles, this neighborhood was not constructed to accommodate more than a few cars per home. For example, there is a two-story home on the corner of Trotters and Red Loop with six vehicles all parked in their driveway and garage to prevent exactly this scenario. This homeowner is considerate, unlike many others.

I believe a study needs to be performed to determine:

- If single-side street parking is justifiable and safe, or
- If not, revoke street parking altogether, make violations punishable by fine, or allow day parking during specified hours (most likely business hours) but not longer than that.

I do understand that residents need to move their cars to mow or host family during holidays, weekends, and other special occasions. While that is understandable, they must remain considerate of their neighbors.

Should you wish to speak to me in person I can be reached at 727-686-1282. This is my personal cell phone. If I do not answer, please leave a message and I will call you back as soon as I can. Feel free to text as well. Thank you for your time.

Best regards,

Bill O'Connor

From: Yahaira Rivera < sooluvinme@gmail.com >

Sent: Monday, August 25, 2025 10:58 AM

To: Shirley M. Conley < <u>sconley@vestapropertyservices.com</u>>; Heath Beckett

hbeckett@vestapropertyservices.com

Subject: Re: Saddle Creek Preserve of Polk County CDD August Meeting Revised Agenda

Packet

I was not aware that purchasing property at Saddle Creek Preserve would turn into a dictatorship. Now I am told that I basically cannot have anyone visit my home because I have four vehicles at my home and the CDD/HOA wants to ban street parking.

Many homes in this community have 4, 5 and even 6 bedroom homes, in that we can assume that at least 4 people reside in that home. Which means that each person needs their own method of transportation for either work or school. So, if you have 5 or more people residing in your home, they are not allowed to have a vehicle due to these ridiculous parking rules. No one purchases a home and then wants to be told afterwards how many vehicles they are allowed to have, especially those with larger families.

Basically no one with four or more vehicles can have guests in a home that they purchased because of this absurd proposed rule. Those that are for banning parking rules probably have 1 or 2 vehicles are not being considerate to those with larger families and multiple vehicles. Many only see the problem at hand and do not think how this will affect the community as a whole in the long run! There is nowhere else to park!!!!!

I guess no one in Saddle Creek Preserve will have a Thanksgiving, Christmas or Birthday celebrations, with family and friends because there is nowhere to park in this community. You cannot even park outside of the community, where many other communities have that luxury we do not! Even the idea of a parking lot is not going to solve this issue, because that would be at the end of the community and getting to the front is a very long distance, not to mention Gatsby Lane and/or Teneroc Trail.

Banning street parking is not the answer, holding those accountable is the real solution. The same way the CDD/HOA goes around taking pictures of violations, is the same way they can do that of vehicles and send violations.

As we look around this community there are many signs for sale already up, and I am sure that there will be many more to come regardless of the outcome. But banning street parking will make it very difficult for those with larger homes to sell their property.

2045 Old Pasture Lane - NO FOR BANNING STREET PARKING!

From: Stacey-Ann Sutton <<u>suttons386@gmail.com</u>>

Sent: Thursday, August 21, 2025 7:25 AM

To: Heath Beckett < hbeckett@vestapropertyservices.com >

Subject: Saddle creek preserve parking

Good morning, I live in one of the newer sections in the community, although we don't have an issue with parking here, we still have to deal with it when entering the main section when picking up mail or dropping our children off at the bus stop. I've lived here for a year and have been coming to the community since 2023. I can say that it's become quite a maze with all the cars on the street. I'm all for the street parking ban but because a lot of us have friends/ family that come to visit, I think banning overnight street parking would be a better solution.

Sincerely,

S. Sutton

From: Lachelle Webster < websterlachelle@gmail.com >

Sent: Monday, August 18, 2025 5:16 PM

To: Heath Beckett < Hbeckett@vestapropertyservices.com >

Subject: Parking

Hello,

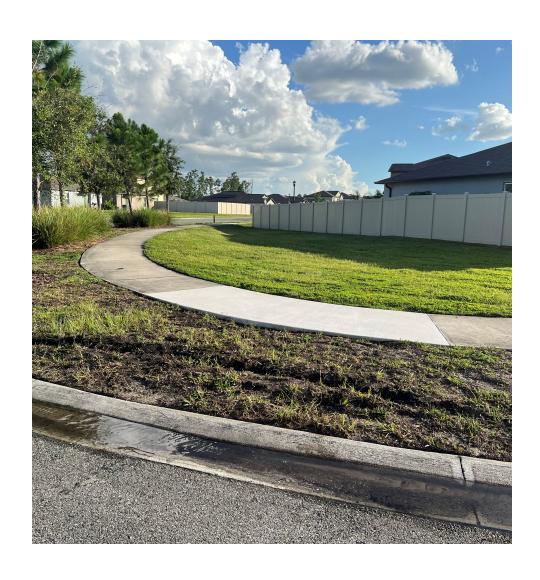
This email aims to highlight the ongoing challenges faced by on-street parking.

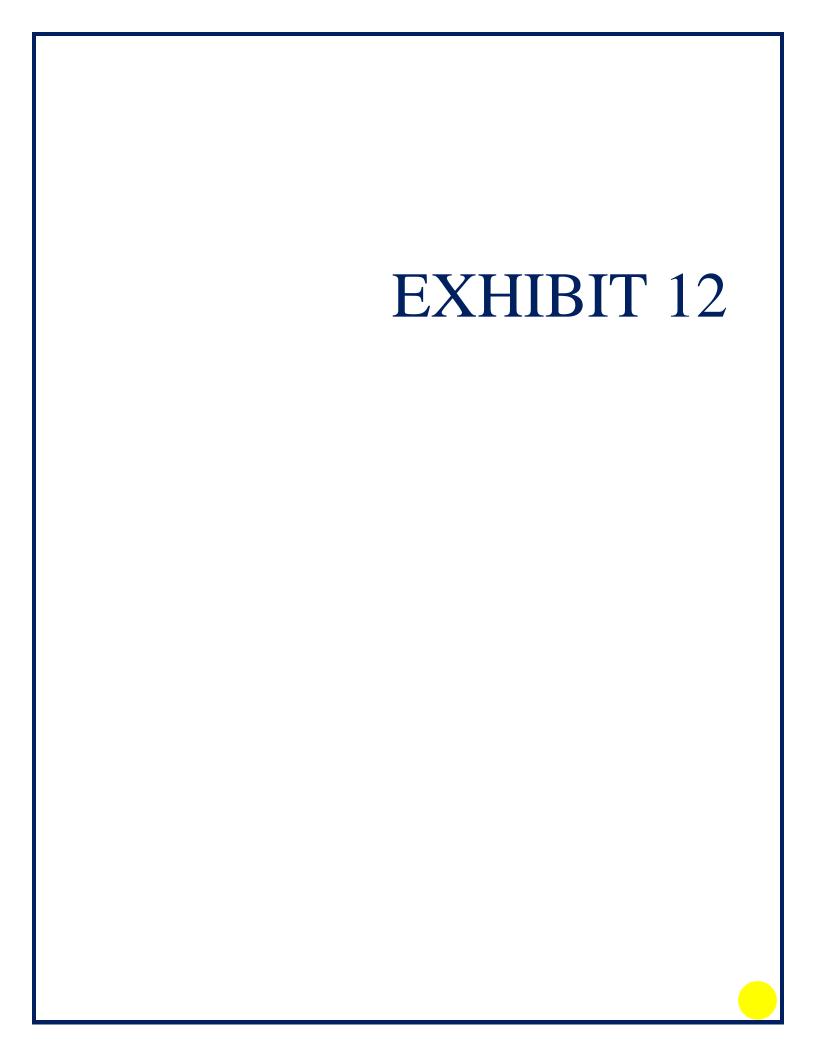
Unfortunately, everyone witnessed or experienced countless instances where vehicles impeded the roadway and obstructed access to the street due to insufficient visibility and pathways. Our roads are becoming a safety hazard, and the best resolution is to enforce no street parking. Many attest to the daily and consistent traffic infractions caused by those who also park at stop signs and on curves. The people within this community substantially lack consideration and thoughtfulness; therefore, there must be enforcement to implement safeguards and sanctions. Most of the time, households with street parking do not even fully utilize their driveways.

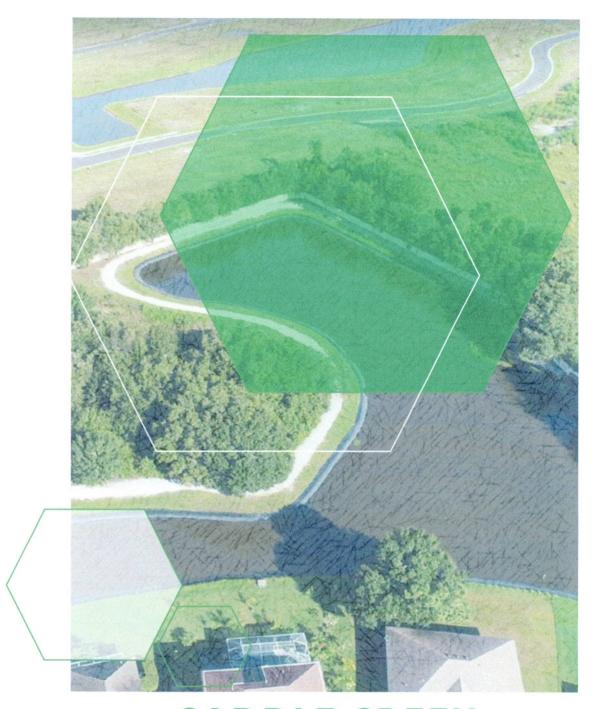
Safety personnel, waste or trash collection, and other residents should not experience the ramifications of others who refuse to operate within a community-centered paradigm, not a self-centered one. This issue can have profound implications if not resolved.

Lachelle Webster Red Loop

WALK-ON EXHIBIT A







SADDLE CREEK PRESERVE OF POLK COUNTY CDD

LAKELAND, FL

Proposal for Aquatic Services Maintenance





Saddle Creek Preserve of Polk County CDD Lakeland, FL

Proposal for Pond Maintenance Services

Contractor Qualifications	Page	2
Company Profile	Page	2
Safety and Training	Page	3
QA/QC	Page	3
Personnel Qualifications/ Professional Licenses	Page	4
References	Page	6
Treatment Report	Page	8
Maintenance Proposal	Page	13



Crosscreek Environmental, Inc. 111 61st Street East Palmetto, FL 34221 Ph: 941-479-7811 www.crosscreekeny.com

Contractor Qualifications

Crosscreek Environmental, Inc. is a leader in quality lake and wetland management services. We strive to develop environmentally conscious methods of providing aquatic waterway management. Our staff of highly trained and licensed technicians and service managers are ready to provide quality service and complete customer satisfaction. Our offices are conveniently located near your community and will be staffed with adequate equipment and personnel to complete this project. This proposal provides the professional credentials of our staff, as well as examples of relevant experience demonstrating our ability to handle a project of this nature.

Company Profile

Crosscreek Environmental, Inc. is a full-scale restoration company located in Southwest Florida. With over 75 years of combined experience, Crosscreek Environmental provides comprehensive, environmentally friendly, expert solutions for maintaining the beauty and health of Florida's ponds, lakes, wetlands, and shorelines. Our licensed, certified, and highly qualified team provides a full roster of services for stabilization, restoration, management, and maintenance of these valuable waterways. We serve developers, government municipalities, homeowners associations, and management companies, successfully implementing the entire project lifecycle. From engineering and design to permitting, installation, management, and maintenance, we're helping our clients restore, protect, and manage Florida's most valuable resource: water.

Our extensive repeat business testifies to our reliability and expertise, and we're determined to earn new business through rapid response, quick turnaround, generous communications, consistent follow-up, and successful results. Our commitment to excellent customer service is backed by solid scientific knowledge, experience, and one-stop services including:

- Lake bank restoration
- Lake maintenance
- Erosion control
- Wetland Mitigation
- Wetland creation
- Wetland management
- · Wetland maintenance
- Littoral shelf planting
- Florida native nursery
- Florida native plants
- Shoreline restoration
- Shoreline erosion control



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Equipment & Tools

Crosscreek Environmental has one of the most extensive and diversified groups of equipment that has been custom designed for Shoreline Restoration and Pond/Wetland Management. This includes:

- 6 Portable Dredges
- 1 Full size Dredge
- 40 4-wheel drive Pickup Trucks
- 3 Dump Trailers- 10 yd capacity each
- 2 Skid Steers
- 8 Custom Built Spray Mules
- 2 12inch Woodchippers
- 2 Menzi Muck Machines
- 6 Custom Built Spray-Rigged Airboats & John Boats
- Chainsaws, machetes and other applicable tools

Safety and Training

Some divisions of Crosscreek Environmental, Inc work in potentially very hazardous conditions. There is no job so important, no service so urgent, that we cannot take time to perform our jobs safely. Safety will always be a critical and paramount part of our company's culture.

Rigorous safety and training programs are fundamental to our business philosophy. We are an active participant in numerous national and industry-specific safety organizations and have an active Safety Program. Safety is one of the key measures in our staff's annual performance ratings. We at Crosscreek Environmental, Inc. also have a drug-free workplace with a zero-tolerance policy.

A core training program is completed by all staff before project start-up wherein safety is a major component. This training is reinforced throughout the year with formal monthly safety meetings, as well as weekly field training and daily briefings. The training includes classroom and practical sessions to ensure 'book' learning is converted into knowledge that is used in the field.

QA/QC and Customer Service

Our Quality Assurance and Quality Control Programs are second-to-none. Crosscreek Environmental, Inc. is dedicated to continuous improvement in all facets of our operations, evaluating even those that are performing well, to ensure there are no further improvements that can be made. We continually strive to identify better processes, materials, and procedures for accomplishing our work. One of our core business philosophies is to continually look to the future and anticipate problems that may arise and be ready with the appropriate solution.



Crosscreek Environmental, Inc. 111 61st Street East Palmetto, FL 34221 Ph: 941-479-7811

When the restoration crew is on-site, they will make any additional notes that they feel are relative to ensuring the health of the waterways of your community. If there are any issues which need immediate attention the applicator will notify the general manager and he will assign the proper person to take a firsthand look at the issue or he will look for himself. When issues have been noted and observed by the project or general manager, issues will be immediately brought to the property manager's attention.

Personnel Qualifications/Professional Licenses

All Crosscreek Environmental managers and spray technicians are required to be licensed to apply pesticides within the state they are working in and are trained annually in identification and application techniques for aquatic vegetation management. Some personnel credentials available for this project are:

Licenses

- Aquatic, Right-of-Way, Demonstration and Research, and Natural Areas
- Florida Public Health Pest Control Florida DEP Stormwater Management Inspector

Educational Degrees

- Bachelors in Fisheries Biology and General Biology
- Bachelors in Limnology (Water Chemistry)
- Bachelors in Environmental Horticulture
- Bachelors in Environmental Science and Policy

Project Management

Carlton Campbell/ President/CEO

Mr. Campbell has over Thirty (30) years in the environmental field. He was the co-founder of Aquatic Plants of Florida in 1996 and later founded Crosscreek Environmental. He attended South Florida University where he received a degree in Environmental Science. Carlton is a hands-on President and wants to always make sure his customers are happy, and his employees are taken care of.

Derek Wagner/ General Manager

Mr. Wagner has twenty (20) years' experience with erosion control and aquatic/wetland vegetation and management and is the General Manager of Crosscreek Environmental. He oversees all operations of the company including sales and budgeting of projects and is certified as a Stormwater Management Inspector. His experience and training allow him to act as resident biologist for this project.



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George Bowling / Sales Manager

Mr. Bowling has been in the industry serving the stormwater community for over twenty-five (25) years. He is fully trained in identifying customers' needs and helping them develop the appropriate plan to manage their needs. He is also fully licensed and trained in aquatic & natural areas herbicide applications. His experience provides a unique opportunity for all customers and their daily stormwater needs.

Matt Jones/ Operations Manager

Mr. Jones has over five (5) years of industry experience with pond maintenance and restoration of shorelines. He oversees all daily operations including scheduling and staffing. Mr. Jones also coordinates all customer interactions from project planning to final walk through and any follow-up work.

C.J. Greene/ Lead Ecologist

Mr. Greene holds a Bachelors degree in Environmental Science and Policy from the University of South Florida. He has nearly 20 years of experience in Florida ecology, aquatic and terrestrial monitoring and management, along with extensive experience pertaining to environmental permitting, compliance, and management of the complex local, State, and Federal agency regulations.

Crosscreek Environmental is experienced at managing multiple erosion control/wetland/aquatic projects for several customers across Florida. Our managers will simply incorporate this project into the scheduling with other current projects to allow for completion in a timely fashion. Personnel and equipment can be drawn from other locations to ensure the proper staffing for this project. Crosscreek Environmental provides the resources necessary to complete this project in the required timeframe.



Crosscreek Environmental, Inc. 111 61st Street East Palmetto, FL 34221 Ph: 941-479-7811 www.crosscreekenv.com

Relevant Experience

Following are relevant specific references which show the diversity of skills Crosscreek Environmental, Inc. will bring to this project.

JOB TITLE:

ISLANDWALK HOA

SCOPE OF WORK:

MONTHLY MAINTENANCE OF ALL PONDS ONSITE (150 ACRES) INCLUDING WETLANDS (50 ACRES) AND PRESERVE AREAS. REMOVAL OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF

NATIVE VEGETATION.

WORK COMPLETED ON:

ON GOING \$350,000+

PROJECT TOTAL: CONTACT:

CASEY BURCH

EMAIL:

CBURCH@CASTLEGROUP.COM

PHONE:

(941) 223-5603

JOB TITLE:

RIDGEWOOD LAKES - DEL WEBB

SCOPE OF WORK:

MONTHLY MAINTENANCE OF ALL PONDS ONSITE (105 ACRES) INCLUDING WETLANDS (35 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL

OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.

WORK COMPLETED ON: PROJECT TOTAL:

ON GOING \$450,000+ LEA STOKES

CONTACT:

LSTOKES@VESTAPROPERTYSERVICES.COM

EMAIL: PHONE:

(386) 439-0134

JOB TITLE:

ARBOR GREENE CDD

SCOPE OF WORK:

MONTHLY MAINTENANCE OF ALL PONDS ONSITE. RESTORATION OF SHORELINE UTILIZING

GEOTUBE AND AQUASCAPING

WORK COMPLETED ON:

ON GOING

PROJECT TOTAL:

\$200,000+

CONTACT:

JASON VON MERVELDT

EMAIL:

JASONV@ARBORGREENE.COM

PHONE:

(407) 234-8866

JOB TITLE:

TURTLE ROCK OF PALMER RANCH

SCOPE OF WORK:

MONTHLY MAINTENANCE OF ALL PONDS ONSITE (145 ACRES) INCLUDING WETLANDS (75 ACRES) AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVÁL

OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.

WORK COMPLETED ON:

ON GOING \$250,000+

PROJECT TOTAL: CONTACT:

DAVID BRYAN

EMAIL:

PRESIDENT@MYTURTLEROCK.COM

PHONE:

(901) 786-8680



Crosscreek Environmental, Inc. 111 61st Street East Palmetto, FL 34221 Ph: 941-479-7811

JOB TITLE: **GREYHAWK LANDING CDD**

SCOPE OF WORK: MONTHLY MAINTENANCE OF ALL PONDS ONSITE (180 ACRES) INCLUDING WETLANDS (80 ACRES)

AND PRESERVE AREAS. REPAIR AND RESTORATION OF SHORELINE USING 7' GEOTOBE. REMOVAL

OF INVASIVE VEGETATION FROM PONDS AND PLANTING OF NATIVE VEGETATION.

WORK COMPLETED ON: ON GOING

PROJECT TOTAL: \$150,000+ ANNUALLY CONTACT: **BELINDA BLANTON**

EMAIL: BBLANDON@RIZZETTA.COM

PHONE: (239) 936-0913

JOB TITLE: **GATEWAY CDD**

SCOPE OF WORK: MONTHLY MAINTENANCE OF APPROXIMATELY 425 ACRES OF LAKES AND 300 ACRES OF WETLANDS

THROUGHOUT THE COMMUNITY. REGULAR UPKEEP OF OVER 50 FOUNTAINS AND AERATION

SYSTEMS ONSITE AS WELL.

WORK COMPLETED ON: ON GOING

PROJECT TOTAL: \$302,000+ ANNUALLY

CONTACT: **ELLE HARRIS**

EMAIL: ELLE.HARRIS@GATEWAYDISTRICT.ORG

PHONE: (239) 898-6312



Date: 09/06/2024 **Time:** 03:27:03 PM

CUSTOMER TREATMENT REPORT

941-479-7811 • Fax 941-479-7812

www.crosscreekenv.com

Customer	Technician:
Arbor Greene	Jim Lafave
Weather Conditions	Wind Speed

SITE IDENTIFICATION NUMBERS

Waterway	P6	P2	P8	P9	S9	Р3	P1	P1	P1	P1	P1				
Treatment	0	0	0	0	7	0	50	60	70	80	90				
Algae	Х	Х													
Submersed Weeds	x	x													
Grasses & Brush	x	x	x	x	×	x	x	x	x	x	×				
Floating Weeds															
Bacteria															
Blue Dye															
Trash Pickup															
Inspection															
Water Level	Н	Н	Н	Н	Н	Н	Н	Н	Н	Н	Н				

Additional Comments

Performed follow up hydrilla, baby tears, algae, and shoreline weeds. Checked in with Jason upon arrival. Checked flow structures on p30. Water kevels are high on almost every site. Thank you for your business with cross Creek environmental!

Photos (1)

Photo



Photos (2)



Photos (3)

Photo



Photos (4)

Photo



Photos (5)

Photo



Photos (6)



Photos (7)

Photo



Photos (8)

Photo



Photos (9)

Photo



Photos (10)



Photos (11)

Photo



Photos (12)

Photo



Photos (13)

Photo



Photos (14)



Photos (15)

Photo



Additional Services:

Shoreline Restoration Erosion Control Lake Maintenance Invasive Removal Florida Native Plantings Wetland Management

Email

annette.alfonso@arborgreene.com; jasonv@arborgreene.com

Office Email

admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com; gail@crosscreekenv.com; carleigh@croscreekenv.com; dan@crosscreekenv.com; tyler@crosscreekenv.com

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Crosscreek Environmental Inc.



111 61st Street East Palmetto, FL 34221 admin@crosscreekenv.com Estimate

Date	Estimate #
8/21/2025	13798

Name / Address

Saddle Creek Preserve of Polk County CDD c/o Vesta District Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746 Shirley Conley

* Estimate is good for 30 days.

Description

Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the twenty two (22) ponds onsite. Treatments to occur once a month for a total of twelve (12) visits per year.

Maintenance services to include the following:

- * Algae control
- * Floating vegetation control
- * Shoreline vegetation control
- * Submersed vegetation control
- * Aquatics consulting
- * Management reporting
- * Littoral shelf maintenance
- * Common Trash Removal
- * Free Callbacks
- * Installation of up to 1,000 free beneficial aquatic plants per year
- * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor.

Total maintenance cost = \$1,380 Monthly (\$16,560 Annually)

This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.

In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.

Please sign and return if accepted

^{**} All warranties exclude acts of God.



August 21, 2025

Saddle Creek Preserve of Polk CDD c/o Mr. Heath Beckett, District Manager Vesta 250 International Parkway, Suite 208 Lake Mary, FL 32746

Re.: Saddle Creek Preserve of Polk CDD

Monthly Aquatic Weed Control Program and Wetland Mitigation Services
GHS Proposal #25-222

Dear Mr. Beckett,

GHS Environmental (GHS) is pleased to provide our services for monthly aquatic weed control in the stormwater ponds and wetland mitigation services at the Saddle Creek Preserve of Polk CDD. We understand there are twenty-two (22) stormwater ponds and three (3) wetland mitigation areas on the property (Exhibit A). This proposal has been prepared based on the information provided by Vesta via email on August 12, 2025.

This proposal was prepared based on the information provided by the Client. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered as a draft for review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Monthly Aquatic Maintenance Program (12 Events/Year)

GHS staff will perform aquatic weed control in the twenty-two (22) onsite stormwater ponds depicted in Exhibit A. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur once per month, with treatment as necessary.
- Algae control with callback service included.
- Control shoreline grasses and brush from encroaching along the water's edge.
- Treat all vegetation within three (3) feet of control structures located inside stormwater ponds to allow free movement of water.
- Remove all small, non-hazardous and accessible trash within 10 feet of the shoreline. Items must fit into small garbage bags.
- Prepare and submit monthly service report.
- Communication with District Manager, as needed.
- Staff available to address emergency situations.

All work will be performed or supervised by a state-certified commercial aquatic applicator. All products used by GHS will be in accordance with product labels, as well as



state and federal laws. All equipment used by GHS will be handled with care to avoid damage to the grass.

Notes: Large debris, vegetation, dead wildlife or items deposited into stormwater ponds due to severe weather events are not included and can be handled under a separate proposal.

GHS will spot treat hydrilla when observed. However, if hydrilla gets introduced into a pond (ie via birds, fisherman, aquarium dumping, etc.) and becomes problematic, this nuisance vegetation is best controlled long term by the introduction of triploid grass carp. These services can be addressed under a separate proposal and will be brought to the attention of the CDD as needed.

Task 2: Quarterly Wetland Mitigation Maintenance Plan (4 Events/Year)

GHS will perform quarterly herbicide treatments of all Category I and II plant species included on the Florida Invasive Species Council List located in the three (3) designated mitigation areas depicted in the community's Environmental Resource Permit No. 4344474.000. All vegetation will be treated in place and left to decompose naturally.

All work will be supervised by a state-certified commercial applicator. All equipment used by GHS will be handled with care to avoid damage to desirable plant material. This proposal does not include any mechanical, burning, manual removal or off-site disposal of vegetation. These services can be handled under separate contracts, if necessary.

Task 3: Annual Wetland Mitigation Monitoring and Reporting (1 Event/Year)

GHS will conduct annual monitoring in accordance with the community's Environmental Resource Permit for the three (3) wetland mitigation areas. Monitoring data collected will include desirable and undesirable plant coverage along fixed transects, photodocumentation from fixed points and wildlife observations.

GHS will prepare and submit Annual Wetland Mitigation Reports in accordance with the community's Environmental Resource Permit No. 4344474.000.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is \$23,080/year for Tasks 1-3.

Table 1 – Proposed Budget

	Task Description	Subtotal	Per Event
TASK 1	Monthly Aquatic Weed Control Program (12 Events/Year)	\$18,480	\$1,540
TASK 2	Quarterly Wetland Mitigation Maintenance Plan (4 Events/Year)	\$2,300	\$575
TASK 3	Annual Wetland Mitigation Monitoring and Reporting (1 Event/Year)	\$2,300	\$2,300
	GRAND TOTAL	\$23,080	



The proposed budget is to be considered a "not-to-exceed" figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization. Invoices will be submitted monthly. Additional services not covered by this scope can be handled under a separate proposal.

This proposal may be automatically renewed annually if both parties agree.

Closing Comments

We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by returning a signed copy via Chuck@GHSenvironmental.com. We look forward to working with you on this project.

Sincerely yours,

GHS Environmental Dana J. Gaydos Chuck Burnite Principal Sr. Environmental Scientist Accepted by: Signature/Title **Date**

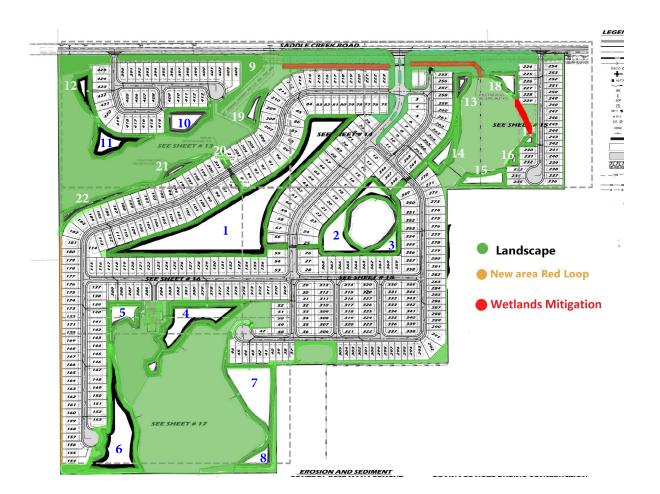


EXHIBIT A



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

Service Report

Code	Action	Code	Action
Α	Treated Algae (ie. filamentous, planktonic, blue-green, etc.)	MF	Mosquito / Midge Fly Treatment
F	Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)	SM	Structure Maintenance
G	Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)	Т	Trash/Debris Removed
L	Treated Lilies (ie fragrant waterlily, spatterdock)	FC	Field Check
S	Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)	WM	Wetland Mitigation Maintenance
М	Mowing / Brushcutting		

Project: Saddle Creek Preserve CDD

Report Period: 8/22/2025 to 8/22/2025

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
8/22/2025	Pond 1	clear sky 83.68°F 4.61 mph SSW	G, T, SM	Water Level: Normal	1 photo: P1
8/22/2025	Pond 2	clear sky 83.68°F 4.61 mph SSW	А, Т	Vegetation around control structure treated.	No photos
N/A	Wetland Mitigation Area!	clear sky 83.68°F 4.61 mph SSW	WM	Treated nuisance species in accordance with ERP.	No photos

Job Photos (8/22/2025):



Pond 1

Charles A. Burnite III

GHS Environmental, LLC

Discipline/Specialty

Vegetation Management (Aquatic and Natural Areas)

Federal, State and Local Permitting

Project Management

Wetlands - jurisdictional delineations and assessments

Listed Species - surveys, permitting, mitigation and management plans

Wetland Mitigation - design, planting, monitoring and maintenance

Phase I and II Environmental Site Assessments

Project Design and Site Layouts

Drafting and AutoCAD Services

Permit Compliance and Violations - negotiation and enforcement resolutions

Natural Resource Damage Assessment

Education

B.S. Environmental Science and Policy, University of South Florida, Tampa, FL, 1997

Engineering Core Studies, University of Central Florida, Orlando, FL 1994

Certifications

Commercial Applicator License (CM22323) Aquatic and Natural Areas

Wetland Assessment Procedure Training (Southwest Florida Water Management District)

Work Experience

1997 - Present (28 Years)

SUMMARY OF QUALIFICATIONS

Mr. Burnite began his career in 1997 after obtaining his Bachelor of Science in Environmental Science and Policy from the University of South Florida. Mr. Burnite has over 28 years of environmental consulting experience and has worked on numerous projects located in Florida, New York, Louisiana, Mississippi, North Carolina and Alabama. These projects have been successfully completed for CDD/HOAs, private landowners, residential and commercial developers, energy and natural gas companies and government agencies.

Mr. Burnite's experience includes aquatic/upland plant management, federal, state and local permitting, listed species surveying, wildlife management plans, wetland mitigation and restoration, natural resource damage assessments, project management, wetland delineation, environmental assessments and site design.

Mr. Burnite has successfully accomplished his client's objectives by maintaining exceptional professional standards in his services, work product and cost-effectiveness.

RELEVANT EXPERIENCE

Tampa Bay Water - Hillsborough County

Management of Category I and II nuisance/exotic species listed by the Florida Invasive Species Council on +600 acres of various habitats that include herbaceous and forested wetlands, hammocks, pastures and stormwater ponds. Active since 2015.

Southwest Florida Water Management District - Various Counties

Herbicide treatment of Category I and II nuisance/exotic species on various FDOT mitigation sites and SWFWMD properties ranging from 20 acres to 723 acres. Active since 2019.

Wilderness Lakes Preserve - Pasco County, Florida

Aquatic management of twenty-two (22) wetlands and thirty-nine (39) lakes located throughout the community. Active since 2012.

Long Lake Ranch - Pasco County, Florida

Aquatic management of ± 103 acres of waterbodies. Active since initial construction of the community in 2014.

The Preserve at South Branch – Pasco County, Florida

Aquatic management of ± 77 acres of waterbodies and 57.06 acres of wetland mitigation. Active since 2023.

This Agreement, made this _

Sarasota Office 1587 Barber Road Sarasota, FL 34240 (941) 377-0658 sarasota@lakedoctors.com www.lakedoctors.com

Water Management Agreement

day of ______ 2025 is between The Lake Doctors, Inc., a Florida corporation

	EDTV N/	ME (Community/Business	s/Individual)			
		COMPANY				
		COMPANY				
		DRESS				
						
EMAIL	. ADDRE	SS				
The pa	arties here	eto agree to follows:				
A T In	greemen wenty-tw	t in accordance with the term o (22) ponds associated w	ns and conditions of this with Saddle Creek Preso	Agreement in the ferve Lakeland, FL	ollowing location(s):	hs from the date of execution o
B. C	ustomer	agrees to pay the Company	the following sum for spe	ecified aquatic mar	nagement services:	
	1.	Underwater and Floating	Vegetation Control Prog	ram	\$3,090.00	Monthly
	2.	Shoreline Grass and Brus			\$	INCLUDED
	3.	Free Callback Service			\$	INCLUDED
	4.	Monthly Service Reports			\$	INCLUDED
	5.	Additional Treatments, if			\$	
		Total of Services Accep	oted		\$3,090.00	Monthly
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TERMS AND CONDITIONS

- The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.

 a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. Customer understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.

 b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.

 c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, the Company shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify the Company in writing if any exotic fish exist in lake or pond prior to treatment.

 d) Customer understands and agrees that for the best effectiveness and environmental safety, materials used by the Company may be used at rates equal to or lower than maximum label recommendations.

 e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.

 f) Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.

 - Customer agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement. Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors. When deemed necessary by the Company and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- Under the Shoreline Grass and Brush Control Program, the Company will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of species take several months or longer to fully decompose. Customer is responsible for any desired physical cutting and removal.
- Customer agrees to inform the Company in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). the Company assumes no responsibility for damage to aquatic plants if Customer fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- If services specify trash/debris removal, the Company will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to a 5 gallon bucket but only during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included. 4)
- Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion. 5)
- If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after 30 days from the giving of the original notice, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the last day of the month in which the Second Notice is received by the Company. Customer may not terminate this Agreement before the end of the term except for cause in accordance with this paragraph.
- If Customer discontinues or terminates service under this Agreement except for cause in accordance with paragraph 6, Company shall be entitled to collect as an early termination fee, and not as a penalty, an amount equal to, the lesser of, three (3) times the monthly service fee, or the number of months remaining in the term multiplied by the monthly service fee. The Company may declare the termination fee owed in a single payment due within ten (10) days of written
- Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. The Company will notify Customer of such restrictions. It is Customer's responsibility to observe the restrictions throughout the required period. Customer understands and agrees that, notwithstanding any other provision of the Agreement, the Company does not assume any liability for failure by any party to be notified of, or to observe, such regulations or restrictions.
- The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the monthly fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action
- The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- Customer understands that, for convenience, the annual cost of service is spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If the Company permits Customer to temporarily put its account activity on hold, an additional start-up charge may be required due to aquatic re-growth.
- The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party by written notice delivered prior to the end of the term. The Company may adjust the monthly investment amount after the original term to reflect any changes to cost of materials, inputs, and labor. The Company will submit written notification to Customer 30 days prior to effective date of adjustment. If Customer is unable to comply with the adjustment, the Company shall be notified immediately in order to seek a resolution. The Company may cancel this Agreement for any reason upon 30-day written notice to Customer.
- Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the continuing monthly amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the monthly equivalent invoice amount for three (3) consecutive months, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in full. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.

01/2024 ® THE LAKE DOCTORS, INC.

19)	This Agreement constitutes the alterations or modifications of Company and Customer. This	e entire agreement of the partie f the terms contained herein s Agreement is assignable by C	es hereto and shall be valid u hall be valid unless made in customer only with the prior v	pon acceptance by the Company C n writing and accepted by an auth written consent of the Company.	orporate Office. No oral or v lorized representative of bo	vritten th the
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August 21st, 2025

Saddle Creek Preserve of Polk County CDD 2230 Old Mining Rd Lakeland, FL 33801 ATTN: Vesta District Management, Heath Beckett

Dear Heath,

Thank you for considering our proposal to manage the lakes at Saddle Creek Preserve of Polk County CDD.

Premier Lakes is a Florida-based company founded by some of the foremost experts in lake and wetland management, with over 75 years of combined experience. We take pride in caring for some of Florida's most respected golf courses, commercial properties, residential communities, and CDDs. Most of our business comes from referrals from satisfied customers who have experienced the Premier Lakes difference firsthand and appreciate our service and communication.

Our team is dedicated to using the right tool for every job. By partnering with the best herbicide, remediation, and equipment manufacturers, we can continuously improve our control methods. Our extensive experience and science-backed approach enable us to deliver the best results consistently.

When you choose Premier Lakes, you are partnering with a team of dedicated professionals who are passionate about achieving the best results for your lakes and wetlands. Our entire team at Premier Lakes will work tirelessly to earn your trust and provide you with an unmatched customer experience.

Sincerely,

Alex Kurth President

Alex Kurth



Premier Lakes, Inc. is a Florida-based lake and wetland management company focused on sustainable, customized solutions to protect and enhance aquatic ecosystems. The firm combines professional expertise with personalized service to meet client needs effectively.

Company Mission and Values: Premier Lakes emphasizes environmentally responsible practices to ensure the long-term health and vibrancy of Florida's lakes, ponds, and wetlands. Their approach integrates sustainability at every stage of the management process.

Leadership Experience: Alex Kurth, President and Founder, brings over a decade of expertise with a strong background in finance, leadership, and aquatic management certifications. His commitment to innovation and sustainability drives the company's operational strategies.

Veteran Expertise: Vice President and Founder, Bill Kurth, has over 40 years of experience in aquatic management, specializing in innovative treatment solutions and herbicide technology. He has held leadership roles in major Florida lake management companies and has contributed extensively to the industry's knowledge and best practices.

Specialized Team Members: Dustin Hormann manages wetlands with expertise in exotic vegetation control and federal project collaboration, while Adrian Sebree leads aeration and fountain systems, bringing over 15 years of experience focused on sustainable aquatic ecosystems and technical expertise.





Annual Management Program Agreement

Customer Name: Saddle Creek Preserve of Polk County CDD

Property Contact: Heath Beckett

Agreement Effective Date: October 1st, 2025 - September 30th, 2026

Program Description: Annual Lake Maintenance

Premier Lakes Consultant: Alex Kurth **Consultant Phone Number:** 239-707-1575

This Agreement, dated **August 21st, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Saddle Creek Preserve of Polk County CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

- General Conditions: Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
- 2. Service Area: The "Service Area" is described as 22 lakes consisting of approximately 22,999 linear feet and 22.82 acres.
- 3. **Contract Services:** Premier Lakes will perform **(18) Eighteen** inspections per year of the Service Area and provide the following service as necessary.
 - **a.** Aquatic Weed Control: Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - **b.** Algae Control: Algae will be controlled by applying algaecides and adjuvants as needed.
 - **c. Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that



- when spraying in beneficial littoral plants, minor damage to native vegetation may occur.
- **d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
- e. Trash Pickup: Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
- **f. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
- **g.** Aquatic Consultation: Attendance to monthly board meetings when requested.
- 4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
- 5. Payment Terms: No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal Monthly installments of \$1,500.00 per Month commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
- 6. **Forms of Payment:** Premier Lakes accepts payment by check.
- 7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

- 8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
- 9. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
- 10. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
- 11. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
- 12. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
- 13. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
- 14. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
- 15. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of





Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: \$18,000.00
Monthly Agreement Amount: \$1,500.00
Invoicing Frequency: Monthly
Accepted and Approved:
Saddle Creek Preserve of Polk County CDD
Signature:
Printed Name:
Title:
Date:
Customer Address for Notice Purposes:
Premier Lakes, Inc.
Signature:
Name:
Title:
Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley



Chapel, FL 33544.

Work Order



DATE	08/08/2025 -
TECH(S)	Mitchell
JOB #	1072399097

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Cheval West CDD



JOB DETAILS	Annual Lake Maintenance
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Treated sites 1-6, 15 (by UTV and backpack), 24, 31 for shoreline weed growth and emergent vegetation.
	Sites 2-6, 24, 31 and south part of 35 were treated for algae.
	Have a great day!



Reference List

Community Name: The Starkey Ranch CDD, Southern Hills Plantation CDD, Heritage Pines

CDD, & Palm Bay CDD

Primary Contact: Chuck Adams

Position: District Manager

Email: Adamsc@whhassociates.com

Community Name: Brooks CDD 1 & 2, Fiddler's Creek CDD #1, River Ridge CDD, & Sarasota

National CDD

Primary Contact: Cleo Adams

Position: District Manager

Email: Crismondc@whhassociates.com

Community Name: Orchid Island Golf and Beach Club

Primary Contact: Matt Boyd

Position: Golf Course Superintendent

Phone: (772)633-0074

Email: mboyd@orchidislandclub.com

Community Name: Grandezza Master Association

Primary Contact: Peter Dersley

Position: Board President

Email: pgdersley@gmail.com

Community Name: Epperson North CDD

Primary Contact: Heath Beckett

Position: District Manager

Email: Hbeckett@vestapropertyservices.com



STEADFAST ENVIRONMENTAL





VESTA

Proposal for Pond Maintenance: Saddle Creek Preseve 2230 Old Mining Rd, Lakeland, FL 33801





Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | office@steadfastalliance.com

8/18/2025

Vesta

250 International Parkway, Suite 208, Lake Mary, FL 32746

Attn: Heath Beckett

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Saddle Creek

Preserve of Polk County CDD.

Program to consist of areas #1-22 as indicated on attached map.

Area to be serviced measures 22,124 LF & 19.48 AC.

Occurrence: 2 events/month Annual Cost: \$18,660.00

(\$1555.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Steadfast Environmental, LLC.

oseph Hamilton

Joseph C. Hamilton, Owner/Operator



Steadfast **Environmental Division**

30435 Commerce Drive, Suite 102 San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

Maintenance Contract

Aquatic Maintenance Program

- Algaecide Application: John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.1
- Herbicide Application: Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
- Submersed Vegetation Control: Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
- Debris Collection: Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization
- Pond Dye Application: Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
- Outflow Inspections: Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*,3

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

- Physical & Mechanical Removals of Invasive/Exotic Vegetation. Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and
- Planting of Native & Desirable, Low-lying Aquatic Vegetation Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
- Aquatic Fountain & Aeration Installation Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
- Native Fish Stocking Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
- Triploid Grass Carp Stocking Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
- Excess Trash/Oversize Object Collection Visits Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
- Seasonal Midge Fly Treatments Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).



Steadfast Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | office@steadfastalliance.com

Service Area



SADDLE CREEK PRESERVE OF POLK COUNTY CDD

2230 Old Mining Rd, Lakeland, FL 33801

Gate Code:



Agreement

The contract will run for one year starting ______. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Steadfast

Environmental Division

30435 Commerce Drive, Suite 102 San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

Title

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

Title

In witness, whereof the parties to this agreement have	signed and executed it this day of2025
Matt Goldrick	
Steadfast Representative	Signature of Owner or Agent
Account Manager	

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document. We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this ______ day of _______, _______, ______.

Client	Steadfast
Signature of Representative	Signature of Owner or Agent
Title	Title
	Billing Information
Client Business Name:	Client Contact Name:
Client Contract Number:	Client Contact Email:
Billing Business Name:	Billing Contact Name:
Billing Contact Phone:	Billing Contact Address:

Any special billing requirements or notes:





Saddle Creek Preserve of Polk County CDD Aquatics

Inspection Date:

8/13/2025 1:30 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE: WWW.STEADFASTENV.COM 813-836-7940

SITE: 1/2

Condition: Excellent Great Good Poor Mixed Condition Improving





Comments:

Ponds 1+2 - Patches of nuisance grasses growing around the perimeter. No algae growth observed.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

Planktonic Cyanobacteria
N/A X Minimal Moderate Substantial

Surface Filamentous

NUISANCE SPECIES OBSERVED:

GRASSES:

▼Torpedo Grass ▼Pennywort ▼ Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 3/4

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving





Comments:

Pond 3 - Mild nuisance growth amid beneficial plants.

Pond 4 - Small patches of nuisance grasses present around the perimeter.

WATER: ★ Clear Turbid Tannic ALGAE: N/A Subsurface Filamentous

Planktonic Cyanobacteria

Minimal Moderate Substantial

Surface Filamentous

X Torpedo GrassX PennywortX BabytearsCharaHydrillaSlender SpikerushOther:

SITE: 5/6

Condition: Excellent √Great Good **Mixed Condition Improving** Poor





Comments:

Ponds 5+6 - Minimal nuisance grass and no algae growth observed.

WATER: X Clear Turbid

Tannic ALGAE: \times N/A Subsurface Filamentous

> Planktonic Cyanobacteria Substantial

Surface Filamentous

GRASSES: N/A X Minimal Moderate

NUISANCE SPECIES OBSERVED:

Chara Torpedo Grass Pennywort Babytears

Hydrilla Slender Spikerush Other:

SITE: 7/8

Condition: Excellent Poor ✓ Mixed Condition Great Good **Improving**

Comments:

Data corrupted after taking photos. The top left corner of pond 4's photo contains a section of pond 7 with cyanobacteria present.

X Clear Turbid WATER: Tannic ALGAE: Subsurface Filamentous

Surface Filamentous **X** Planktonic **X**Cyanobacteria Substantial

GRASSES: N/A X Minimal Moderate **NUISANCE SPECIES OBSERVED:**

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 9/10

Condition: ✓Excellent Great Good **Mixed Condition Improving** Poor





Comments:

Pond 9+10 - No nuisance grass or algae growth observed.

WATER: X Clear Turbid Tannic

ALGAE: ×N/A Subsurface Filamentous

> Planktonic Cyanobacteria Minimal Moderate Substantial

Surface Filamentous

GRASSES: X N/A **NUISANCE SPECIES OBSERVED:**

Chara Pennywort Torpedo Grass Babytears

Hydrilla Slender Spikerush Other:

SITE: 11/12

Condition: ✓Excellent **Mixed Condition** Great Good Poor **Improving**





Comments:

Pond 9+10 - No nuisance grass or algae growth observed.

X Clear Turbid WATER: Tannic

Surface Filamentous ALGAE: X N/A Subsurface Filamentous Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara

Hydrilla Slender Spikerush Other:

SITE: 13-17

Condition: Excellent **Mixed Condition** Great √Good Poor **Improving**





Comments:

Ponds 13+14 - No nuisance grass or algae growth observed.

Ponds 15-17 - Small patches of nuisance grasses growing around the perimeter, mostly where residential fences make access difficult.

WATER: X Clear Turbid Tannic ALGAE: \mathbf{X} N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Chara

XTorpedo Grass **X**Pennywort **X** Babytears

Hydrilla Slender Spikerush Other:

SITE: 18/19

Condition: Excellent Great √Good **Mixed Condition** Poor **Improving**





Comments:

Ponds 18+19 - Mild nuisance grass growth on the shorelines.

Turbid WATER: **X** Clear Tannic ×N/A Surface Filamentous ALGAE: Subsurface Filamentous Planktonic Cyanobacteria **GRASSES:** N/A X Minimal Moderate Substantial **NUISANCE SPECIES OBSERVED:** Torpedo Grass Pennywort Babytears Chara

Other:

Slender Spikerush

Hydrilla

SITE: 20/21

Condition: Excellent Great Good \(\sqrt{Poor} \) \(\sqrt{Mixed Condition} \) Improving





Comments:

Pond 20 - Notable nuisance growth around the perimeter.

Pond 21 - Floating growth (likely algae or duckweed) is present on the narrow section.

WATER: X Clear Turbid Tannic

ALGAE: N/A Subsurface Filamentous Y Surface Filamentous
Planktonic Cyanobacteria

GRASSES: N/A Minimal X Moderate Substantial

NUISANCE SPECIES OBSERVED:

 XTorpedo Grass
 XPennywort
 X Babytears
 Chara

 Hydrilla
 Slender Spikerush
 Other:

SITE: 22

Condition: Excellent Great \(\sqrt{Good} \) Poor Mixed Condition Improving



Comments:

Terrestrial grasses growing on the exposed banks.

WATER: X Clear Turbid Tannic

ALGAE: X N/A Subsurface Filamentous

GAE:

X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY













Overall, the ponds are in fair shape. Nuisance grasses and some submerged vegetation are the biggest issues. It's growing season, so this is not surprising.

Daily rain is likely helping aid in keeping algae at bay. No filamentous and only one small patch of cyanobacteria were found today.

Little to no notable debris or trash in ponds.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

MAINTENANCE AREA



SADDLE CREEK PRESERVE OF POLK COUNTY CDD

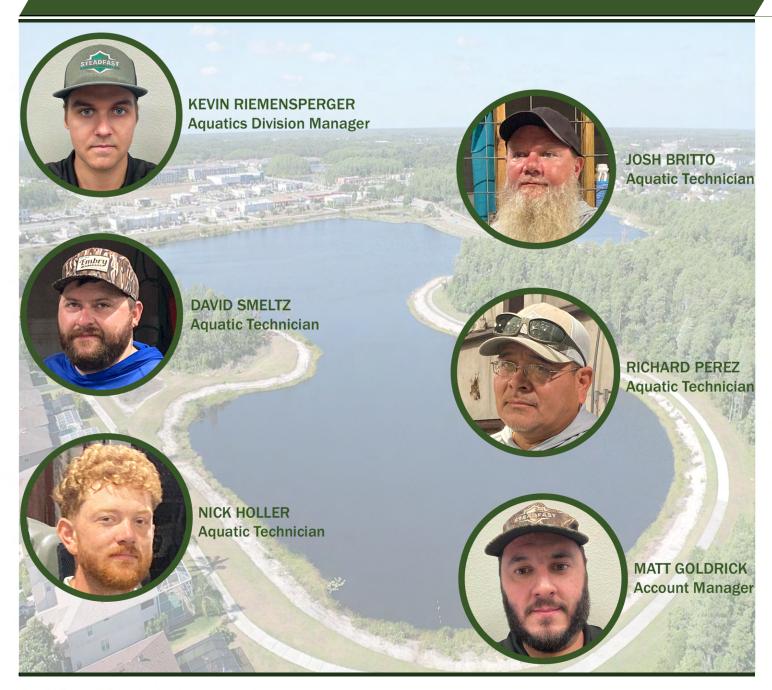
2230 Old Mining Rd, Lakeland, FL 33801

Gate Code:





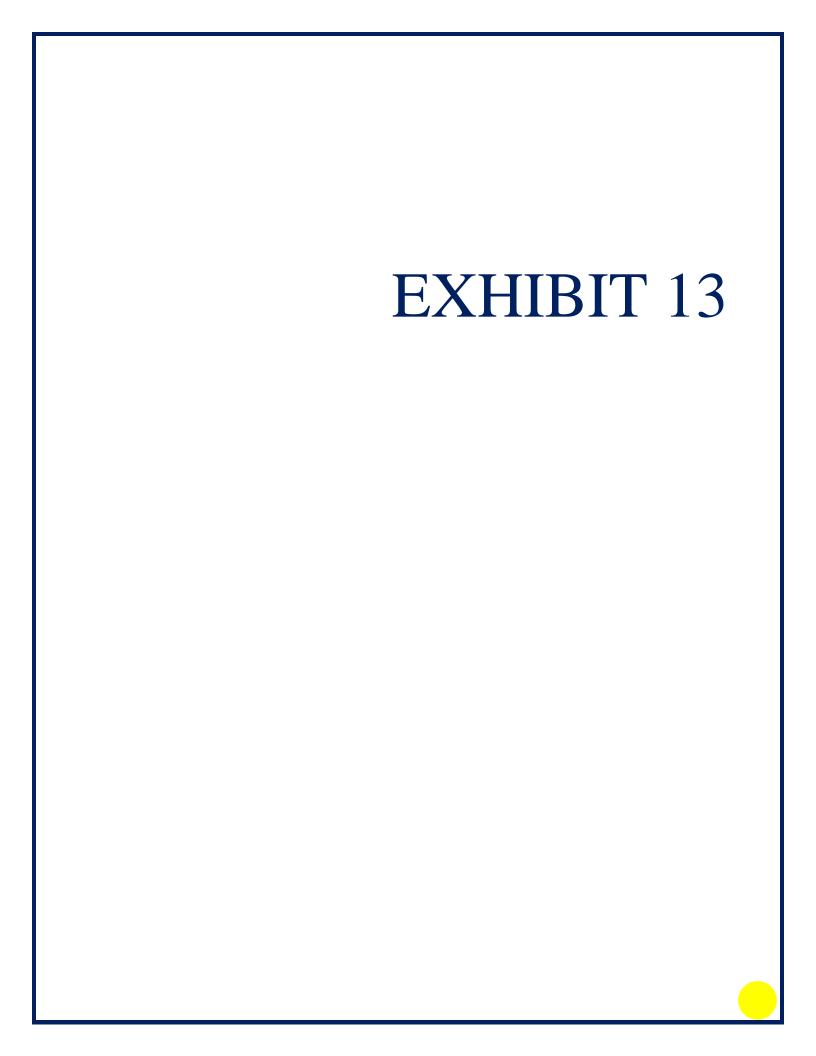
MEET OUR TEAM



WHO WE ARE

- FL certified Master Naturalist
- FL DEP certified Green Idustries Best Management Practices
- Licensed Stormwater Inspector
- FDACS licensed Pesticide Applicator and wildlife specialist
- FEMA certified Debris Monitor





RESOLUTION 2025-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District ("**District**") was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semiannually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

This Resolution shall become effective immediately upon its adoption

	SECTION 2.	This resolution shall beet	mile effective immediately apoints adoption.
	PASSED AND AL	OOPTED THIS DAY OF	, 2025.
ATTEST			SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
Secreta	ry/Assistant Secr	retary (Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

SECTION 2

Exhibit A

BOARD OF SUPERVISORS MEETING DATES SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at **Auburndale Historic Depot, 120 W Park St, Auburndale, FL 33823**, on the fourth Tuesday of each month at **6:00 p.m.**, unless otherwise indicated as follows:

Tuesday, October 28, 2025

Tuesday, November 25, 2025

Tuesday, December 23, 2025

Tuesday, January 27, 2026

Tuesday, February 24, 2026

Tuesday, March 24, 2026 (Discuss Budget needs)

Tuesday, April 28, 2026 at 5:00 p.m. (inc. Budget Review and Approve Proposed Budget)

Tuesday, May 26, 2026

Tuesday, June 23, 2026

Tuesday, July 28, 2026 (Budget Public Hearing & Adoption)

Tuesday, August 25, 2026

Tuesday, September 22, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

FY 2026 Meeting Schedule Dates

		FIRST			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 6, 2025	October 7, 2025	October 1, 2025	October 2, 2025	October 3, 2025	
November 3, 2025	November 4, 2025	November 5, 2025	November 6, 2025	November 7, 2025	Election Day - Nov 4
December 1, 2025	December 2, 2025	December 3, 2025	December 4, 2025	December 5, 2025	
January 5, 2026	January 6, 2026	January 7, 2026	January 1, 2026	January 2, 2026	New Year - Jan 1
February 2, 2026	February 3, 2026	February 4, 2026	February 5, 2026	February 6, 2026	
March 2, 2026	March 3, 2026	March 4, 2026	March 5, 2026	March 6, 2026	
April 6, 2026	April 7, 2026	April 1, 2026	April 2, 2026		Good Friday - Apr 3 (Easter - Apr 5)
May 4, 2026	May 5, 2026	May 6, 2026	May 7, 2026	May 1, 2026	
June 1, 2026	June 2, 2026	June 3, 2026	June 4, 2026	June 5, 2026	
July 6, 2026	July 7, 2026	July 1, 2026	July 2, 2026		Independence Day - Jul 4
August 3, 2026	August 4, 2026	August 5, 2026	August 6, 2026	August 7, 2026	independence bay sat 4
September 7, 2026	September 1, 2026	September 2, 2026	September 3, 2026	-	Labor Day - Sep 7 (1st Mon)
3eptember 7, 2020	00pt0111501 1, 2020		September 3, 2020	September 4, 2020	Labor Day - Sep 7 (1st 1-1011)
		SECOND			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 13, 2025	October 14, 2025	October 8, 2025	October 9, 2025	October 10, 2025	Columbus/Indigenous Peoples Day - Oct 13 (2nd Moi
November 10, 2025	November 11, 2025	November 12, 2025	November 13, 2025		Veterans Day - Nov 11
December 8, 2025	December 9, 2025	December 10, 2025	December 11, 2025	December 12, 2025	
January 12, 2026	January 13, 2026	January 14, 2026	January 8, 2026	January 9, 2026	
February 9, 2026	February 10, 2026	February 11, 2026	February 12, 2026	February 13, 2026	
March 9, 2026	March 10, 2026	March 11, 2026	March 12, 2026	March 13, 2026	
April 13, 2026	April 14, 2026	April 8, 2026	April 9, 2026	April 10, 2026	
May 11, 2026	May 12, 2026	May 13, 2026	May 14, 2026	May 8, 2026	
June 8, 2026	June 9, 2026	June 10, 2026	June 11, 2026	June 12, 2026	
July 13, 2026	July 14, 2026	July 8, 2026	July 9, 2026	July 10, 2026	
	August 11, 2026		•		
August 10, 2026		August 12, 2026	August 13, 2026	August 14, 2026	
September 14, 2026	September 8, 2026	September 9, 2026	September 10, 2026	September 11, 2026	
		THIRD			
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 20, 2025	October 21, 2025	October 15, 2025	October 16, 2025	October 17, 2025	
November 17, 2025	November 18, 2025	November 19, 2025	November 20, 2025	November 21, 2025	
December 15, 2025	December 16, 2025	December 17, 2025	December 18, 2025	December 19, 2025	
January 19, 2026	January 20, 2026	January 21, 2026	January 15, 2026		Martin Luther King Jr Day - Jan 19 (3rd Mon)
February 16, 2026	February 17, 2026	February 18, 2026	February 19, 2026		President's Day (Vesta holiday) - Feb 16 (3rd Mon)
March 16, 2026	March 17, 2026	March 18, 2026	March 19, 2026	March 20, 2026	President's Day (vesta notiday) - Feb 16 (3rd Mon)
April 20, 2026	April 21, 2026	April 15, 2026	April 16, 2026	April 17, 2026	
	May 10, 2026	· ·	•		
May 18, 2026	May 19, 2026	May 20, 2026	May 21, 2026	May 15, 2026	harden the land on an demand David Land 40
June 15, 2026	June 16, 2026	May 20, 2026 June 17, 2026	May 21, 2026 June 18, 2026	May 15, 2026 June 19, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026	June 16, 2026 July 21, 2026	May 20, 2026 June 17, 2026 July 15, 2026	May 21, 2026 June 18, 2026 July 16, 2026	May 15, 2026 June 19, 2026 July 17, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026	June 16, 2026 July 21, 2026	May 20, 2026 June 17, 2026 July 15, 2026	May 21, 2026 June 18, 2026 July 16, 2026	May 15, 2026 June 19, 2026 July 17, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026	June 16, 2026 July 21, 2026 August 18, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY	Juneteeth Independence Day - Jun 19
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025	
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025 November 28, 2025	Thanksgiving - Nov 27 (4th Thur)
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025 December 25, 2025	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025 November 28, 2025 December 26, 2025	
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025 January 26, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025 December 25, 2025 January 22, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025 November 28, 2025 December 26, 2025 January 23, 2026	Thanksgiving - Nov 27 (4th Thur)
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025 January 26, 2026 February 23, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026 February 25, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025 December 25, 2025 January 22, 2026 February 26, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025 November 28, 2025 December 26, 2025 January 23, 2026 February 27, 2026	Thanksgiving - Nov 27 (4th Thur)
June 15, 2026 July 20, 2026 August 17, 2026 September 21, 2026 MONDAY October 27, 2025 November 24, 2025 December 22, 2025 January 26, 2026 February 23, 2026 March 23, 2026	June 16, 2026 July 21, 2026 August 18, 2026 September 15, 2026 TUESDAY October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026 March 24, 2026	May 20, 2026 June 17, 2026 July 15, 2026 August 19, 2026 September 16, 2026 FOURTH WEDNESDAY October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026 February 25, 2026 March 25, 2026	May 21, 2026 June 18, 2026 July 16, 2026 August 20, 2026 September 17, 2026 THURSDAY October 23, 2025 November 27, 2025 December 25, 2025 January 22, 2026 February 26, 2026 March 26, 2026	May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026 FRIDAY October 24, 2025 November 28, 2025 December 26, 2025 January 23, 2026 February 27, 2026 March 27, 2026	Thanksgiving - Nov 27 (4th Thur)
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CALENDAR REMINDERS

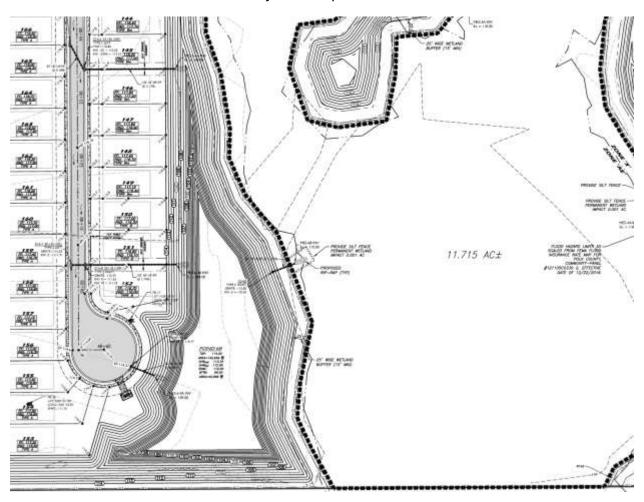
- November (Even Year) General Elections New Supervisors assume office 2nd Tuesday after General Election
- Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- May
 Budget Discussion (Workshop) and Approve Preliminary (high water) Budget (before June 15 deadline to send to County & 60 days prior to adoption)
- July
 Set Next Year's Meeting Schedule Dates
- July/August
 Budget/Assessment Public Hearings & Adopt Budget (before August 31 Property Appraiser deadline to certify assessment roll)

WALK-ON EXHIBIT B

From: Katie Vander Meade < kv@lesc.com > Sent: Tuesday, August 26, 2025 8:44 AM

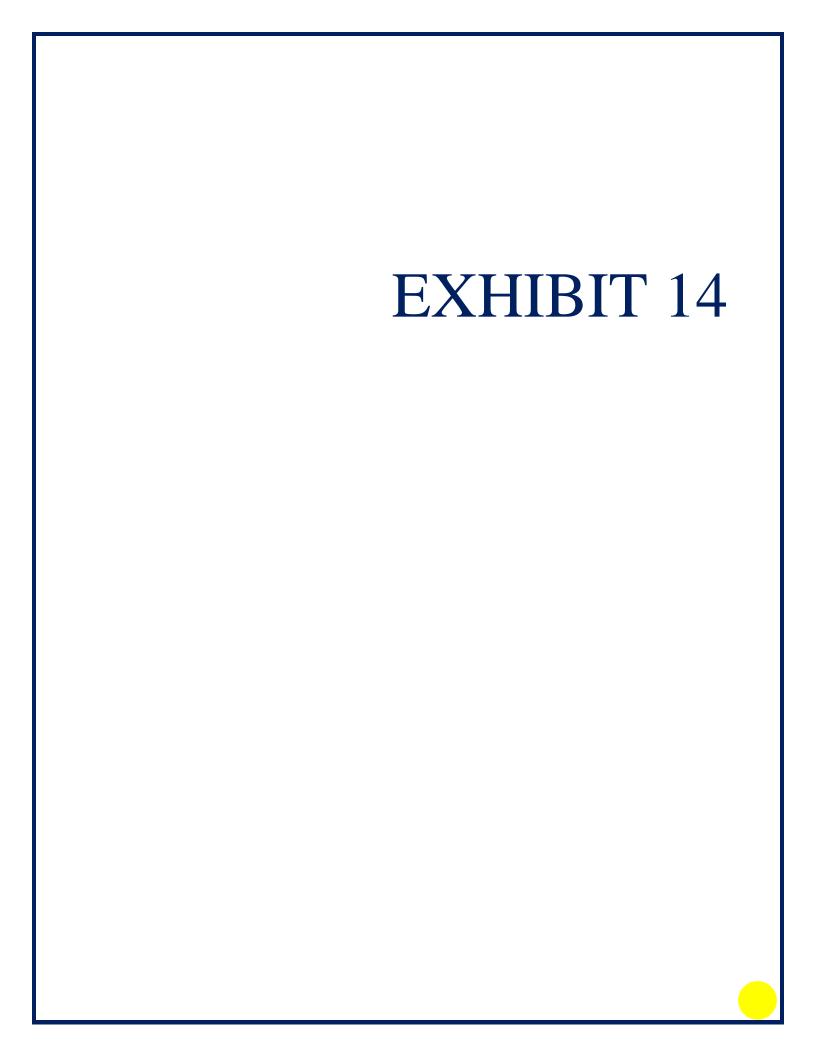
Subject: Re: Pond level concern - Saddle Creek Preserve

The pond 6B in question behind lots 144 – 152 only has storm water from the storm pipes which captured drainage from the street the lots in this area in the neighborhood. The pond is not connected to another pond to accept water, but only to discharge into Wetland C. There are a few minor areas where erosion is starting to occur in this pond and will need to be taken care of, but it is not affecting the functioning of the pond. The erosion is behind addresses 1687 and 1604. The pond appears to not be getting as much flow into the pond as expected. I can continue to do site visits to keep assessment of the pond levels to see if it increases with the rain we are having this week. Please confirm if you would like me to do another site visit this week or have any further questions.





Katie Vander Meade, P.E. Field Engineer 8515 Palm River Road • Tampa, Florida 33619 813-621-7841 (office) • 813-347-6861 (cell)



AGREEMENT FOR WEBSITE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this ____day of August 2025, by and between:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, with a mailing address of c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (the "District"); and

SCHOOLSTATUS, LLC, a Mississippi limited liability company, with a mailing address of 800 Woodlands Parkway, Suite 107, Ridgeland, Mississippi 39157 ("Consultant," and together with the District, the "Parties," or separately, "Party").

RECITALS:

WHEREAS, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, situated entirely within Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, pursuant to Section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information; and

WHEREAS, Consultant has agreed to provide services for the development and maintenance of such website for the District; and

WHEREAS, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to the District website.

Now, Therefore, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

- 1. RECITALS. The Parties confirm that the above-stated recitals are true and correct and are incorporated herein by reference.
- 2. SCOPE OF SERVICES. Consultant shall provide the District with the development and implementation of its technological capabilities, including but not limited to the following (collectively, the "Services"):
 - A. <u>Website Development and Domain Management</u>. Consultant shall implement and maintain a website for the District to comply with Florida law, including, but not limited to, Section 189.069, *Florida Statutes*, which requires special districts to operate and maintain an official internet website. Details of required content are described

- in **Exhibit A** attached hereto and incorporated by reference. Consultant shall manage and maintain the District's previously registered domain of https://saddlecreekpreservecdd.com/.
- B. <u>ADA Compliance.</u> Consultant shall be responsible for ensuring the District's website complies with federal and Florida law, including, but not limited to, Title II of the Americans with Disabilities Act of 1990 and section 189.069, *Florida Statutes*, requiring that special districts operate and maintain an official internet website throughout the term of this Agreement. Consultant shall ensure that all HTML code used and all content posted to the website comply with the WCAG 2.1 AA standards or better. Consultant shall also obtain the necessary SSL certificates to maintain industry-standard website security.
- C. <u>Additional Services</u>. Consultant shall provide the District with the Services more particularly described in **Exhibit B**. Any additional services not specifically identified in **Exhibit B** will require written approval by the District identifying such additional services and fees.
- 3. FEE SCHEDULE. Fees for Services under this Agreement are described in the attached **Exhibit B**. Fees will be invoiced upon completion, as applicable, and will be due and payable within thirty (30) days of District's receipt of a proper invoice. Notwithstanding the foregoing, project-related out-of-pocket expenses are not billable to the District without the prior written approval of the District for such expenses.
- 4. **DISTRICT'S RESPONSIBILITIES.** The District shall furnish all required documents, data and information reasonably necessary for Consultant to perform the duties of this Agreement. In addition, the District shall provide the timely services of its staff deemed reasonably necessary.
- 5. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of one (1) year from such date, unless terminated earlier in accordance with the terms contained herein. The Agreement shall thereafter automatically renew for additional one (1) year periods unless terminated earlier in accordance with the terms contained herein.
- 6. TERMINATION. This Agreement may be terminated by either Party without cause by providing thirty (30) days' written notice of termination to the other Party. Consultant agrees that the District may also terminate this Agreement for cause, which termination shall be effective immediately, upon material failure of Consultant to perform its duties under this Agreement or upon misfeasance or malfeasance in the performance of such duties. The District agrees that Consultant may terminate this Agreement for cause upon the District's failure to comply with its obligations hereunder provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Parties agree that if the District terminates the Agreement without cause during an annual term, the District is not entitled to a pro rata refund from Consultant. Upon termination of this Agreement for cause, Consultant shall be entitled to payment for work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims offsets the District may have against Consultant. Upon any termination, the District will continue to own any domain names and website content, and Consultant will make

all reasonable efforts to provide for an orderly transfer of the District's domain names and website content to the District or its designee.

- 7. LEGAL COMPLIANCE. Consultant shall, for as long as Consultant is under contract to provide the Services described herein, be responsible for ensuring that the District's website remains in compliance with all applicable federal and state laws regarding the content and functionality of such website. If Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Consultant or any of its agents, servants, employees, or with respect to any other requirements applicable to provision of the services under this Agreement, or fails to comply with any requirement of any such notice, order, required to comply notice, or a report of a violation or an alleged violation within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.
- **8. INSURANCE.** Consultant will maintain throughout the term of this Agreement the following insurance coverage:
 - A. Workers' Compensation insurance to cover full liability under workers' compensation laws in effect from time to time in Florida.
 - B. General Liability insurance with the limit of \$1,000,000 (Each Occurrence).
 - C. Professional Liability insurance with limits of no less than \$1,000,000.
 - D. Employment Practices Liability insurance with \$1,000,000 limit.
 - E. Comprehensive Automobile Liability insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of \$1,000,000.

Except with respect to the Professional Liability and Workers' Compensation insurance policies, the District and its officers, staff, consultants, employees, and supervisors shall be listed as additional insureds on each such insurance policy described above. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without at least sixty (60) days' written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request.

9. INDEMNIFICATION.

A. Consultant agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, supervisors, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs,

interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Consultant, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Consultant further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- 10. OWNERSHIP OF CONTENT. The District shall own the website, domain name, all email addresses, and all website and email content, under all circumstances. In the event of a termination of this Agreement for any reason, Consultant shall take all necessary steps to transfer, or otherwise allow the District to retain such website, domain name, email addresses and content to the District; provided however that it is understood that Consultant may not be able to transfer third-party plug-ins, scripts and other similar third-party content/software. Additionally, Consultant shall take reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Consultant shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue.
- 11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Consultant shall be acting as an independent contractor. Neither Consultant nor employees of Consultant, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Consultant, if there are any, in the performance of this Agreement. Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 12. ENFORCEMENT OF AGREEMENT. In the event that either the District or Consultant is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, and paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.
- 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

- 14. SEVERABILITY. In the event that any provision of this Agreement is determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.
- PUBLIC RECORDS. Consultant understands and agrees that all documents of any 15. kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Vesta District Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Consultant, Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.
 - IF CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, HBECKETT@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.
- 16. ASSIGNMENT. Neither the District nor Consultant may assign this Agreement without the prior written approval of the other, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Consultant's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof. Consultant agrees to provide written notice to the District of any acquisition that would result in the assignment of the Agreement to an acquirer of Consultant. Any purported assignment without such approval is void.
- 17. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted,

chosen, and selected the language, and any doubtful language will not be interpreted or construed against any Party.

- 18. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.
- 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties. The Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.
- **20. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
- **21. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are hereby superseded.
- **22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 23. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, including facsimile and PDF electronic copies, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.
- **24. E-VERIFY.** Effective immediately and for as long as Consultant provides services for the District, Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that Consultant has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, Consultant represents that no public employer has terminated a contract with Consultant under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- **25. ANTI-HUMAN TRAFFICKING.** Consultant certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06,

Florida Statutes. Consultant agrees to execute an affidavit in compliance with Section 787.06(13), Florida Statutes, and acknowledges that if Consultant refuses to sign said affidavit, the District may terminate this Agreement immediately.

26. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to Consultant: SchoolStatus, LLC

800 Woodlands Parkway, Suite 107

Ridgeland, Mississippi 39157

Attn: _____

B. If to the District: Saddle Creek Preserve of Polk County CDD

c/o Vesta District Services

250 International Parkway, Suite 208

Lake Mary, Florida, 32746 Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC

517 East College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Consultant may deliver Notice on behalf of the District and Consultant. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

27. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, Florida Statutes, Consultant represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, Florida Statutes, and in the event such status changes, Consultant shall immediately notify the District. If Consultant is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first above written.

POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT			
Chairperson, Board of Supervisors			
SCHOOLSTATUS, LLC, a Mississippi limited liability company			
By:			
Its:			

SADDLE CREEK PRESERVE OF

Exhibit A: Required Website Content Exhibit B: Service and Fee Schedule

Exhibit A:

Required Website Content

Pursuant to section 189.069, *Florida Statutes*, special district websites will be required to include and make available the following information or documents:

- 1. The full legal name of the special district.
- 2. The public purpose of the special district.
- 3. The name, address, email address, and the term for each member of the governing body of the special district.
- 4. The fiscal year of the special district.
- 5. The full text of the special district's charter and the statute under which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
- 6. The mailing address, email address, telephone number, and internet website uniform resource locator (URL) of the special district.
- 7. A description of the boundaries or service area of, and the services provided by, the special district.
- 8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
- 9. The primary contact person for the special district for purposes of communication from the Department of Economic Opportunity.
- 10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- 11. The adopted budget of the special district, in addition to budget amendments in accordance with section 189.418, *Florida Statutes*.
- 12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district. If the special district has submitted its most recent final, complete audit report to the Auditor General, this requirement may be satisfied by providing a link to the audit report on the Auditor General's website.
- 13. A listing of its regularly scheduled public meetings as required by section 189.015(1), *Florida Statutes*.

- 14. The link to the Department of Financial Services' website as set forth in section 218.32(1)(g), *Florida Statutes*.
- 15. At least seven (7) days before each meeting or workshop, the agenda of the event. The information must remain on the website for at least one (1) year after the event.

In addition to the above requirements, pursuant to Title II of the Americans with Disabilities Act of 1990 ("ADA"), special district websites are required to provide accessibility for individuals with disabilities. Consultant shall ensure that the HTML code used on the website is ADA-compliant.

Exhibit B:

Service and Fee Schedule



800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157

Customer Contact: Heath Beckett

Title: Admin

Email: hbeckett@vestapropertyservices.com

Phone:

Ship To: Saddle Creek Preserve of Polk County CDD

Address: 250 International Pkwy #208

City: Lake Mary State/Province: Florida Zip Code: 32746 Country: United States

Client Order

Quote Number: Q-26295 Quote Expiration Date:

Prepared Date: 6/20/2025 Prepared By: Emily Thompson Contract Term: 12 Start Date: 6/30/2025

Contract End Date: 6/29/2026

Bill To: Saddle Creek Preserve of Polk County CDD Bill To Address: 250 International Pkwy #208

Bill To City: Lake Mary Bill To State/Province: Florida Bill To Zip Code: 32746 Bill To Country: United States

Products & Services	Quantity	Unit Price	Description	Total
SchoolNow ADA 6/30/2025 - 6/29/2026	1		Monthly reporting, error correction and training resources	\$938.00
SchoolNow CMS 6/30/2025 - 6/29/2026	1		Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow Implementation -	1		One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee 6/30/2025 - 6/29/2026	1		Annual service fee for website hosting	\$615.00
'			Subtotal	\$3,125.00
			Total	\$3,125.00



Client Order

800 Woodlands Parkway, Suite 107 Ridgeland, MS 39157 Quote Number: Q-26295 Quote Expiration Date:

Subscription Term	Autorenewal Term
12	12

Annual Payments	<u>Year 1</u> <u>6/30/2025</u>
Annual Payments	\$3,125.00

Proposal For Saddle Creek Preserve of Polk County CDD

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
October 13 th , 2025	1.0	Initial Version as per request. Enhanced email	VB Joshi
		inbox added	









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Any violations are punishable under the law and shall be prosecuted.

Table of Contents

1.0	The Law	4
2.0	ADA & WCAG Compliance – Introduction	6
2.1	Common Problems and Solutions in Website Accessibility?	7
2.1.	1 Problem: Images Without Text Equivalents	7
2.1.	2 Problem: Documents Are Not Posted in an Accessible Format	7
2.1.	3 Problem: Specifying Colors and Font Sizes	7
2.1.		
2.1.	5 Web Content Accessibility Guidelines (WCAG)	8
3.0	Pricing	10
3.1	Existing Website Remediation / New Website Build:	10
3.2	ADA Compliance Monthly Maintenance, Email and Hosting	11
3.3	Quarterly Technical and Human Audit	12
4.0	Proposal Acceptance:	14
5.0	References:	15

1.0 The Law

Source: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access. —

- (1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.
- (a) Each independent special district shall maintain a separate website.
- (b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.
- (2)(a) A special district shall post the following information, at a minimum, on the district's official website:
- 1. The full legal name of the special district.
- 2. The public purpose of the special district.
- 3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- 4. The fiscal year of the special district.
- 5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- 6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- 7. A description of the boundaries or service area of, and the services provided by, the special district.
- 8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

- 9. The primary contact information for the special district for purposes of communication from the department.
- 10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- 11. The budget of the special district and any amendments thereto in accordance with s.189.016.
- 12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.
- 13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).
- 14. The public facilities report, if applicable.
- 15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- 16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.
- (b) The department's website list of special districts in the state required under s. 189.061shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance - Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public can participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are like Section 508, but on an international level. WCAG 2.0 and 2.1 require specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: https://www.w3.org/WAI/standards-guidelines/wcag/

Visit http://vglobaltech.com/website-compliance/ for more details, do a website compliance check on your website and to download a PDF proposal.



2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an "alt" tag for brief amounts of text or a "longdesc" tag for large amounts, to each image and graphic on your agency's website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor's picture, adding an "alt" tag with the words "Photograph of Mayor Jane Smith" provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a "longdesc" tag that includes a text equivalent description of each location shown on the map – e.g., "City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue."

2.1.2 Problem: Documents Are Not Posted in an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users' web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.



2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

- 1. **Perceivable** Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
- 2. **Operable** User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
- 3. **Understandable** Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
- 4. **Robust** Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.



VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Visit https://vglobaltech.com/website-compliance/ for details of our compliance process and expertise in this area.

Please see References section for several resources on compliance.

3.0 Pricing

Website Complexity: Medium Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

3.1 Existing Website Remediation / New Website Build:

	Task
1.	, ,
	Statute Chapter 189 requirements. Ensure ADA & WCAG compliance
	requirements. Customer shall provide all documents and content required. ALL
	webpages on the website. Create accessibility documents, code review, html
2	updates, plugins / security updates required for ADA and WCAG compliance Cross-Device Check (Website needs to appear as per ADA standards on Mobile
۷.	Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology
	compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content
	Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance
	/ Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (renewed
	quarterly if contract is in place)
	64705 (
	Web Design Total: \$1725/- (one time)
	*Existing website will need only remediation and cleanup as per ADA & WCAG. Rebuilding is NOT required.

3.2 ADA Compliance Monthly Maintenance, Email and Hosting

Maintenance contract starts after initial conversion is completed (It is critical to maintain compliance as websites get updated):

The Annual Maintenance <u>DOES NOT</u> include the quarterly audits proposed in the next section. Maintenance contract is required for VGlobalTech's proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	
2.	
3.	Create email addresses for up to 5 board members with the registered domain, set up inbox and provide secure access to the members. Email Hosting, Virus and Spam filters included. Enhanced Email inbox with 10GB space per inbox (as requested)
4.	Update footer with VGlobalTech's ADA Compliance Seal
	Total Monthly Maintenance with full content upload, document conversion and Hosting: \$185 / month
	*Support beyond 8 hrs. / month / CDD shall be billed at \$55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any) **Monthly price discounted for existing customers ***Monthly maintenance must be paid before the 10 th of every month

3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. Read more here: https://vglobaltech.com/wpcontent/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has developed a unique program for digital accessibility that is run by a highly skilled and experienced team in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here:

https://vglobaltech.com/website-compliance/

Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Disability Americans with Act (ADA), Web Content Guidelines (WCAG), Section Accessibility **508** of Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand.

Our purpose is clear - Universal, Creative Web design that works for everyone, everywhere and every time!

Cost for Audit: \$300 / per quarter

- Can be paid yearly for all 4 audits (\$1200) or can be paid per audit every quarter
- All CDD required website documents' conversions to compatible formats included
- Seals renewed every quarter
- Audits are conducted by VGlobalTech dev and ADA Expert Team



This proposal includes following points, stipulations terms and conditions:

- *(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *unless otherwise noted
- * Email and phone communication
- *Anything out of the scope of work in the above proposal will be addressed and clients will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.
- *Client is responsible for adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, on the last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH
- *Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations need if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement, they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line-item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

For VGlobalTech

Signatures:

For Customer

Date

VB Joshi

Date

The VGlobalTech proposed solution and terms have been accepted by the customer and the

VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

https://www.ada.gov/pcatoolkit/chap5toolkit.htm

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section* https://www.ada.gov/websites2.htm

Web design Standards: https://www.w3schools.com/

Web Content Accessibility Guidelines (WCAG) https://www.w3.org/TR/WCAG21/

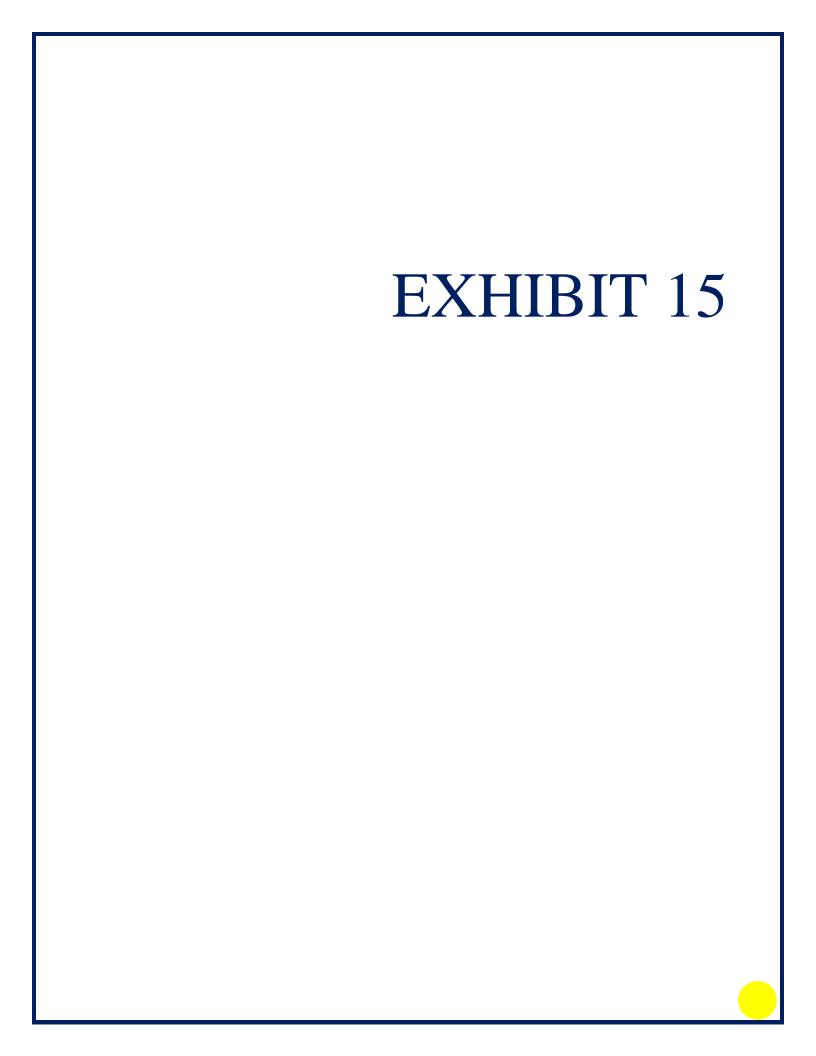
VGlobalTech Web Content Accessibility Implementation and Checkpoints: http://vglobaltech.com/website-compliance/











1 2 3	MINUTES OF MEETING SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT				
4 5 6 7	The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on Tuesday, July 22, 2025 at 2:00 p.m., at the The Hampton Inn–Lakeland, 4420 N. Socrum Loop Rd., Lakeland, Florida 33809. The actions taken are summarized as follows:				
8	FIRST ORI	DER OF BUSINESS:	Roll Call		
9	Mr. E	Beckett called the meeting to o	rder and conducted roll call.		
10	Present and c	constituting a quorum were:			
11 12 13 14	Veroi Ange	Miro Smith (S2) nica Thomas (S4) la Martinez (S3) Morrobel (S5)	Board Supervisor, Chair Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary Board Supervisor, Assistant Secretary		
15	Also present	were:			
16 17 18 19 20	Heath Mich Grace	e Davis (S1) n Beckett nael Bush e Rinaldi nond Bobrowiecki	Board Supervisor, Assistant Secretary (Appointed) District Manager, Vesta District Services Field Manager, Vesta District Services District Counsel, Kilinski Van Wyk PLLC Fast Property Services		
21 22	SECOND O	RDER OF BUSINESS:	Audience Comments – Agenda Items (Limited to 3 minutes per individual for agenda items)		
23	There	e being none, the next item fol	lowed.		
24	THIRD OR	DER OF BUSINESS:	Supervisor Appointment (Seat 1)		
25	A.	Exhibit 1: Administration of	of Oaths of Office		
26		The Oath of Office was adn	ninistered to Ms. Davis.		
27	B.	Exhibit 2: Adoption of Res	solution 2025-18, Designating Officers		
28 29 30 31	adopted Resolution 2025-18, Designating Officers, appointing Ms. Miro Smith as Chair, Ms. Thomas as Vice Chair, and all remaining Supervisors as Assistant Secretaries, for Saddle Creek				
32	C.	Overview of Sunshine and	Public Record Laws		
33 34 35		meeting and had received the	is was present for the Overview provided at the June ne new Supervisor packet provided by District iscussion, the next item followed.		
36 37 38 39		References: Guide to Sunshine Amenda Employees Government in the Sunshin	nent & Code of Ethics for Public Officers & e Training		

40		Free Resources for Required Ethics Training
41	FOURTH OF	DER OF BUSINESS: FY 2025-2026 Budget
42	A.	FY 2025-2026 Budget Public Hearing
43		1. Open Public Hearing
44 45 46	Board opened	by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the the FY 2025-2026 Budget Public Hearing, for Saddle Creek Preserve of Polk unity Development District.
47		2. Exhibit 3: Presentation of FY 2025-2026 Budget
48 49 50		Mr. Beckett advised that no changes were made to the approved preliminary budget which provided for no increase in assessments over the previous year.
51		Ms. Rinaldi reviewed the budget adoption process.
52		3. Public Comments
53		There being none, the next item followed.
54		4. Close Public Hearing
55 56 57	Board closed t	by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the FY 2025-2026 Budget Public Hearing, for Saddle Creek Preserve of Polk County evelopment District.
58 59	В.	Exhibit 4: Consideration and Adoption of Resolution 2025-19, Adopting FY 2025-2026 Budget
60 61 62	Board adopted	N by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Resolution 2025-19, Adopting FY 2025-2026 Budget as presented, for Saddle of Polk County Community Development District.
63 64	C.	Exhibit 5: Consideration and Adoption of Resolution 2025-20, Providing for the Collection and Enforcement of Special Assessments for FY 2025-2026
65 66 67 68	Board adopted	N by Ms. Morrobel, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Resolution 2025-20, Providing for the Collection and Enforcement of Special for FY 2025-2026 , for Saddle Creek Preserve of Polk County Community District.
69	FIFTH ORD	CR OF BUSINESS: Vendor Reports
70	A.	Exhibit 6: Aquatic Maintenance – Sitex Aquatics
71		A representative of Sitex Aquatics was not present and no report was received.
72 73 74		Discussion followed regarding the vendor's lack of visibility on site, overgrowth around the ponds and trash in and around the ponds and options for removing construction debris in the pond. Staff will continue to reach out to the vendor.
75		Staff were directed to obtain aquatic maintenance quotes.

B. Exhibit 7: Landscape Maintenance – Raymond Bobrowiecki, Fast Property 76 77 Services 78 Mr. Bobrowiecki presented the Landscape Maintenance Report. He asked for 79 Supervisor interest in mulching along the hedges. Supervisors expressed concerns regarding untrimmed hedges, weed pressure along the front of the 80 81 property and around the ponds. Mr. Bobrowiecki advised that the property is divided into sections to address throughout the week, the beginning of the week 82 focuses on Red Loop and Yellow Trail but the rest of the community will be 83 84 addressed. Weeds along the front boundary were noted, discussion followed regarding the 85 area designated as wetland which is not maintained by the landscape vendor, the 86 planting and aesthetics. Staff will reach out to Horner Environmental to obtain a 87 map and the re-planting plan. It was noted the wetlands were added after 88 89 construction and the area appears to extend beyond what the plans show. Consideration of Fast Property Services Proposals 90 Exhibit 8: Removal of 4 Trees - \$1,850.00 91 a. 92 Discussion followed regarding trimming back to the conservation boundary, an email blast communicating to residents allowable 93 activities in the conservation, and installing two signs to deter foot 94 95 traffic, and posting information on the website. 96 Mr. Bobrowski was asked to revise his proposal for three trees, 97 excluding the tree in the conservation area. On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the 98 99 Board approved Fast Property Services to remove three (3) of the four originally proposed trees for an amount not to exceed \$1,350.00, for Saddle Creek Preserve of Polk County Community 100 Development District. 101 102 b. Exhibit 9: Install Pine Mulch Along Yellow Trail Fence Bed -103 \$1,960.00 Mr. Bobrowski recommended Pine mulch along this area due to 104 105 the weed pressure and not compete with needles being dropped by the Pine trees. He advised of the factors affecting the cost and 106 107 replenishment. On a MOTION by Ms. Morrobel, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board 108 approved Fast Property Services proposal to install Pine mulch in the Yellow Trail fence bed in 109 the amount of \$1,960.00, for Saddle Creek Preserve of Polk County Community Development 110 111 District. Discussion followed regarding areas of overgrown vegetation and an on-site 112 meeting with Mr. Bobrowski and staff. 113 C. 114 Exhibit 10: Field Operations – *Michael Bush, Vesta District Services*

115 116 117 118	Mr. Bush presented the Field Operations report. A question was raised on maintenance responsibility for the mailboxes. Ms. Rinaldi will review this. Mr. Beckett provided an update on repairing the pool lift. Discussion followed regarding disciplinary action for patrons who damage District property.
119	Staff were asked to number the ponds on the map for easier identification.
120 121 122	Replacement of street signs was discussed along adding traffic signs at the entrance. Ms. Rinaldi advised that the District Engineer and Polk County will need to be engaged in this project.
123 124	A comment was heard on vegetation impacting line of sight at the community's exit.
125	1. Exhibit 11: Discussion on Sidewalk Repairs
126 127 128 129 130 131 132 133	Mr. Bush advised that vendors usually charge a minimum to mobilize. Standing water on the sidewalks was discussed. It was stated that this had been raised with Lennar and was supposed to be part of the turnover punch-list. Ms. Rinaldi requested the locations be identified as HOA declarations and covenants typically require homeowners to repair sidewalks adjoining their property. It was relayed that concerns regarding the original sidewalk design and lack of drainage were raised during previous discussions with the developer.
134	The District Engineer will be asked to review the sidewalks.
135	SIXTH ORDER OF BUSINESS: Supervisor Requests
136 137	Ms. Thomas requested quotes for shade and landscaping refurbishment at the pool. Mr. Beckett advised of currently available funds for landscape replenishment.
138 139 140	Mr. Bobrowski was asked for proposals with mock-ups for the entrance and pool refurbishment, specifically that looks clean and is low maintenance. Mr. Beckett suggested Supervisors consider quarterly annuals rotation.
141 142	Proposals for Yellow Trail area such as shade structures, playground, activity options. Mr. Bush will discuss this further with Ms. Thomas.
143 144	Grass coming through a perimeter fence was discussed. Mr. Bobrowski is working with the adjoining community to address.
145 146	Ms. Thomas requested setting up a meeting with the School Board regarding relocating the school bus stop within the community.
147	SEVENTH ORDER OF BUSINESS: Business Items
148 149	A. Exhibit 12: Consideration and Adoption of Resolution 2025-21, Setting Public Hearing for Amended Parking and Towing Enforcement Policy
150 151	Supervisors were advised that the notice requirement for policy public hearings was recently changed.
152 153 154	Supervisors discussed the impact of the proposed parking and towing enforcement policy. Ms. Rinaldi reviewed some of the items included in the proposed policy. Mr. Beckett asked for Board direction on disseminating information to the

2.

189

190

residents. Supervisors further discussed parking signs and having no parking on 155 either side of the street. Once the policy is adopted the towing vendor will be 156 provided with an amendment to the existing agreement. Ms. Rinaldi will review 157 158 the statute for signage requirements for a no street parking policy. Hiring extraduty officers and using a radar speed trailer to enforce speed limits within the 159 District were discussed. Mr. Rinaldi will amend the policy to reflect no street 160 parking. 161 On a MOTION by Ms. Martinez, SECONDED by Ms. Miro Smith, OPPOSED by Ms. Morrobel, 162 163 the Board adopted Resolution 2025-21, Setting Public Hearing for Amended Parking and Towing Enforcement Policy, for Saddle Creek Preserve of Polk County Community 164 Development District. 165 Ms. Rinaldi advised the September meeting would be at the current location. 166 В. Exhibit 13: Consideration of ASI Landscape and Irrigation Maintenance Revised 167 Proposal 168 Mr. Beckett presented the revised 3-year proposal from ASI. Mr. Bobrowski 169 presented a hurricane response plan. Supervisors suggested he research third-170 party support should it be necessary. 171 Board consensus was to remain with Fast Property Services for another month 172 before deciding whether to continue or entertain new proposals. 173 **EIGHTH ORDER OF BUSINESS:** 174 **Staff Reports** District Engineer – Todd Amaden, Landmark Engineering & Surveying Corp. 175 A. 176 A representative of Landmark Engineering was not present. B. District Counsel – Grace Rinaldi, Kilinski Van Wyk 177 Ms. Rinaldi had nothing additional to report. In response to a question from the 178 179 Board, Ms. Rinaldi stated her firm does offer a CDD 101 presentation, and it could be presented at a workshop. 180 C. District Manager – Heath Beckett, Vesta District Services 181 1. Exhibit 14: Discussion on Banking Services 182 Mr. Beckett advised that there were some difficulties moving from the 183 184 previous District Management company to Vesta. The proposed bank 185 would not charge service fees. On a MOTION by Ms. Morrobel, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the 186 Board approved staff to change banking institutions (from Truist to Bank United), for Saddle Creek 187 188 Preserve of Polk County Community Development District.

Resolution 2025-17 due to Scrivener's Error

Ratification of Renumbering Resolution 2025-16, Designating Officers to

227

228229

On a MOTION by Ms. Davis, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board 191 192 ratified staff's renumbering of Resolution 2025-16, Designating Officers to Resolution 2025-17 due to scrivener's error, for Saddle Creek Preserve of Polk County Community Development 193 194 District. 195 Mr. Beckett discussed potential meeting space with the City of Auburndale. Board consensus was to schedule the meetings for Fiscal Year 2026 for the fourth Tuesday of 196 the month beginning at 6 p.m. at the Historic District. 197 198 **NINTH ORDER OF BUSINESS: Consent Agenda** 199 A. Exhibit 15: Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 24, 2025 200 201 В. Exhibit 16: Acceptance of the May 2025 Unaudited Financial Report In response to a question regarding the outstanding balance for Prince and Sons, 202 Mr. Beckett advised that a letter will be sent regarding the withholding of 203 payment and the undisputed portion will be paid. 204 205 Quorum held when Ms. Morrobel temporarily left the meeting. On a MOTION by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR (except 206 Ms. Morrobel who was not present for the vote), the Board approved Consent Agenda – items A 207 & B as presented, for Saddle Creek Preserve of Polk County Community Development District. 208 **TENTH ORDER OF BUSINESS: Audience Comments** – *Non-Agenda Items and* 209 210 New Business (Limited to 3 Minutes Per Person) Comments were heard on pool security – resident offered to provide input and insight as 211 this was his line of work, a crooked signs, mailboxes with loose fasteners, reviewing 212 213 visitor parking in the parking policy, traffic issues impacting safety around the school bus, use of the handicap chair at the pool, locations for stop signs installation, sidewalk 214 repairs, upkeep, janitorial services and furniture refurbishment at the pool area. Mr. Bush 215 216 will review the pool area for spiderwebs and insects on the walk-thru with Ms. Thomas. Comments were also heard on street and visitor parking, speeding, street parking 217 blocking driveways, informing the new landscaping crew to cut the easements and not 218 encroach onto resident's yards, amending the parking policy to allow parking on one side 219 road of the street instead of no street parking, and providing an activity area for children. 220 **ELEVENTH ORDER OF BUSINESS: Security Matters** 221 A. Closed Session (No Action Will Be Taken During the Closed Session) 222 On a MOTION by Ms. Thomas, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board 223 paused the regular meeting and entered the Closed Session, for Saddle Creek Preserve of Polk 224 County Community Development District. 225 226 1. Discussion on District's Security Matters

On a MOTION by Ms. Martinez or Morrobel, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board ended the Closed Session and resumed the regular meeting, for Saddle Creek

Preserve of Polk County Community Development District.

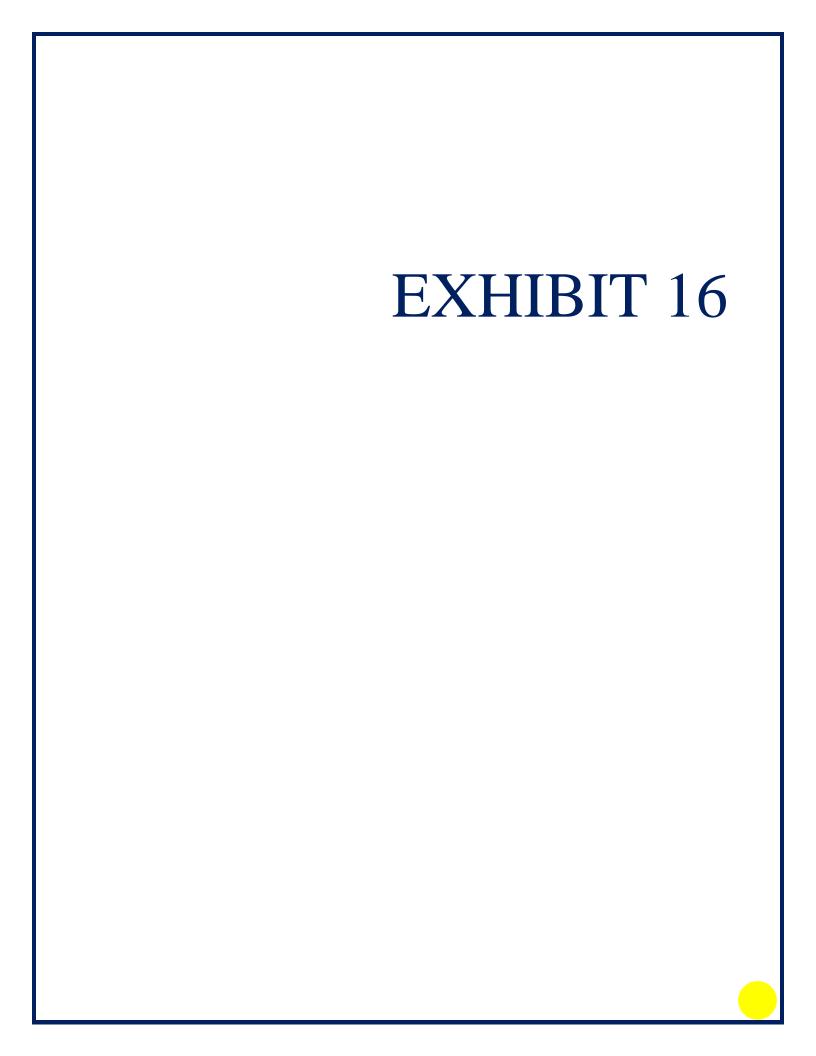
Saddle Creek Regular Mee	r Preserve of Polk County CDD ting		July 22, 2025 Page 7 of 8
B.	Consideration of Action Relati	ng to Security Matters	
	No action was required.		
TWELFTH	ORDER OF BUSINESS:	Next Meeting Quorum Check	
scheduled for	•	ty Community Development District the Hampton Inn - Lakeland, 44.	_
All S	upervisors affirmed their intent to	o attend in person.	
THIRTEEN	TH ORDER OF BUSINESS:	Action Item Summary	
Distr	ict Manager		
	 Set up a meeting with S further into the commu Reach out Polk County Change meeting start to Fiscal Year Send email blast to the 	nance proposals (Field Manager) School Board to see if they can mornity (Ms. Thomas) Sherriff regarding off-duty officer me to 6pm in October and continuation community and post on website rea maintenance requirements and a	rs. ing with new
	(Field Manager Review sidewa installation (Le requirement	9	sue with original
Field	Manager		
	• Temporary signs to ide	ntify the front and back side of con	nservation area
Distr	ict Counsel		
	 Research maintenance Mailboxes (CD) Sidewalks (CD) 	<u> </u>	
Land	scape Vendor		
	• Landscape replenishme	ent proposals for pool and entrance	

- Proposal for annuals rotation
- Focus on trail for one more month
- Trim vegetation impacting line of sight at the community entrance/exit.

Amenity Manager

• Research shade structures for pool

269	FOURTEENTH ORDER	OF BUSINESS: Adjou	ırnment
270271272	_	ed the meeting at 4:46 p.n	Ms. Morrobel or Martinez, WITH ALL IN n., for Saddle Creek Preserve of Polk County
273274275	considered at the meeting is	advised that person may	ade by the Board with respect to any matter need to ensure that a verbatim record of the lence upon which such appeal is to be based
276 277	Meeting minutes were appropriate meeting held on A		te of the Board of Supervisors at a publicly
278 279 280	☐ Heath Beckett, Secretary	, Assistant Secretary	□ Erica Miro Smith, Chair □ Veronica Thomas, Vice Chair



Saddle Creek Preserve Community Development District

Financial Statements - Unaudited

July 31, 2025



Saddle Creek Preserve CDD Balance Sheet July 31, 2025

	 General Fund	Capital Reserve	De	ebt Service 2020	De	bt Service 2022	ruction 020	ruction 022	 Total
Assets:									
Operating Account - Truist	\$ 128,469	\$ -	\$	-	\$	-	\$ -	\$ -	\$ 128,469
Operating Account - BU	99,963	-		-		-	-	-	99,963
Money Markey - BU	382,517	-		-		-	-	-	382,517
State Board Assessment		153,844		-		-	-	-	153,844
Investments:	-	-		-		-	-	-	
Revenue Trust Fund	-	-		152,858		238,793	-	-	391,651
Interest Fund	-	-		-		-	-	-	-
Reserve Fund	-	-		156,750		143,826	-	-	300,576
Construction Fund	-	-		-		-	2	-	2
Accounts Receivable	-	-		-		-	-	-	-
Assessments Receivable - On Roll	-	-		-		-	-	-	-
Due from Other Funds	-	-		6,620		6,081	-	-	12,701
Prepaid Items	673			-		-	-	-	673
Total Assets:	\$ 611,622	\$ 153,844	\$	316,229	\$	388,700	\$ 2	\$ -	\$ 1,470,397
<u>Liabilities:</u>									
Accounts Payable	\$ 33,037	\$ -	\$	-	\$	-	\$ -	\$ -	\$ 33,037
Due to Other Funds	12,701	-		-		-	-	-	12,701
Deferred Revenue - On Roll	-	-		-		-	-	-	-
Fund Balance:									-
Nonspendable	673	-		-		_	-	-	673
Assigned	-	153,844		-		-	-		153,844
Restricted	-	-		316,229		388,700	2	-	704,931
Unassigned	565,211					-	_	-	565,211
Total Liabilities & Fund Balance:	\$ 611,622	\$ 153,844	\$	316,229	\$	388,700	\$ 2	\$ _	\$ 1,470,397

Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	1	FY2025 Adopted Budget	А	Y2025 actual th of June	FY2025 Actual ar-to-Date	1	er (Under) Annual Budget	% of Budget
Revenue								
Special Assessments	\$	604,543	\$	-	\$ 608,543	\$	4,000	100.66%
Interest		-		1,557	12,294		12,294	-
Miscellaneous		-			 110		110	
Total Revenue	\$	604,543	\$	1,557	\$ 620,948	\$	16,405	102.71%
Expenditures								
General Administrative								
Supervisor Compensation		12,000		-	5,800		(6,200)	48.33%
FICA Expenses		-		-	275		275	-
Engineering Services		15,000		-	1,013		(13,988)	6.75%
Dissemination Agent		7,875		-	11,688		3,813	148.41%
Assessment Administration		5,565		417	6,121		556	109.98%
Arbitrage		900		-	900		-	100.00%
Legal Services		25,000		-	39,171		14,171	156.68%
Auditing Services		7,500		-	7,200		(300)	96.00%
Trustee Fees		8,082		-	9,091		1,009	112.49%
Management Fees		45,000		3,667	37,389		(7,611)	83.09%
Information Technology		1,890		125	3,532		1,642	186.86%
Website Maintenance		1,260		-	910		(350)	72.22%
Postage & Delivery		500		-	570		70	113.96%
Insurance		6,500		-	6,161		(339)	94.78%
Copies		500		-	21		(479)	4.14%
Legal Advertisements		2,500		-	3,640		1,140	145.60%
Other Current Charges		1,000		81	1,569		569	156.90%
Office Supplies		100		-	26		(74)	26.48%
Regulatory & Permit Fees		175		-	175			100.00%
Total General Administrative		141,347		4,290	 135,251		(6,096)	95.69%
Operations and Maintenance								
Field								
Property Insurance		16,000		-	12,114		(3,886)	75.71%
Field Management		17,530		1,417	14,550		(2,980)	83.00%
Landscape Maintenance		107,400		6,900	76,349		(31,051)	71.09%
Landscape Replacement		25,000		-	1,485		(23,515)	5.94%
Mitigation Monitoring		4,600		-	-		(4,600)	0.00%
Lake Maintenance		18,180		1,515	13,635		(4,545)	75.00%
Streetlights		49,500		-	14,255		(35,245)	28.80%
Electric		5,500		3,425	9,464		3,964	172.07%
Water & Sewer		1,500		33	1,009		(491)	67.25%
Sidewalk & Asphalt Maintenance		2,500		-	18,865		16,365	754.58%
Irrigation Repairs		7,500		-	693		(6,807)	9.24%
Lift Station Maintenance		20,000		-	14,371		(5,629)	71.86%
General Repairs & Maintenance		10,000		-	13,858		3,858	138.58%
Contingency		7,000		-	2,960		(4,040)	42.28%
Total Field		292,210		13,289	193,605		(94,564)	66.26%
Amenity								
Amenity Electric		14,400		568	6,083		(8,317)	42.24%

Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted	FY2025 Actual	FY2025 Actual	Over (Under) Annual	% of
	Budget	Month of June	Year-to-Date	Budget	Budget
Amenity Water	5,000	79	157	(4,843)	3.15%
Internet	1,650	150	1,316	(334)	79.73%
Pest Control	1,440	120	1,080	(360)	75.00%
Janitorial Serv ices	10,200		5,450	(4,750)	53.43%
Security Services	30,000	2,184	13,167	(16,833)	43.89%
Pool Maintenance	19,200	646	13,661	(5,539)	71.15%
Amenity Repairs & Maintenance	10,000		5,718	(4,282)	57.18%
Amenity Management	10,000		-	(10,000)	0.00%
Contingency	10,000		250	(9,750)	2.50%
Total Amenity Center Operations	111,890	3,747	46,881	(65,009)	41.90%
Total Operations & Maintenance	404,100	17,036	240,486	(159,573)	59.51%
Capital Reserves	59,096			(59,096)	0.00%
Total Expenditures	\$ 604,543	\$ 21,326	\$ 375,737	\$ (224,766)	62.15%
Revenues Over/(Under) Expenditures	\$ -	\$ (19,769)	\$ 245,211	\$ 241,170	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-		-	_	
Transfers Out	-		(59,113)	59,113	
TOTAL OTHER FINANCING SOURCES/(USES)		(19,768.71)	(59,113.48)	59,113.48	
,					
FUND BALANCE BEGINNING			379,787		
Net Changes in fund balance			186,097	300,284	
FUND BALANCE, ENDING			\$ 565,884	\$ 300,284	

Saddle Creek Preserve CDD Capital Reserves

Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 FY2025 Adopted Actual Budget Year-to-Date		Over (Under) Annual Budget	% of Budget
Revenue	Φ.	.	Φ 0.004	
Interest	\$ -	\$ 3,894	\$ 3,894	
Total Revenue	\$ -	\$ 3,894	\$ 3,894	#DIV/0!
Expenditures Lift Station Improvements Total Expenditures				
Total Experiultures				
Revenues Over/(Under) Expenditures	-	3,894		-
OTHER FINANCING SOURCES/(USES) Transfers In	59,096	59,096	-	100.00%
Transfers Out				
TOTAL OTHER FINANCING SOURCES/(USES)	59,096	59,096		100.00%
FUND BALANCE BEGINNING	56,726	90,291		
Net Changes in fund balance	59,096	62,990	-	
FUND BALANCE, ENDING	\$ 115,822	\$ 153,281	\$ -	

Saddle Creek Preserve CDD Debt Service Series 2020 Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue	4 040 500	A 045 704		400 700/
Special Assessments - Net	\$ 313,500	\$ 315,704	\$ 2,204	100.70%
Interest Miscellaneous	3,460	13,042	9,582	376.94%
Total Revenue	\$ 316,960	\$ 328,747	\$ 11,787	103.72%
Expenditures				
Interest Expense				
June 1, 2025	96,950	96,950	-	100.00%
December 1, 2025	96,950	96,950	-	100.00%
Principal Retirement				-
June 1, 2025	120,000	120,000	-	100.00%
December 1, 2025	-		-	-
Total Expenditures	313,900	313,900		100.00%
Revenues Over/(Under) Expenditures	3,060	14,847		485.19%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	-
Transfers Out				-
TOTAL OTHER FINANCING SOURCES/(USES)	-		-	#DIV/0!
FUND BALANCE BEGINNING		300,055		
Net Changes in fund balance	3,060	14,847	-	
FUND BALANCE, ENDING	\$ 3,060	\$ 314,902	\$ -	

Saddle Creek Preserve CDD Debt Service Series 2022 Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 287,653	\$ 290,026	\$ -	100.83%
Interest	2,650	12,985	10,335	490.01%
Miscellaneous	-	-	-	-
Total Revenue	\$ 290,303	\$ 303,012	\$ 10,335	104.38%
Expenditures				
Interest Expense				
June 1, 2025	85,920	85,920	-	100.00%
December 1, 2025	87,364	87,364	(0)	100.00%
Principal Retirement				-
June 1, 2025	115,000	110,000	(5,000)	95.65%
December 1, 2025				
Total Expenditures	288,284	283,284	(5,000)	2.96
Revenues Over/(Under) Expenditures	2,019	19,728	15,336	977.11%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-		-	-
FUND BALANCE BEGINNING		367,620		
Net Changes in fund balance	2,019	19,728	15,336	
FUND BALANCE, ENDING	\$ 2,019	\$ 387,348	\$ 15,336	

Saddle Creek Preserve CDD Acquisition & Construction 2020 Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ -	\$ 0	\$ -	-
Total Revenue		0		-
Expenditures				
Miscellaneous Expenses	-	246	246	-
Total Expenditures	-	246	246	-
			<u> </u>	
Revenues Over/(Under) Expenditures	-	(246)		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	17	17	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)		17	17	-
,				
FUND BALANCE BEGINNING		231		
Net Changes in fund balance	-	(229)	17	
FUND BALANCE, ENDING	\$ -	\$ 2	\$ 17	

Saddle Creek Preserve CDD Acquisition & Construction 2022 Statement of Revenue, Expenditures, and Change in Fund Balance For the period from October 1, 2024 through July 31, 2025

	FY2025 FY2025 Adopted Actual Budget Year-to-Date		Over (Under) Annual Budget	% of Budget
Revenue				
Developer Contributions	\$ -	\$ 193	\$ -	-
Total Revenue		193		-
Expenditures				
Capital Outlay		193	193	-
Total Expenditures		193	193	-
Revenues Over/(Under) Expenditures	-	-		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out				-
TOTAL OTHER FINANCING SOURCES/(USES)		-		-
FUND BALANCE BEGINNING		-		
Net Changes in fund balance	-	-	-	
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	

			Saddle Creek Preserve CDD Check Register			
Date	Num	Name	Memo	Debit	Credit	Balance
06/30/2025			Beginning Balance - Truist			128,754.55
07/07/2025	070725ACH1	Spectrum	4347 Trotters Way 6/18/25 - 7/17/25		129.99	128,624.56
07/21/2025			Service Charge		44.44	128,580.12
07/23/2025	072325ACH1	City of Aburndale	Water Billing		32.55	128,547.57
07/23/2025	072325ACH2	City of Aburndale	Water Billing		78.74	128,468.83
7/31/2025			Truist - month end balance	0.00	285.72	128,468.83
00/00/0005			Parissian Palessa, Park United			0.00
06/30/2025			Beginning Balance - Bank United			0.00
07/25/2025			Funds Transfer	100,000.00		100,000.00
07/31/2025			Service Charge		36.84	99,963.16
7/31/2025			BU - month end balance	100,000.00	36.84	99,963.16

Saddle Creek Preserve CDD Bank Reconciliation - General Fund July 31, 2025

		Truist	Bank United		
Balance per Bank Statement	\$	128,468.83	\$	99,963.16	
Plus: Deposits		-		-	
Less: Outstanding Checks		-		-	
Adjusted Bank Balance	\$	128,468.83	\$	99,963.16	
Beginning Cash Balance Per Books	\$	128,754.55		-	
Cash Receipts		-		100,000.00	
Cash Disbursements		(285.72)		(36.84)	
Balance per Books	\$	128,468.83	\$	99,963.16	

Saddle Creek Preserve CDD Tax Distribution July 31, 2025

 Gross Assessments
 650,046.00
 337,236.00
 309,808.00
 1,297,090.00

 Net Assessments
 604,542.78
 313,629.49
 288,121.44
 1,206,293.71

 Percentage
 50.12%
 26.00%
 23.88%
 100.00%

										Percentage		50.12%		26.00%		23.88%		100.00%	
Date	Distribution	Distribution		Discount/Penalty		Commission		Interest		Net		General Fund		DS 2020		DS 2022		Total	
11/12/2024	10/21/2024	\$	649.91	\$	(34.12)	\$	(12.32)	\$	-	\$ 603.47	\$	302.43	\$	156.90	\$	144.14	\$	603.47	
11/12/2024	10/21/2024		739.64		(38.83)		(14.02)		-	686.79		344.19		178.56		164.04		686.79	
11/19/2024	11/01 - 11/07/24		1,344.00		(53.76)		(25.80)		-	1,264.44		633.68		328.75		302.01		1,264.44	
11/19/2024	11/01 - 11/07/24		1,529.52		(61.17)		(29.37)		-	1,438.98		721.15		374.13		343.70		1,438.98	
11/26/2024	11/08 - 11/15/24		10,706.64		(428.27)		(205.57)		-	10,072.80		5,048.06		2,618.87		2,405.87		10,072.80	
11/26/2024	11/08 - 11/15/24		11,016.00		(440.62)		(211.51)		-	10,363.87		5,193.93		2,694.55		2,475.39		10,363.87	
12/6/2024	11/16 - 11/26/25		24,452.00		(978.02)		(469.48)		-	23,004.50		11,528.87		5,981.04		5,494.59		23,004.50	
12/6/2024	11/16 - 11/26/25		24,472.32		(978.88)		(469.87)		-	23,023.57		11,538.42		5,986.00		5,499.15		23,023.57	
12/20/2024	11/27 - 11/30/25		550,584.00		(22,022.26)	(10,571.23)		-	517,990.51		259,594.67		134,674.58		123,721.26		517,990.51	
12/20/2024	11/27 - 11/30/25		555,215.76		(22,207.85)	(10,660.16)		-	522,347.75		261,778.34		135,807.43		124,761.98		522,347.75	
12/27/2024	12/01 - 12/15/25		9,136.00		(335.87)		(176.00)		-	8,624.13		4,322.05		2,242.22		2,059.86		8,624.13	
12/27/2024	12/01 - 12/15/25		9,177.12		(336.49)		(176.81)		-	8,663.82		4,341.94		2,252.54		2,069.34		8,663.82	
10/15/2024	1% Admin fee		(12,970.90)		-		-		-	(12,970.90)		(6,500.46)		(3,372.36)		(3,098.08)		(12,970.90)	
1/10/2025	12/16 - 12/31/24		3,453.98		(103.62)		(67.01)		-	3,283.35		1,645.48		853.65		784.22		3,283.35	
1/10/2025	12/16 - 12/31/24		3,571.04		(107.12)		(69.28)		-	3,394.64		1,701.25		882.59		810.80		3,394.64	
2/3/2025	10/1 - 12/31/24		-		-		-	8	380.11	880.11		441.08		228.82		210.21		880.11	
2/3/2025	10/1 - 12/31/24		-		-		-	8	373.51	873.51		437.76		227.11		208.64		873.51	
2/10/2025	1/1 - 1/31/25		4,836.00		(96.72)		(94.79)		-	4,644.49		2,327.62		1,207.54		1,109.33		4,644.49	
2/10/2025	1/1 - 1/31/25		4,588.56		(91.77)		(89.94)		-	4,406.85		2,208.52		1,145.76		1,052.57		4,406.85	
3/7/2025	2/1 - 2/28/25		6,513.02		(61.19)		(129.04)		-	6,322.79		3,168.71		1,643.89		1,510.19		6,322.79	
3/7/2025	2/1 - 2/28/25		6,795.03		(64.46)		(134.61)		-	6,595.96		3,305.61		1,714.91		1,575.44		6,595.96	
4/11/2025	3/01 - 3/31/25		10,706.64		-		(214.13)		-	10,492.51		5,258.40		2,727.99		2,506.12		10,492.51	
4/11/2025	3/01 - 3/31/25		10,748.00		-		(214.96)		-	10,533.04		5,278.71		2,738.53		2,515.80		10,533.04	
4/30/2025	1/01 -3/31/25		-		-		-		36.58	36.58		18.33		9.51		8.74		36.58	
4/30/2025	1/01 -3/31/25		-		-		-		35.66	35.66		17.87		9.27		8.52		35.66	
5/9/2025	4/01 - 4/30/25		3,150.82		-		(63.02)		-	3,087.80		1,547.47		802.81		737.52		3,087.80	
5/9/2025	4/01 - 4/30/25		3,320.70		-		(66.41)		-	3,254.29		1,630.91		846.10		777.28		3,254.29	
6/13/2025	5/01 - 5/31/25		8,301.76		-		(166.04)			8,135.72		4,077.62		2,115.29		1,942.81		8,135.72	
6/13/2025	5/01 - 5/31/25		7,877.04		-		(157.54)			7,719.50		3,869.01		2,007.07		1,843.42		7,719.50	
6/23/2025	Tax Sales		12,786.78				(255.74)			12,531.04		6,280.56		3,258.07		2,992.41		12,531.04	
6/23/2025	Tax Sales		13,196.23				(263.92)			12,932.31		6,481.67		3,362.40		3,088.24		12,932.31	
										-		-		-		-		-	
Totals		\$	1,285,897.61	\$	(48,441.02)	\$ (2	25,008.57)	\$ 1,8	325.86	\$ 1,214,273.88	\$	608,543.86	\$	315,704.52	\$	290,025.50	\$	1,214,273.88	