



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

***SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT***

Agenda Package

Regular Meeting

Date & Time:

Thursday

April 23, 2020

10:00 am

Location:

Zoom

Conference Call

Audio Only

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

Solterra Resort Community Development District

Development Planning and Financing Group

[X] 250 International Parkway, Suite 280
Lake Mary, Florida 32746
321-263-0132 Ext. 4205

[] 15310 Amberly Drive, Suite 175
Tampa, Florida 33647
813-374-9105

April 17, 2020

Solterra Resort Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Solterra Community Development District is scheduled for **Tuesday, April 23, 2020 at 10:00 a.m.** via **Zoom Conference Call – Audio Only.**

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Cc: District Attorney
District Engineer
DPFG

Solterra Resort Community Development District

Board of Supervisors Meeting

Thursday, April 23rd at 10:00 AM

via Zoom – AUDIO ONLY

Dear Residents

We welcome you to join us for the Board of Supervisors Meeting to be held on Thursday, April 23rd at 10:00 AM. This meeting will be held via Zoom, an online platform that allows us to hold necessary Board meetings without having to leave the safety of your home. While many may know and have used Zoom as a video conference platform, we will be using it in audio only mode, so there will be no visual on your end to visually see, so as a note, your computer is working fine if you do not see a video stream. With Zoom you have two options for joining the meeting; telephone or computer, and it will all be audio based, meaning no video recording. Please follow the instructions below for either telephone or computer attendance. If you have any questions in regard to the agenda, please email them to patricia.thibault@dpfg.com before the meeting so that they can be answered accordingly. Thank you for your patience in these trying times and we look forward to hearing from you.

Join Zoom Meeting by Computer

<https://zoom.us/j/351197267?pwd=NTJVVWdkvZEdsbE1yTmdmV0lsaFZ3Zz09>

Meeting ID: 351 197 267

Password: 981032

Join Zoom Meeting by Phone

Dial by your location – Follow the Prompts – Meeting ID – **351 197 267** – Hit # when it requests a participant ID

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+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

District: **SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, April 23, 2020

Time: 10:00 AM

Location: Zoom – Conference Call – Audio
Only

Dial-in Number: *To Be Distributed*

Agenda

I. Roll Call

II. Audience Comments – (limited to 3 minutes on agenda items)

III. Vendor Reports

- | | |
|---|--|
| A. DPGF Field Operations Report | Exhibit 1 |
| B. Amenity Manager Report | Exhibit 2 |
| C. Solitude Lake Management – Waterway Inspection | <i>Solitude has
suspended until
June</i> |

IV. Administrative Items

- | | |
|---|-----------|
| A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 23, 2020 | Exhibit 3 |
| B. Consideration for Acceptance – The March 2020 Unaudited Financial Report | Exhibit 4 |

V. Business Matters

- | | |
|---|-----------|
| A. Consideration of Entry Gate Policy for Solterra Resort Community Development District | Exhibit 5 |
| B. Consideration of OnSight Round About Signs Proposal - \$6,630.79 | Exhibit 6 |
| C. Consideration of Resolution 2020-02 , Recognizing Contribution in Lieu of Assessments | Exhibit 7 |
| D. Consideration of Resolution 2020-03 , Landowner's Election | Exhibit 8 |

VI. Consent Agenda

- | | |
|---|------------|
| A. Ratification of Envera Keypad Repair Proposal - \$483.23 | Exhibit 9 |
| B. Ratification of Fireman Tom's Pressure Washing Proposal - \$1,700.00 | Exhibit 10 |
| C. Ratification of JR Davis Agreement - \$36,115.00 | Exhibit 11 |

VI. Consent Agenda (continued)

D. Ratification of OnSight Proposals

Exhibit 12

- Acorn Street Signage - \$1,645.29
- Oakbourne Street Signage - \$4,743.26
- The Street Signage - \$2,385.73
- Clubhouse Street Signage - \$2,899.06
- Solterra Circle Street Signage - \$2,809.07
- Oak Street Signage - \$5,744.35
- Phase 2B1 - \$9,060.92
- Phase 2B2 - \$3,316.57

E. Ratification of Site Masters Proposals

Exhibit 13

- Repair Damaged Portion of Inlet Top at Solterra Blvd. - \$800.00
- Repair Damaged Portions of Inlet Top at 5279 & 5283 Wildwood Way - \$800.00
- Remove Elevated Sidewalk at 5152 Oakbourne Ave - \$1,200.00
- Remove & Re-Construct Complete Curb Inlet Tops - \$5,600.00

F. Ratification of Yellowstone Proposals

Exhibit 14

- Bush-hog Installation - \$3,972.71
- Replace Impeller on Re-Circulation Pump Pool - \$1,925.00
- Replace Grids for the Pool Filter – \$2,150.00
- Bush-hog Installation at 2 Pond Areas Off of Sawgrass Bay Blvd. - \$906.87
- Oak Tree Park – Plant Installation - \$10,378.00
- Solterra Commons Policing - \$900.00
- Solterra Commons Policing – \$900.00
- Solterra Commons Policing - \$450.00

G. Ratification of Site Masters Proposal - \$2,800.00

Exhibit 15

VII. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VIII. Supervisors Requests

IX. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

X. Adjournment

EXHIBIT 1

**SOLTERRA RESORT
COMMUNITY DEVELOPMENT
DISTRICT
APRIL 7TH
FIELD INSPECTION REPORT**

TABLE CONTENT

- ✕ Summary
- ✕ Landscape
 - + Irrigation
 - + Planting material
 - + Areas of Improvement
- ✕ Hardscape
 - + Amenity
- ✕ Repairs, Restoration
- ✕ Maintenance Map
- ✕ Scorecard

SUMMARY

- All the turf looked very healthy with the exception of a few areas
- Pool is closed and blocked off
- The trees and landscape looked good.
- Sidewalks and other infrastructure looked good.

LANDSCAPE

Review of landscape services

CLUBHOUSE LANDSCAPING/TURF

There are some brown areas in the turf. Overall the landscaping looks good.



CLUBHOUSE

**Pool and clubhouse
are closed. Street is
blocked off.**



TURF MOW



TREES



TURF FERTILIZATION



LANDSCAPE



Solterra - GRADE SHEET

Apr-20

LANDSCAPE MAINTENANCE	Max Value	January	February	April		Comments
TURF MOW (grass height, patterns changed, free of grass clumps and landscape debris)	5	5	5	5		
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	13	13	13		
TURF EDGING (sidewalks, curbs, pathways, and other paved surfaces, no discharge, no irregular lines)	5	5	5	5		
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10	9	9	9		
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	7	8	8		
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	5	5	5		
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	9	8	8		
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	8	8	9		
PRUNING & TREE TRIMMING (15 feet over roadways, 8 feet sidewalks and elsewhere)	10	9	9	9		
CLEANLINESS (debris free, leaf litter, landscape debris)	10	9	10	10		
MULCHING (distributed appropriately, bare areas, recommended is 3")	5	5	5	5		
WATER/IRRIGATION MANAGEMENT	15	14	13	14		
ENTRANCE DETAIL	10	10	10	10		
PRIOR MAINTENANCE ITEMS ADDRESSED	5	4	4	5		
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10	8	8	8		
INSECT/DISEASE CONTROL	10	8	8	8		
DEADHEADING/PRUNING	10	9	9	8		
MAXIMUM VALUE	155	137	138	139		

77% 88% 0% 0%

DATE OF INSPECTION: April 2020

CONTRACTOR SIGNATURE: _____

_____ r Yellowstone Landscaping

INSPECTOR SIGNATURE:

_____ Anderson Davis

Anderson for DPFG Field Services, Inc.

(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)

EXHIBIT 2



SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.
MANAGER'S REPORT
April 2020

- Congratulations to Samantha Alexander for her promotion to Solterra Club Manager, assuming responsibilities for the operation and personnel of the amenity center. Rodney will now focus on CAM duties for the growing HOA community.
- Community Watch Solutions continues to provide mobile patrols each evening. In addition, beginning in March an off-duty Deputy provides a supplemental patrol on Saturday evenings from 10p-2a.
- The amenity center has been closed since March 20th following the public health recommendations against large gatherings and later state orders banning vacation rentals and stay at home mandate.
 - Even though No Trespassing signs were posted, cones were placed near Solterra Blvd., and the amenity center gates were locked, we found folks still coming to the amenity parking lot as well as two documented cases of trash dumping so we began parking the mobile patrol vehicle across the driveway to block traffic going to the rear of the center.
 - The amenity center is staffed for at least four hours a day to allow for residents to come get access cards or conduct other urgent business. Physical distancing guidelines are adhered to and we also maintain disinfectant spray and hand sanitizer readily available for staff and any guest to use. The interior of the clubhouse is professionally cleaned twice a week.
 - During the shutdown we have been conducting some maintenance and cleaning activities:
 - The decks around the pool and lazy river and the café floor were pressure washed.
 - The maintenance tech is doing some touch up painting in the clubhouse interior.
 - Speaking of the maintenance tech, Eli Fontanez is his name. He splits his time between Serenoa and Solterra. Beyond his normal duties of trash pickup and small repairs, he has already saved additional costs by taking care of plumbing issues and the interior painting that would normally require external vendors.
 - Quarterly preventative maintenance was conducted on both HVAC units on March 31st. Ferran recommended that the evaporator and condenser coils be cleaned. We are waiting on quotes.
 - The pool equipment cover replacement has been completed and cameras installed at both compactor sites. Approval for both items had been given at the January CDD Board meeting.
 - Envera replaced defective key pads at the clubhouse and fitness center restroom doors. The replacements were covered under the maintenance contract.

- Trash Taxi is the new valet trash vendor effective on February 9th. They have done a very good job receiving several compliments from residents. They also offer free removal of small amounts of bulk items which will be a savings to owners.
- The second compactor site is fully functional and used for the daily valet trash service. The compactor at the amenity is only used for amenity trash and serve as a backup site for valet trash if needed.

Respectfully Submitted,
Samantha Alexander, Club Manager and Rodney Cotten, LCAM
Evergreen Lifestyles Management

EXHIBIT 3

1 **MINUTES OF MEETING**

2 **SOLTERRA RESORT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community
5 Development District was held on Thursday, January 23, 2020 at 10:00 a.m. at Solterra Resort Amenity
6 Center, 5200 Oakmont Boulevard, Davenport, Florida 33837.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 James Harvey	Board Supervisor, Chairman
11 Greg Meath	Board Supervisor, Vice Chairman
12 Brad Walker	Board Supervisor, Assistant Secretary
13 Jon Seifel	Board Supervisor, Assistant Secretary
14 Candice Smith	Board Supervisor, Assistant Secretary

15 Also present were:

16 Patricia Thibault	District Manager, DPFG Management and Consulting LLC
17 Jere Earlywine	District Counsel, Hopping, Green & Sams
18 Rodney Cotton (<i>via phone</i>)	Amenity Manager
19 Samantha Alexander	Amenity Manager

20 *The following is a summary of the discussions and actions taken at the January 23, 2020 Solterra Resort*
21 *CDD Board of Supervisors Regular Meeting.*

22 **SECOND ORDER OF BUSINESS – Audience Comments**

23 There being none, the next item followed.

24 **THIRD ORDER OF BUSINESS – Vendor Reports**

25 A. Exhibit 1: DPFG Operations Report

26 B. Exhibit 2: Amenity Manager Report

27 The Board directed Ms. Alexander to replace carpet squares in the fitness center that had been
28 affected by moisture.

29 On a MOTION by Ms. Smith, SECONDED by Mr. Harvey, WITH ALL IN FAVOR, the Board approved
30 a cost share agreement with the Solterra Resort HOA in hiring maintenance personnel, for the Solterra
31 Resort Community Development District.

32 C. Exhibit 3: Aquatics Report – Waterway Inspection

33 **FOURTH ORDER OF BUSINESS – Administrative Items**

34 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular
35 Meeting Held October 24, 2019

36 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the
37 Board approved the Minutes of the Board of Supervisors Regular Meeting, as amended, held on October
38 24, 2019 for the Solterra Resort Community Development District.

B. Exhibit 5: Consideration for Acceptance – The December 2019 Unaudited Financial Report

On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board accepted the December 2019 Unaudited Financial Report for the Solterra Resort Community Development District.

C. Consideration for Approval – Audit Committee Recommendation for Auditor Selection

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the Audit Committee's Recommendation of DiBartolomeo, McBee, Hartley & Barnes, PA, for Auditor Services for the Solterra Resort Community Development District.

FIFTH ORDER OF BUSINESS – Business Matters

A. Exhibit 6: Consideration of Memorandum of Updated Provisions of the District's Rules of Procedure

Mr. Earlywine gave an overview of the updates in the rules of procedure, listing changes to public records requests, financial disclosure coordination, ADA compliance, confidentiality of security records, and fraud prevention, as the primary updates.

B. Exhibit 7: Consideration of **Resolution 2020-01**, Setting Public Hearing for 2019 Rules of Procedure

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board adopted **Resolution 2020-01**, Setting the Public Hearing for 2019 Rules of Procedure for March 26, 2020, for the Solterra Resort Community Development District.

C. Exhibit 8: Consideration of AC Maintenance Contracts – Received in November

- AC Guyz - \$348.00/yr
- Ferran - \$540.00/yr
- Pro Tech - \$1,691.45/yr

Mr. Cotton advised as to the differences in services provided by each company.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved the Ferran AC Maintenance Contract Proposal, with final review by district counsel, in the amount of \$540.00 per year, for the Solterra Resort Community Development District.

D. Exhibit 9: Consideration of Pool Equipment Cover Repair Proposals

- Yellowstone - \$3,418.15
- Pool Professionals - \$3,083.26
- Evergreen - \$1,706.08
- Churchills Group - \$395.00

Mr. Cotton advised as to the repair needs and differences between each proposal, noting that the proposal from Churchills Group provided for rehinging rather than full replacement, that the proposal from Evergreen would focus on refabricating edges, and that both Yellowstone and Pool Professionals proposals entailed full replacements with a one-year warranty.

On a MOTION by Mr. Harvey, SECONDED by Mr. Seifel, WITH ALL IN FAVOR, the Board approved the Pool Professionals Pool Equipment Cover Repair Proposal, in the amount of \$3,083.26, for the Solterra Resort Community Development District.

E. Exhibit 10: Consideration of Amenity Roof Repair Proposals

➤ Collis - \$1,160.00

➤ Stratus Roofing - \$7,850.00

Mr. Cotton noted that the roof repairs needed were for a number of broken tiles, but that no leaks had been observed or reported.

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the Collis Amenity Roof Repair Proposal, in the amount of \$1,160.00, for the Solterra Resort Community Development District.

F. Exhibit 11: Consideration of Collis Guard Shack Tile Roof Repair Proposal - \$1,300.00

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the Collis Guard Shack Tile Roof Repair Proposal, in the amount of \$1,300.00, for the Solterra Resort Community Development District.

G. Exhibit 12: Consideration of SPIES Spa Heater Repair Proposal - \$3,292.00

Mr. Cotton stated that this proposal was for a full heater replacement with a one-year warranty.

On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved the spa heater replacement, in an amount not to exceed \$3,300.00, pending competing offer from Pool Professionals, for the Solterra Resort Community Development District.

H. Exhibit 13: Consideration of Surveillance Camera Proposals

➤ Motion Video - \$795.21

➤ Envera - \$48.65/mo

Mr. Cotton stated that surveillance cameras would help to curtail the community dumping issue. Mr. Cotton advised the Board that Envera was primarily a security company service, with proposal costs reflecting such, and Motion Video would be for more basic monitoring.

On a MOTION by Mr. Harvey, SECONDED by Mr. Walker, WITH ALL IN FAVOR, the Board approved the Motion Video Surveillance Camera Proposal for both locations, pending upgraded proposals, in an amount not to exceed \$2,500.00, for the Solterra Resort Community Development District.

I. Exhibit 14: Presentation of Design Concepts for the Rear Parking Lot

On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved all proposed Design Concepts for the Rear Parking Lot, in the amount of \$6,880.00, for the Solterra Resort Community Development District.

J. Exhibit 15: Presentation of HGS Rule 1.1

109 Mr. Earlywine stated that 2B1 Utilities had been acquired, making reference to Item I of the
110 Consent Agenda.

111 K. Consideration of Acquisition of Phase 2E Utilities and Subsequent Turnover of Utilities to Polk
112 County

113 On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the
114 Board approved the Acquisition of Phase 2E Utilities and Subsequent Turnover of Utilities, in substantial
115 form, in an amount not to exceed \$775,000, for the Solterra Resort Community Development District.

116 L. Consideration of Acquisition of Phase 2E Roadways & Drainage

117 Mr. Earlywine stated that, in addition to roadways and drainage, this acquisition included
118 hardscaping and landscaping.

119 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
120 the Acquisition of Phase 2E Roadways and Drainage, in substantial form, in an amount not to exceed
121 \$2,000,000, for the Solterra Resort Community Development District.

122 Mr. Earlywine stated that drainage for Phase 2C had additionally been acquired.

123 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board approved
124 the Acquisition of Phase 2C Drainage, in an amount not to exceed \$450,000, for the Solterra Resort
125 Community Development District.

126 **SIXTH ORDER OF BUSINESS – Consent Agenda**

127 A. Exhibit 16: Ratification of First Amendment to Acquisition Agreement (2018 Bonds)

128 B. Exhibit 17: Ratification of Yellowstone 2 Wire Path Short Back Timer Replacement Proposal -
129 \$999.75

130 C. Exhibit 18: Ratification of Yellowstone Motor Start Replacement Proposal - \$1,633.00

131 D. Exhibit 19: Ratification of Fit Rev Technogym Treadmill Repair Proposal - \$633.05

132 E. Exhibit 20: Ratification of Patch Asphalt Pothole Repair Proposal - \$500.00

133 F. Exhibit 21: Ratification of Contract Agreement with Polk County

134 G. Exhibit 22: Ratification of First Amendment to Construction and Maintenance Easement
135 Agreement

136 H. Exhibit 23: Ratification of First Amendment to True-Up Agreement (2014 Bonds)

137 I. Exhibit 24: Ratification of Acquisition of Phase 2B1 Utilities and Subsequent Turnover of
138 Utilities to Polk County

139 On a MOTION by Mr. Harvey, SECONDED by Ms. Smith, WITH ALL IN FAVOR, the Board ratified
140 Items A through I of the Consent Agenda as presented for the Solterra Resort Community Development
141 District.

142 **SEVENTH ORDER OF BUSINESS – Staff Reports**

143 A. District Manager

144 Ms. Thibault gave an overview of community party protocol, recommending that the Board work
145 with the community HOA to hire off-duty Sheriff services throughout March and April, and to

expand the towing policy for stricter procedure. Ms. Thibault also informed the Board that the back construction gate to the community tended to remain open on the weekends, as reported by the developer. Discussion ensued.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board approved a cost share agreement with the Solterra Resort HOA in hiring a Sheriff, with the CDD portion in an amount not to exceed \$3,000.00; directing the HOA to amend the existing contract to authorize a traffic enforcement agreement with the county regarding expanded towing procedure; and directed District Counsel to investigate the community for a hard gate policy, for the Solterra Resort Community Development District.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Supervisors Requests

A Supervisor raised concerns regarding trash throughout the neighborhood, stating that Yellowstone was to assist with the issue.

NINTH ORDER OF BUSINESS – Audience Comments - New Business

A resident stated that a potential issue with the proposed license plate cameras would be that many cars entering the neighborhood are rentals. The resident also asked about the transition period between trash pickup services, and a start date of February 9 was provided.

A resident stated concerns with community safety, noting a lack of a gate camera at present.

TENTH ORDER OF BUSINESS – Adjournment

Ms. Thibault asked for final questions, comments or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Harvey made a motion to adjourn the meeting.

On a MOTION by Mr. Harvey, SECONDED by Mr. Meath, WITH ALL IN FAVOR, the Board adjourned the meeting for the Solterra Resort Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chair

EXHIBIT 4

Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2020

Solterra Resort CDD
Balance Sheet
March 31, 2020

	<u>GF</u>	<u>DEBT SVC SERIES 2013</u>	<u>DEBT SVC SERIES 2014</u>	<u>DEBT SVC SERIES 2018</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
<u>ASSETS:</u>						
CASH - Operating Account	\$ 685,823	\$ -	\$ -	\$ -	\$ 7	\$ 685,830
CASH - Debit Card	1,764	-	-	-	-	1,764
INVESTMENTS:						
REVENUE	-	441,732	231,367	85,434	-	758,533
RESERVE	-	346,791	129,372	466,133	-	942,296
INTEREST FUND	-	-	-	66	-	66
PREPAYMENT FUND	-	-	-	3,705	-	3,705
PHASE 2B	-	-	-	-	2,511,780	2,511,780
2013 ACQ./CONSTRUCTION	-	-	-	-	13,780	13,780
2014 ACQ./CONSTRUCTION	-	-	-	-	5,141	5,141
2018 ACQ./CONSTRUCTION	-	-	-	-	2,598,072	2,598,072
ACCOUNTS RECEIVABLE	1,211	-	-	-	-	1,211
ASSESSMENTS RECEIVABLE-ON ROLL	-	-	-	-	-	-
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(8,888)	-	-	-	-	(8,888)
RECEIVABLE-OFF ROLL (Pk. Square)	11,431	-	8,098	-	-	19,529
DEPOSITS -UTILITIES	3,530	-	-	-	-	3,530
PREPAID ITEMS	21,159	-	-	-	-	21,159
DUE FROM GEN FUND	-	8,919	4,991	1,678	-	15,588
TOTAL ASSETS	\$ 716,030	\$ 797,442	\$ 373,828	\$ 557,016	\$ 5,128,780	\$ 7,573,096
<u>LIABILITIES:</u>						
ACCOUNTS PAYABLE	\$ 38,736	\$ -	\$ -	\$ -	\$ -	\$ 38,736
DUE TO DEVELOPER	-	-	-	-	-	-
DUE TO OTHER FUNDS	15,588	-	-	-	-	15,588
ACCRUED INTEREST PAYABLE	-	-	-	-	-	-
MATURED BONDS PAYABLE	-	-	-	-	-	-
DEFERRED REVENUE (ON ROLL)	-	-	-	-	-	-
DEFERRED REVENUE (OFF ROLL)	-	-	-	-	-	-
<u>FUND BALANCE:</u>						
NONSPENDABLE:						
PREPAID AND DEPOSITS	24,689	-	-	-	-	24,689
RESTRICTED FOR:						
DEBT SERVICE	-	797,442	373,828	557,016	-	1,728,286
CAPITAL PROJECTS	-	-	-	-	5,128,780	5,128,780
ASSIGNED:						
UNASSIGNED:	637,017	-	-	-	-	637,017
TOTAL LIABILITIES & FUND BALANCE	\$ 716,030	\$ 797,442	\$ 373,828	\$ 557,016	\$ 5,128,780	\$ 7,573,096

Solterra Resort CDD
General Fund
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
SPECIAL ASSESSMENTS - ON ROLL	\$ 1,614,265	1,052,459	\$ 1,052,459	\$ -
LOT CLOSINGS	-	-	10,078	10,078
DEFECIT FUNDING	-	-	-	-
INTEREST	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
TOTAL REVENUE	1,614,265	1,052,459	1,062,537	10,078
EXPENDITURES				
GENERAL ADMINISTRATIVE:				
SUPERVISOR FEES	-	-	-	-
DISTRICT MANAGEMENT	32,000	16,000	18,400	(2,400)
MASS MAILING & PRINTING	1,500	750	341	409
LEGAL ADVERTISING	1,500	750	383	367
BANK FEES	250	125	-	125
REGULATORY AND PERMIT FEES	175	175	175	-
PROPERTY TAXES	-	-	-	-
AUDITING SERVICES	2,600	1,300	-	1,300
DISTRICT ENGINEER	10,000	5,000	3,891	1,109
CONSTRUCTION ACCOUNTING SERVICES	2,000	2,000	2,000	-
LEGAL SERVICES	22,000	14,617	14,617	-
COUNTY ASSESSMENT COLLECTION FEE	22,000	11,000	2,148	8,852
WEB SITE SETUP & ADMINISTRATION	2,265	2,265	3,484	(1,219)
TOTAL GENERAL ADMINISTRATIVE	96,290	53,982	45,439	8,543
INSURANCE:				
GENERAL, PROPERTY & P OFFICIALS LIABILITY INSURANCE	26,934	20,986	20,986	-
TOTAL INSURANCE	26,934	20,986	20,986	-
DEBT SERVICE ADMINISTRATION:				
ARBITRAGE REPORTING	750	375	-	375
BOND AMORTIZATION SCHEDULE FEE	500	250	-	250
DISSEMINATING AGENT	6,000	6,000	6,000	-
TRUSTEE FEES	8,296	8,189	8,189	-
TOTAL DEBT SERVICE ADMINISTRATION	15,546	14,814	14,189	625
SHORT TERM LOAN:				
DEFICIT FUNDING	95,000	-	-	-
UTILITIES:				
UTILITIES - ELECTRICITY - Guardhouse Pump Stations	2,500	1,250	1,148	102
UTILITIES - GAS	75,000	37,500	18,104	19,396
UTILITIES - STREET LIGHTS	70,000	35,000	31,162	3,838
UTILITIES - STREET LIGHTS - PHASE 2A & 2B	28,000	14,000	7,639	6,361
UTILITIES - STREET LIGHTS - NEW PHASE	8,100	6,217	15,263	(9,046)
UTILITIES - WATER - Guardhouse	1,600	800	423	377
RECLAIMED WATER	52,000	26,000	11,885	14,115
ELECTRICITY - AMENITY CENTER	80,000	46,041	46,041	-
POTABLE WATER - AMENITY CENTER	48,000	24,000	11,020	12,980
TOTAL UTILITIES	365,200	190,808	142,685	48,123
SECURITY:				
SECURITY SYSTEM - MAIN ENTRANCE	9,936	4,968	686	4,282
SECURITY MONITORING - POOL & AMENITY CENTER & LAZY RIVER	14,712	7,356	4,364	2,992
SECURITY - PER RESIDENCE CHARGE	-	-	-	-
SECURITY - PENALTY FALSE ALARM	5,000	500	-	500
SECURITY - COMM. WATCH SOLUTIONS	135,000	67,500	62,464	5,036

Solterra Resort CDD
General Fund
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	FY2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
GATEHOUSE - INTERNET	5,220	3,309	3,309	-
SECURITY - GUARDHOUSE MANAGEMENT	4,800	4,800	2,162	2,638
GATE MAINTENANCE & REPAIR	10,000	7,500	3,565	3,935
TOTAL SECURITY	184,668	95,933	76,550	19,383
CLUBHOUSE/AMENITY ADMINISTRATION:				
AMENITY MANAGEMENT	76,200	38,100	38,100	-
LIFESTYLE MANAGEMENT	22,151	11,076	10,887	189
CLUBHOUSE FACILITY MAINTENANCE (Cleaning)	30,000	15,000	14,670	330
CLUBHOUSE REPAIRS & MAINTENANCE	8,000	8,000	5,380	2,620
CLUBHOUSE & LIFESTYLE SUPPLIES	5,000	2,526	2,526	-
CLUBHOUSE PHONE & INTERNET	3,300	1,706	1,706	-
CLUBHOUSE STAFF AFTER HOURS EMERGENCY RESPONSE & CODE	500	250	-	250
PEST CONTROL & TERMITE BOND	1,380	690	690	-
POOL MONITORS/LIFEGUARDS	139,388	71,453	46,782	24,671
COFFEE, WATER & VENDING SERVICES	9,000	5,478	5,478	-
DRUG/BACKGROUND CHECKS (Greeters, lifeguards)	750	375	-	375
CAFÉ POINT ON SALE	1,500	750	-	750
SOCIAL ACTIVITIES & MOVIE LICENSE	10,000	5,000		
TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	307,169	160,404	126,219	29,185
LANDSCAPE/PROPERTY MAINTENANCE:				
POND & WETLAND MAINTENANCE	18,440	9,220	6,720	2,500
LANDSCAPE MAINTENANCE - CONTRACT	127,256	66,528	66,528	-
LANDSCAPE MAINTENANCE - NEW SECTION	35,556	17,778	1,500	16,278
LANDSCAPE MISCELLANEOUS	50,000	25,000	22,433	2,567
IRRIGATION REPAIRS & MAINTENANCE	12,000	6,702	6,702	-
ASPHALT PAVEMENT REPAIR & MONITORING	25,000	12,500	500	12,000
LANDSCAPE/PROPERTY CONTINGENCY	75,000	37,500	6,600	30,900
COMPREHENSIVE FIELD SERVICES	10,000	5,000	3,317	1,683
TOTAL LANDSCAPE/PROPERTY MAINTENANCE	353,252	180,228	114,300	65,928
POOL SERVICE - CONTRACT	24,000	12,000	9,902	2,098
POOL SERVICE - CONTRACT - LAZY RIVER	24,000	12,000	9,902	2,098
POOL & LAZY RIVER REPAIR & MAINTENANCE	9,856	6,788	11,240	(4,452)
POOL PERMIT	850	850	-	850
SLIDE MAINTENANCE CONTRACT	2,500	1,250	-	1,250
SIGNAGE	500	250	-	250
ATHLETIC FACILITIES MAINT. & FITNESS EQUIP REPAIR	1,500	1,500	730	770
REFUSE DUMPSTER SERVICE	3,000	1,500	-	1,500
MISCELLANEOUS -INCLUDES PRESSURE WASHING	6,000	3,000	2,735	265
CONTINGENCY	15,000	7,500	450	7,050
TOTAL FACILITY MAINTENANCE	87,206	46,638	34,959	11,679
CAPITAL IMPROVEMENTS				
CAPITAL IMPROVEMENT	83,000	41,500	-	41,500
TOTAL CAPITAL IMPROVEMENTS	83,000	41,500	-	41,500
TOTAL EXPENDITURES	1,614,265	805,293	575,327	224,966
EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	247,167	487,210	235,044
OTHER FINANCING SOURCES (USES)				
FUND BALANCE - BEGINNING			174,496	174,496
FUND BALANCE - ENDING	\$ -	\$ 247,167	\$ 661,706	\$ 414,540

Solterra Resort CDD
DS Series 2013
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	FY 2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENTS ON-ROLL (Net)	\$ 497,191	\$ 405,420	\$ 420,405 a)	\$ 14,985
ASSESSMENTS OFF-ROLL	-	-	-	-
INTEREST - INVESTMENT	-	-	1,537	1,537
DISCOUNTS	(19,888)	(9,944)	-	9,944
TOTAL REVENUE	477,303	395,476	421,942	26,466
EXPENDITURES				
COUNTY ASSESSMENT TAX COLLECTION FEES	14,916	-	-	-
INTEREST EXPENSE (November 2019)	188,219	190,819	190,819	-
INTEREST EXPENSE (May 2020)	188,219	-	-	-
PRINCIPAL (Nov 2019)	85,000	80,000	80,000	-
TOTAL EXPENDITURES	476,353	270,819	270,819	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	950	124,657	151,123	26,466
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER-IN	-	-	-	-
INTERFUND TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	-	-	151,123	151,123
FUND BALANCE - BEGINNING	-	-	646,318	
FUND BALANCE - ENDING	\$ 950	\$ 124,657	\$ 797,441	\$ 26,466

a) Assessment budget reported at gross, year-to-date budget adjusted to net and actual collections reported at net pending the receipt of County's discount and collection fees information.

Solterra Resort CDD
DS Series 2014
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	FY 2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENTS ON-ROLL (Net)	\$ 278,220	\$ 235,251	\$ 235,251	\$ -
ASSESSMENTS OFF-ROLL	-	-	34,766	34,766
INTEREST - INVESTMENT	(11,129)	-	700	700
TOTAL REVENUE	267,091	235,251	270,717	35,466
EXPENDITURES				
COUNTY ASSESSMENT COLLECTIONS	8,347	-	-	-
INTEREST EXPENSE (May 2020)	92,322	-	-	-
INTEREST EXPENSE (Nov 2019)	92,322	92,322	94,072	(1,750)
PRINCIPAL EXPENSE (Nov 2019)	70,000	70,000	70,000	-
TOTAL EXPENDITURES	262,991	162,322	164,072	(1,750)
EXCESS REVENUE OVER (UNDER) EXPENDITURES	4,100	72,929	106,645	33,716
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER-IN	-	-	-	-
INTERFUND TRANSFER-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	4,100	72,929	106,645	33,716
FUND BALANCE - BEGINNING			267,183	267,183
FUND BALANCE APPROPRIATED				-
FUND BALANCE - ENDING	\$ 4,100	\$ 72,929	\$ 373,828	\$ 334,615

Solterra Resort CDD

DS Series 2018

Statement of Revenue, Expenditures And Changes in Fund Balance For The Period Starting October 1, 2019 and Ending March 31, 2020

	FY 2020 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE				
ASSESSMENTS ON-ROLL (Net)	\$ 673,360	\$ -	\$ 79,089 a)	\$ 79,089
ASSESSMENTS OFF-ROLL	-	-	126,822	126,822
INTEREST - INVESTMENT	-	-	674	674
DISCOUNTS	(26,934)	(13,467)	-	13,467
TOTAL REVENUE	646,426	(13,467)	206,585	220,052
EXPENDITURES				
COUNTY ASSESSMENT COLLECTIONS	20,201	-	-	-
INTEREST EXPENSE (May 2020)	239,163	-	-	-
INTEREST EXPENSE (November 2019)	242,063	240,316	245,316	(5,000)
PRINCIPAL (Nov 2019)	60,000	60,000	60,000	-
TOTAL EXPENDITURES	561,426	300,316	305,316	(5,000)
EXCESS REVENUE OVER (UNDER) EXPENDITURES	85,000	(313,783)	(98,731)	215,052
OTHER FINANCING SOURCES (USES)				
INTERFUND TRANSFER-IN	-	-	-	-
INTERFUND TRANSFER-OUT	-	-	(915)	915
TOTAL OTHER FINANCING SOURCES (USES)	-	-	(915)	915
NET CHANGE IN FUND BALANCE	-	-	(99,646)	(99,646)
FUND BALANCE - BEGINNING	-	-	656,662	
FUND BALANCE - ENDING	\$ 85,000	\$ (313,783)	\$ 557,016	\$ 215,052

Solterra Resort CDD
Construction Fund 2013
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	ACTUAL YEAR-TO-DATE
REVENUE	
BOND PROCEEDS	\$ -
INTEREST-INVESTMENT	2,408
TOTAL REVENUE	2,408
EXPENDITURES	
CONSTRUCTION-IN-PROGRESS	-
TOTAL EXPENDITURES	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	2,408
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
INTERFUND TRANSFER-IN	-
INTERFUND TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	-
NET CHANGE IN FUND BALANCE	2,408
FUND BALANCE - BEGINNING	11,372
FUND BALANCE - ENDING	\$ 13,780

Solterra Resort CDD
Construction Fund 2014
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	ACTUAL YEAR-TO-DATE
REVENUE	
BOND PROCEEDS	\$ -
INTEREST-INVESTMENT	898
TOTAL REVENUE	898
EXPENDITURES	
CONSTRUCTION-IN-PROGRESS	-
	-
TOTAL EXPENDITURES	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	898
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
INTERFUND TRANSFER-IN	-
INTERFUND TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	-
NET CHANGE IN FUND BALANCE	898
FUND BALANCE - BEGINNING	4,242
FUND BALANCE - ENDING	\$ 5,140

Solterra Resort CDD
Construction Fund 2018
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	ACTUAL YEAR-TO-DATE
REVENUE	
BOND PROCEEDS	\$ -
INTEREST-INVESTMENT	22,158
TOTAL REVENUE	22,158
EXPENDITURES	
CONSTRUCTION-IN-PROGRESS	-
TOTAL EXPENDITURES	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	22,158
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
INTERFUND TRANSFER-IN	138
INTERFUND TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	138
NET CHANGE IN FUND BALANCE	22,296
FUND BALANCE - BEGINNING	2,575,776
FUND BALANCE - ENDING	\$ 2,598,072

Solterra Resort CDD
Construction Fund 2018 Phase 2B
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2019 and Ending March 31, 2020

	ACTUAL YEAR-TO-DATE
REVENUE	
BOND PROCEEDS	\$ -
INTEREST-INVESTMENT	16,772
TOTAL REVENUE	16,772
EXPENDITURES	
CONSTRUCTION-IN-PROGRESS	-
TOTAL EXPENDITURES	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	16,772
OTHER FINANCING SOURCES (USES)	
BOND PROCEEDS	-
INTERFUND TRANSFER-IN	777
INTERFUND TRANSFER-OUT	-
TOTAL OTHER FINANCING SOURCES (USES)	777
NET CHANGE IN FUND BALANCE	17,549
FUND BALANCE - BEGINNING	2,494,241
FUND BALANCE - ENDING	\$ 2,511,790

Solterra Resort CDD
Cash Reconciliation (GF)
March 31, 2020

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 727,679.19
Plus: Deposits	\$ -
Less: Outstanding Checks	<u>(\$41,855.97)</u>
<i>Adjusted Bank Balance</i>	<u><u>\$ 685,823.22</u></u>

Beginning Bank Balance Per Books	\$ 893,238.62
Add: Cash Receipts	37,918.22
Less: Cash Disbursements	<u>(245,333.62)</u>
<i>Balance Per Books</i>	<u><u>\$ 685,823.22</u></u>

SOLTERRA RESORT CDD

CHECK REGISTER FY 2020

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
EOM Balance 9-30-2019				120.00	164,494.00	158,071.19
10/01/2019	9114	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - October		3,483.33	154,587.86
10/03/2019	9118	DUKE ENERGY	8/26-9/25 - 000 Solterra Blvd Lite PH2B SL		3,206.23	151,381.63
10/03/2019	9123	POLK COUNTY UTILITIES	8/12-9/12 - 4000 Oakmont Blvd Guard		185.60	151,196.03
10/03/2019	9124	POLK COUNTY UTILITIES	8/12-9/12 - 5200 Solterra Blvd Club		2,153.42	149,042.61
10/03/2019	9125	POLK COUNTY UTILITIES	8/12-9/12 - Reuse Oak Green Loop Irr		233.50	148,809.11
10/03/2019	9126	POLK COUNTY UTILITIES	8/12-9/12 - Reuse Oakmont Blvd Irr		296.36	148,512.75
10/03/2019	9127	POLK COUNTY UTILITIES	8/12-9/12 - Reuse Solterra Blvd Irr		62.58	148,450.17
10/07/2019	9115	ACTION SECURITY, INC	Hurricane Service		330.00	148,120.17
10/07/2019	9116	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - Oct		10,508.00	137,612.17
10/07/2019	9117	CRYSTAL SPRINGS	Supplies		486.95	137,125.22
10/07/2019	9119	FLORIDA PUBLIC UTILITIES	8/20-9/20 - Gas		635.26	136,489.96
10/07/2019	9120	HOPPING GREEN & SAMS	Legal Svcs - August		2,007.78	134,482.18
10/07/2019	9121	JR Clean Team LLC	Cleaning - Sept		2,445.00	132,037.18
10/07/2019	9122	MASSEY SERVICES, INC.	Pest Control - Sep		115.00	131,922.18
10/09/2019	3499	Egis Insurance & Risk Advisors	Insurance FY 2020		4,049.25	127,872.93
10/11/2019	9130	Brighthouse	9/30-10/29 - 5200 Solterra Blvd Restaurant		126.27	127,746.66
10/16/2019	9128	ACTION SECURITY, INC	Service Call - 9/12		280.00	127,466.66
10/16/2019	9129	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Oct		1,120.00	126,346.66
10/16/2019	9131	YELLOWSTONE LANDSCAPE	Landscape Maint - Oct		15,448.83	110,897.83
10/23/2019	3500	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2020		175.00	110,722.83
10/24/2019	9132	Brighthouse	10/14-11/13 - CBHS Wifi		256.40	110,466.43
10/24/2019	9133	Brighthouse	10/10-11/9 - 5200 Solterra Blvd Gatehouse		241.44	110,224.99
10/24/2019	9134	Brighthouse	10/3-11/2 - 5200 Solterra Blvd RRBC		147.23	110,077.76
10/28/2019	9135	DPFG MANAGEMENT AND CONSULTING, LLC	ADA Compliance, Construction Acct		3,316.67	106,761.09
10/28/2019	9136	Evergreen Lifestyles Mgmt	September Management		18,897.68	87,863.41
10/28/2019	9137	HOPPING GREEN & SAMS	Legal Svcs - September		1,152.47	86,710.94
10/28/2019	9138	JR Clean Team LLC	Cleaning - Oct		2,889.89	83,821.05
10/28/2019	9139	LERNER REPORTING SERVICES, INC	Dissemination		6,000.00	77,821.05
10/28/2019	9140	MASSEY SERVICES, INC.	Pest Control - Oct		115.00	77,706.05
10/28/2019	9141	YELLOWSTONE LANDSCAPE	Spa Pump Repair		795.00	76,911.05
10/30/2019	9143	DUKE ENERGY	Streetlights		5,743.13	71,167.92
10/30/2019	9144	DUKE ENERGY	10/1-10/16 - 000 Solterra Blvd Lite PH2C 1&2		1,068.77	70,099.15
10/30/2019	9145	DUKE ENERGY	9/3-9/30 - 4000 Oakmont Blvd - Fence		75.79	70,023.36
10/30/2019	9146	DUKE ENERGY	8/21-9/20 - 5300 Solterra Blvd Lift		96.42	69,926.94
10/30/2019	9147	DUKE ENERGY	9/3-9/30 - 5456 Misty Oak Cir Pump		13.11	69,913.83
10/30/2019	9148	DUKE ENERGY	9/3-9/30- 6022 Broad Oak Dr Pump		13.35	69,900.48
10/30/2019	9150	DUKE ENERGY	8/22-9/23 - 5200 Oakmont Blvd		8,052.09	61,848.39
10/30/2019	9151	DUKE ENERGY	8/21-9/20 - 5290 Solterra Blvd Irr		14.25	61,834.14
10/30/2019	9152	DUKE ENERGY	9/11-9/30 - Streetlights PH 2		1,207.36	60,626.78
10/30/2019	9149	DUKE ENERGY	8/23-9/24 - 00000 Oakmont Blvd LitePH2A		1,234.34	59,392.44
EOM Balance 10-31-2019				0.00	98,678.75	59,392.44
11/01/2019	9142	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - November		3,483.33	55,909.11
11/04/2019	9154	DUKE ENERGY	10/1-10/24 - 000 Solterra Blvd Lite PH2B SL		1,068.77	54,840.34
11/04/2019	9155	DUKE ENERGY	10/1-10/22 - 5200 Oakmont Blvd		7,058.57	47,781.77
11/04/2019	9156	FLORIDA PUBLIC UTILITIES	10/1-10/21 - Gas		743.96	47,037.81
11/04/2019	9157	POLK COUNTY UTILITIES	9/12-9/30 - 4000 Oakmont Blvd Guard		71.18	46,966.63
11/04/2019	9158	POLK COUNTY UTILITIES	9/12-9/30 - 5200 Solterra Blvd Club		2,911.44	44,055.19
11/04/2019	9159	POLK COUNTY UTILITIES	9/12-9/30 - Reuse Oak Green Loop Irr		198.52	43,856.67
11/04/2019	9160	POLK COUNTY UTILITIES	9/12-9/30 - Reuse Oakmont Blvd Irr		917.70	42,938.97
11/04/2019	9161	POLK COUNTY UTILITIES	9/12-9/30 - Reuse Solterra Blvd Irr		103.32	42,835.65
11/06/2019	9153	CRYSTAL SPRINGS	Supplies		235.10	42,600.55
11/06/2019	9162	YELLOWSTONE LANDSCAPE	5 tons of river rock		2,061.00	40,539.55
11/11/2019	3501	Logan Muether	Staples Reimbursement for Security Passes		236.00	40,303.55
11/11/2019	3502	Rodney Cotten	Reimbursement for Chairs & refridgerator		1,955.59	38,347.96
11/11/2019	ACH11119	IPFS	Ins FY 2020 Installment 1		2,177.95	36,170.01
11/12/2019	3503	Pro-Tech Air Conditioning & Plumbing Svc.	Emergency AC repair - HVAC Leak		636.06	35,533.95
11/13/2019	9163	AQUATIC SYSTEMS, INC	Lake & Pond Maint - Nov		1,120.00	34,413.95
11/13/2019	9164	Brighthouse	10/30-11/29 - 5200 Solterra Blvd Restaurant		124.44	34,289.51
11/13/2019	9165	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - Nov		10,316.00	23,973.51
11/13/2019	9166	YELLOWSTONE LANDSCAPE	Landscape Maint - Nov		17,973.83	5,999.68
11/14/2019	3504	US BANK	Trustee Fees - Series 2014		4,148.38	1,851.30
11/14/2019		Polk County Tax Collector	Deposit	2,605.09		4,456.39
11/18/2019		Polk County Tax Collector	Deposit	5,297.73		9,754.12
11/19/2019	9167	Brighthouse	11/3-12/02 - 5200 Solterra Blvd RRBC		144.11	9,610.01
11/22/2019		Polk County Tax Collector	Deposit	29,427.43		39,037.44
11/25/2019	9169	Brighthouse	11/10-12/9 - 5200 Solterra Blvd Gatehouse		241.44	38,796.00
11/25/2019	9170	DUKE ENERGY	10/16-11/14 - 000 Solterra Blvd Lite PH2C 1&2 SL		1,068.77	37,727.23
11/25/2019	3510	US BANK	Trustee Fees - Series 2018		4,040.63	33,686.60
11/27/2019	9168	ACTION SECURITY, INC	Service Call - 10/22		1,930.00	31,756.60
11/27/2019	9171	MASSEY SERVICES, INC.	Pest Control		115.00	31,641.60
11/29/2019		Polk County Tax Collector	Deposit	110,540.23		142,181.83
11/29/2019		Polk County Tax Collector	Deposit	15,000.00		157,181.83
EOM Balance 11-30-2019				162,870.48	65,081.09	157,181.83
12/02/2019	9172	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - December		3,433.33	153,748.50
12/03/2019	3505	Logan Muether	Staples Reimbursement for Security Passes		486.00	153,262.50
12/04/2019		Polk County Tax Collector	Deposit	3,477.61		156,740.11
12/06/2019	ACH120619	IPFS	Ins FY 2020 Installment 2		2,177.95	154,562.16
12/06/2019	3506	POLK COUNTY UTILITIES	0 Oaktree Drive - Meter Set up		780.00	153,782.16
12/06/2019		Polk County Tax Collector	Deposit	210,760.51		364,542.67
12/10/2019	3507	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		35,740.02	328,802.65
12/10/2019	3508	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		19,871.20	308,931.45
12/10/2019	3509	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		6,543.70	302,387.75
12/11/2019	9180	FLORIDA PUBLIC UTILITIES	10/21-11/20 - Gas		444.48	301,943.27
12/11/2019	3511	Logan Muether	Staples Reimbursement for Security Passes		486.00	301,457.27

SOLTERRA RESORT CDD

CHECK REGISTER FY 2020

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
12/12/2019	9173	Brighthouse	11/14-12/13 - CBHS Wifi		261.40	301,195.87
12/12/2019	9174	Brighthouse	11/30-12/29 - 5200 Solterra Blvd Restaurant		124.44	301,071.43
12/12/2019	9177	DUKE ENERGY	10/24-11/22 - 000 Solterra Blvd Lite PH2B SL		1,068.77	300,002.66
12/12/2019	9178	DUKE ENERGY	10/22-11/20 - 5200 Oakmont Blvd		7,764.44	292,238.22
12/12/2019	9183	POLK COUNTY UTILITIES	10/14-11/13 - 4000 Oakmont Blvd Guard		81.12	292,157.10
12/12/2019	9184	POLK COUNTY UTILITIES	10/14-11/13 - 5200 Solterra Blvd Club		2,740.87	289,416.23
12/12/2019	9185	POLK COUNTY UTILITIES	10/14-11/13 - Reuse Oak Green Loop Irr		226.67	289,189.56
12/12/2019	9186	POLK COUNTY UTILITIES	10/14-11/13 - Reuse Oakmont Blvd Irr		794.85	288,394.71
12/12/2019	9187	POLK COUNTY UTILITIES	10/14-11/13 - Reuse Solterra Blvd Irr		9.02	288,385.69
12/13/2019	9175	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - Dec		10,656.00	277,729.69
12/13/2019	9176	CRYSTAL SPRINGS	Supplies		773.41	276,956.28
12/13/2019	9179	Evergreen Lifestyles Mgmt	October Mgmt		17,073.03	259,883.25
12/13/2019	9181	HOPPING GREEN & SAMS	Legal Svcs - October		777.35	259,105.90
12/13/2019	9182	JR Clean Team LLC	Cleaning - Nov		2,445.00	256,660.90
12/13/2019	9188	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 11/15/19		437.00	256,223.90
12/13/2019	9189	YELLOWSTONE LANDSCAPE	Pool Maint - Dec		5,060.83	251,163.07
12/16/2019	3512	YELLOWSTONE LANDSCAPE	Repair Re-Circulation Pump		3,436.00	247,727.07
12/16/2019		AK Oakmont LLC	Deposit	32,030.28		279,757.35
12/17/2019		Polk County Tax Collector	Deposit	1,135,885.63		1,415,642.98
12/31/2019	ACH12312019	IPFS	Ins FY 2020 Installment 3		2,177.95	1,413,465.03
EOM Balance 12-31-2019				1,382,154.03	125,870.83	1,413,465.03
01/02/2020	9190	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - January		3,483.33	1,409,981.70
01/02/2020	3514	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		316,772.47	1,093,209.23
01/02/2020	3515	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		177,260.18	915,949.05
01/02/2020	3516	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank		59,593.00	856,356.05
01/03/2020	9191	Brighthouse	12/14-1/13 - CBHS Wifi		261.40	856,094.65
01/03/2020	9192	Brighthouse	12/10-1/09 - 5200 Solterra Blvd Gatehouse		241.44	855,853.21
01/03/2020	9193	Brighthouse	12/03-01/02 - 5200 Solterra Blvd RRBC		144.11	855,709.10
01/03/2020	9194	DUKE ENERGY	11/14-12/16 - 000 Solterra Blvd Lite PH2C 1&2 SL		1,068.77	854,640.33
01/03/2020	9195	DUKE ENERGY	Electricity		254.17	854,386.16
01/03/2020	9196	DUKE ENERGY	Electricity		102.47	854,283.69
01/03/2020	9197	DUKE ENERGY	Electricity		26.60	854,257.09
01/03/2020	9198	DUKE ENERGY	Electricity		31.50	854,225.59
01/03/2020	9199	DUKE ENERGY	Electricity		11,486.26	842,739.33
01/03/2020	9200	DUKE ENERGY	11/20-12/20 - 5200 Oakmont Blvd		8,064.33	834,675.00
01/03/2020	9201	DUKE ENERGY	11/22-12/26 - 000 Solterra Blvd Lite PH2B SL		1,068.77	833,606.23
01/03/2020	9202	FLORIDA PUBLIC UTILITIES	11/20-12/20 - Gas		3,650.80	829,955.43
01/03/2020	9203	POLK COUNTY UTILITIES	11/13-12/12 - 4000 Oakmont Blvd Guard		77.42	829,878.01
01/03/2020	9204	POLK COUNTY UTILITIES	11/13-12/12 - 5200 Solterra Blvd Club		4,171.11	825,706.90
01/03/2020	9205	POLK COUNTY UTILITIES	11/13-12/12 - Reuse Solterra Blvd Irr		106.60	825,600.30
01/03/2020	9206	POLK COUNTY UTILITIES	11/13-12/12 - Reuse Oak Green Loop Irr		183.11	825,417.19
01/03/2020	9207	POLK COUNTY UTILITIES	11/13-12/12 - Reuse Oakmont Blvd Irr		405.14	825,012.05
01/06/2020	3518	Heidt	Consideration for Engineers Certificate		100.00	824,912.05
01/07/2020	3519	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - December		50.00	824,862.05
01/08/2020	9208	Brighthouse	12/30-1/29 - 5200 Solterra Blvd Restaurant		124.44	824,737.61
01/09/2020	3520	Rodney Cotten	Batteries, misc items, decorations		279.72	824,457.89
01/10/2020	9209	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - Jan		10,656.00	813,801.89
01/10/2020	9210	CRYSTAL SPRINGS	Supplies		578.69	813,223.20
01/10/2020	9211	Evergreen Lifestyles Mgmt	November Management		20,154.58	793,068.62
01/10/2020	9212	HOPPING GREEN & SAMS	Legal Svcs - November		2,623.00	790,445.62
01/10/2020	9213	Innersync	ADA Website Hosting		1,515.00	788,930.62
01/10/2020	9214	JR Clean Team LLC	Cleaning Service		3,294.85	785,635.77
01/10/2020	9215	MASSEY SERVICES, INC.	Pest Control		115.00	785,520.77
01/10/2020	9216	YELLOWSTONE LANDSCAPE	Landscape Maint		14,531.00	770,989.77
01/15/2020		Polk County Tax Collector	Deposit	192,753.01		963,742.78
01/23/2020	3521	Rodney Cotten	Reimbursement for Closet Keys, New Printer		104.85	963,637.93
01/23/2020	3522	ACTION SECURITY, INC	Service Call - 12/12		675.00	962,962.93
01/23/2020	3523	Brighthouse	01/10/20-02/09/20 - 5200 Solterra Blvd Gatehouse		117.00	962,845.93
01/23/2020	3524	CRYSTAL SPRINGS	Supplies		1,548.80	961,297.13
01/23/2020	3525	IPFS	Ins FY 2020 Installment 4		2,177.95	959,119.18
01/23/2020	3526	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 12/27/19		947.50	958,171.68
01/23/2020	3527	YELLOWSTONE LANDSCAPE	Landscape Maint - Jan		11,488.00	946,683.68
01/27/2020	3528	Brighthouse	01/03/20-02/02/20 - 5200 Solterra Blvd RRBC		143.69	946,539.99
01/27/2020	3529	DUKE ENERGY	12/21/19-01/02/20 - 6022 Broad Oak Dr Pump		48.78	946,491.21
01/27/2020	3530	JOE G TEDDER, TAX COLLECTOR	2019 Assessment - Postage		340.79	946,150.42
01/27/2020	3531	YELLOWSTONE LANDSCAPE	Pool Maint - 01/2020		3,960.83	942,189.59
01/30/2020	3532	SITE MASTERS OF FLORIDA, LLC	Asphalt Patch 5298 Wildwood Way		500.00	941,689.59
01/31/2020		Bank Interest	Deposit	974.71		942,664.30
EOM Balance 1-31-2020				193,727.72	664,528.45	942,664.30
02/03/2020		AK Oakmont LLC	Lot Closing	10,078.38		952,742.68
02/06/2020	3533	ACTION SECURITY, INC	Service call		630.00	952,112.68
02/06/2020	3537	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - Feb		9,824.00	942,288.68
02/06/2020	3534	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - February		3,483.33	938,805.35
02/06/2020	3538	ENVERA	Access Cards		686.10	938,119.25
02/06/2020	3535	HOPPING GREEN & SAMS	Legal Svcs - December		2,152.31	935,966.94
02/06/2020	3539	JR Clean Team LLC	Cleaning - Jan		2,445.00	933,521.94
02/06/2020	3536	KMVC Services	Holiday Decorations		450.00	933,071.94
02/06/2020	3540	YELLOWSTONE LANDSCAPE	Sod installation, irrigation repairs, and landscape enhancements		10,378.00	922,693.94
02/06/2020	3541	Logan Muether	Blue Passes		263.00	922,430.94
02/07/2020	3542	SITE MASTERS OF FLORIDA, LLC	Double Pay		2,800.00	919,630.94
02/11/2020	3544	4th Element Fire & Safety, Inc.	Fire Extinguisher Inspections (Annual)		198.97	919,431.97
02/11/2020	3545	BUSINESS OBSERVER	Legal Ad		155.31	919,276.66
02/11/2020	3546	COLLIS ROOFING, INC	Tile roof repairs		2,460.00	916,816.66
02/11/2020	3547	DUKE ENERGY	Electricity		6,812.34	910,004.32
02/11/2020	3548	FIREMAN TOM'S PRESSURE WASHING CO.	Pressure wash 3 entry walls & 1 guard shack		450.00	909,554.32

SOLTERRA RESORT CDD

CHECK REGISTER FY 2020

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
02/11/2020	3549	Fit Rev	Treadmill		633.05	908,921.27
02/11/2020	3550	Humane Animal Removal Team, INC.	Animal trapping		1,000.00	907,921.27
02/11/2020	3551	POLK COUNTY UTILITIES	Utilities		3,465.74	904,455.53
02/11/2020	3552	Rodney Cotten	Printer Ink		69.93	904,385.60
02/11/2020	3553	Solitude Lake Management	Lake & Pond Maint.		3,360.00	901,025.60
02/11/2020	3554	SPIES POOL, LLC	Heater Installation		3,525.66	897,499.94
02/11/2020	3555	Standard Coffee Service, Co	Coffee Supply		457.58	897,042.36
02/14/2020		Polk County Tax Collector	Deposit	61,042.28		958,084.64
02/18/2020	3556	SITE MASTERS OF FLORIDA, LLC	Re construct inlet tops		2,800.00	955,284.64
02/19/2020	ACH 2/19/20	Brighthouse	1/14/20 - 2/13/20 - CBHS Wifi		261.40	955,023.24
02/19/2020	3557	Brighthouse	2/14/20 - 3/13/20 - CBHS Wifi		276.40	954,746.84
02/19/2020	3558	CRYSTAL SPRINGS	Supplies		1,045.23	953,701.61
02/19/2020	3559	DUKE ENERGY	12/20/19-01/22/2020 - 5200 Oakmont Blvd		8,536.50	945,165.11
02/19/2020	3560	Evergreen Lifestyles Mgmt	November Management		19,113.82	926,051.29
02/19/2020	3561	YELLOWSTONE LANDSCAPE	Landscape Maint - Feb		11,488.00	914,563.29
02/21/2020	3562	YELLOWSTONE LANDSCAPE	Oak Tree Park Plant installation		10,378.00	904,185.29
02/25/2020	3565	4th Element Fire & Safety, Inc.	Fire Extinguisher Inspections (Annual)		64.69	904,120.60
02/25/2020	3566	BUSINESS OBSERVER	Legal Ad		196.87	903,923.73
02/25/2020	3567	DUKE ENERGY	Electricity		3,625.37	900,298.36
02/25/2020	3568	JR Clean Team LLC	Cleaning Service		3,355.87	896,942.49
02/25/2020	3569	YELLOWSTONE LANDSCAPE	Plant installation, and landscape enhancements		6,886.25	890,056.24
02/27/2020	3563	IPFS	Ins Installment		1,090.12	888,966.12
EOM Balance 2-29-2020				71,120.66	124,818.84	893,238.62
03/04/2020	3564	Logan Muether	Blue Passes		278.00	892,960.62
03/05/2020	3570	DPFG MANAGEMENT AND CONSULTING, LLC	CDD Mgmt - March		3,483.33	889,477.29
03/05/2020	ACH3520	Eric Dejesus	Misc service		100.00	889,377.29
03/06/2020	ACH030620	Brighthouse	02/03/20-03/03/20- 5200 Solterra Blvd RRBC		292.38	889,084.91
03/06/2020	ACH030620.2	Brighthouse	01/30/20-02/29/20- 5200 Solterra Blvd Restaurant		243.44	888,841.47
03/06/2020	ACH030620.1	DUKE ENERGY	01/07/20-02/05/20 - Streetlights		5,706.03	883,135.44
03/06/2020	ACH0306.13	DUKE ENERGY	09/20/20-01/21/20 - 5290 Solterra Blvd Irr		71.76	883,063.68
03/06/2020	ACH0306.14	DUKE ENERGY	12/2/19-01/31/20 - 4000 Oakmont Blvd Gatehouse		162.27	882,901.41
03/06/2020	ACH0306.15	DUKE ENERGY	10/21/19-01/21/20 - 5300 Solterra Blvd Lift		249.58	882,651.83
03/06/2020	ACH0306.16	DUKE ENERGY	12/02/19-02/28/20 - 5456 Misty Oak Cir Pump		51.81	882,600.02
03/06/2020	ACH0306.17	DUKE ENERGY	01/03/20-02/28/20- 4000 Oakmont Blvd - Fence		123.29	882,476.73
03/06/2020	ACH0603.18	DUKE ENERGY	10/24/19-01/23/20 - 00000 Oakmont Blvd LitePH2A - SL		1,855.52	880,621.21
03/06/2020	3572	DUKE ENERGY	Electricity		9,098.39	871,522.82
03/11/2020	3575	Evergreen Lifestyles Mgmt	December Management		22,812.72	848,710.10
03/11/2020	3576	FLORIDA PUBLIC UTILITIES	Utilities		9,444.08	839,266.02
03/11/2020	3577	HOPPING GREEN & SAMS	Legal Svcs - January		6,370.62	832,895.40
03/11/2020	3578	Innersync	PDF Overages - 1/8/20		1,469.02	831,426.38
03/11/2020	3579	POLK COUNTY UTILITIES	Utilities		3,981.38	827,445.00
03/11/2020	3580	Rodney Cotten	Reimbursement for sign print and cutting		99.93	827,345.07
03/11/2020	3581	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 1/24/20		1,281.00	826,064.07
03/11/2020	3583	YELLOWSTONE LANDSCAPE	Landscape Maint		4,714.33	821,349.74
03/12/2020	3584	Brighthouse	02/10-03/09 - 5200 Solterra Blvd Gatehouse		243.44	821,106.30
03/12/2020	3585	COMMUNITY WATCH SOLUTIONS, LLC	Security Guard - March		10,504.00	810,602.30
03/12/2020	3586	DUKE ENERGY	Electricity		2,124.59	808,477.71
03/12/2020	3587	POLK COUNTY WATER RESOURCE ENFORCEMEN	Water Violation (12/12/19)		569.60	807,908.11
03/12/2020	3588	POLK COUNTY WATER RESOURCE ENFORCEMEN	Water Violation (01/10/2020)		569.60	807,338.51
03/13/2020	3589	IPFS	Ins FY 2020 Installment 5		2,286.85	805,051.66
03/13/2020	3590	Solitude Lake Management	Lake and Pond Maintenance - March		1,120.00	803,931.66
03/13/2020		Polk County Tax Collector	Deposit	37,918.22		841,849.88
03/17/2020	3591	Brighthouse	3/14 -4/13 - CBHS Wifi		276.40	841,573.48
03/17/2020	ACH31720	Eric Dejesus	Misc service		300.00	841,273.48
03/18/2020	3592	Brighthouse	03/10/20-04/09/20 - 5200 Solterra Blvd Gatehouse		243.44	841,030.04
03/18/2020	3593	Brighthouse	03/01/20-03/29/20- Solterra Blvd Restaurant		135.75	840,894.29
03/18/2020	3594	DUKE ENERGY	02/05/20-03/06/20 - Streetlights		5,725.75	835,168.54
03/18/2020	3595	MASSEY SERVICES, INC.	Pest control		230.00	834,938.54
03/18/2020	3596	STANTEC CONSULTING SERVICES, INC	Engineering Svcs thru 02/21/20		1,125.15	833,813.39
03/19/2020	3597	IPFS	Ins FY 2020 Installment 6		2,177.95	831,635.44
03/19/2020	3598	YELLOWSTONE LANDSCAPE	Landscape Maint - 03/2020		11,488.00	820,147.44
03/19/2020	3599	Greenway Property Services, Inc.	Plumber for toilets		225.00	819,922.44
03/20/2020	3600	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank thru 01.02.20		59,929.72	759,992.72
03/20/2020	3601	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank thru 01.02.20		33,535.58	726,457.14
03/20/2020	3602	SOLTERRA RESORT CDD c/o US BANK	Tax Collection Distribution c/o US Bank thru 01.02.20		11,274.31	715,182.83
03/20/2020	3603	BUSINESS OBSERVER	Legal Ad		98.44	715,084.39
03/24/2020	3604	DUKE ENERGY	02/12/20-03/16/20 - 000 Solterra Blvd Lite		1,250.58	713,833.81
03/24/2020	3605	HOPPING GREEN & SAMS	Legal Svcs - 02/2020		2,693.65	711,140.16
03/24/2020	3606	IPFS	Ins FY 2020 Installment 7		2,177.95	708,962.21
03/27/2020	ACH032720	Brighthouse	03/01/20-03/29/20- Solterra Blvd Restaurant - Past Due		230.17	708,732.04
03/27/2020	3607	CRYSTAL SPRINGS	Supplies		988.62	707,743.42
03/27/2020	3609	DUKE ENERGY	2/14/20 - 3/17/20 - 000 Solterra Blvd Lite PH2C 1&2 SL		1,598.03	706,145.39
03/27/2020	ACH32720	Eric Dejesus	Misc service		1,748.15	704,397.24
03/31/2020	3610	DUKE ENERGY	Electricity		9,632.32	694,764.92
03/31/2020	3611	FLORIDA PUBLIC UTILITIES	02/20/20-03/19/20 - Gas		4,060.74	690,704.18
03/31/2020	3612	Logan Muether	Visitor and Guess Passes		413.02	690,291.16
03/31/2020	3614	POLK COUNTY UTILITIES	Utilities		4,467.94	685,823.22
EOM Balance 3-31-2020				37,918.22	245,333.62	685,823.22

EXHIBIT 5

ENTRY GATE POLICY
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

The Solterra Resort Community Development District (“CDD”) owns and maintains the CDD’s community roadways, and in connection therewith, has installed a gatehouse and state-of-the-art security system to provide a visible boundary at the entry and exit point to the community. The security system is equipped with high definition cameras that observe and record anyone seeking to enter the community at the access point. Moreover, the security system is staffed 24/7 with live and/or virtual gate officers who monitor the system and access to the community.

DAYTIME ACCESS. Residents or their authorized guests who have registered with the CDD’s security provider at www.myenvera.com will be granted access. When visitors approach the gatehouse, the gate officer will greet the visitor and ask for and record the visitor’s name and other pertinent information regarding the visitor and his or her reason for visiting the community. Access will not be refused during the daytime, but any visitor refusing to provide the requested information and/or any other suspicious activity may be recorded by the CDD’s security cameras, and in the guard’s log, at the access point. Additionally, the gate officers have been directed to contact the CDD Manager and/or emergency personnel to monitor or otherwise address any suspicious situation. The system functions more efficiently, and wait times are reduced, when everyone within the community participates and registers with the CDD’s security provider. As such, we encourage you to register at www.myenvera.com. Information can also be found under the Docs and Info section of the website for the Solterra Resort Homeowner’s Association, Inc. (“HOA”), www.solterrahoa.com.

NIGHT-TIME, ACCESS. For health, safety and welfare reasons, the following policy shall apply on evenings from the hours of 10 p.m. and 5 a.m. Anyone seeking to access the community gate during those times must show that they are authorized to park within the community by registering with the CDD’s Envera system (referenced above), or showing a valid reservation (or other proof indicating that they are on official HOA, CDD or other governmental or medical business). Pursuant to the HOA’s parking policy, no more than 5 cars per address will be issued visitor parking passes during these hours unless prior arrangements have been made with the HOA. The gate officers should explain to those entering without proof of authorization that all vehicles parked in the community during these hours which are not displaying on the dashboard a valid visitor parking pass or other indication of permission to park, and any vehicles even with a pass that is obstructing the public right-of-way, will be subject to towing without further notice. **In situations where traffic flow is restricted and emergency access is at risk of being impeded, gate officers should call the police/sheriff and may temporarily deny entry to those vehicles without proof of the right to park in an authorized area.**

NOTE: Cars parked within the community and without a valid visitor parking pass may be towed by the HOA or Sheriff’s Office, pursuant to CDD agreements and HOA parking policy. Any car illegally parked and blocking traffic may be immediately towed without prior notice by the HOA, the CDD’s security provider, or the Sheriff’s Office.

PLEASE BEAR IN MIND THAT, WHILE THE CDD’S SECURITY SYSTEM IS INTENDED TO IMPROVE THE SAFETY OF BOTH PERSONS AND PROPERTY WITHIN THE COMMUNITY, NO SECURITY SYSTEM CAN GUARANTEE SUCH SAFETY, AND THE CDD IS NOT LIABLE FOR ANY FAILURE OF THE SECURITY SYSTEM TO PREVENT HARM FROM OCCURRING TO PERSONS OR PROPERTY. ACCORDINGLY, ALL INDIVIDUALS ARE ENCOURAGED TO TAKE REASONABLE STEPS TO PROTECT THEMSELVES AND THEIR PROPERTY, INCLUDING BUT NOT LIMITED TO BY REPORTING SUSPICIOUS ACTIVITY TO THE CDD MANAGER AT PATRICIA.COMINGS-THIBAUT@DPFG.COM AND THE POLK COUNTY SHERIFF’S OFFICE AT (863)298-6200.

Please let us know if you have any questions regarding the CDD’s security system. We can be reached at (321)263-0132, ext. 4205.

Patricia Comings-Thibault
CDD Manager
Solterra Resort Community Development District

EXHIBIT 6

PROPOSAL 273054

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE FAX
EMAIL jseifel@kolter.com

ESTIMATE # 001-20-273054
DATE 3/26/2020
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT DISTANCE 55 MILES COORDINATES
PROJECT NAME ROUND ABOUT SIGNS

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 15-30 ESTIMATED INSTALL ACTUAL TBD. INSTALL (10) NEW SIGNS WITH CEMENT AND REMOVE (4) EXISTING SIGNS.	\$995.00	1	\$995.00
2	STREET SIGNAGE, CUSTOM (C) YIELD SIGN	\$595.15	2	\$1,190.30
3	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECAL	\$0.00	10	\$0.00
4	STREET SIGNAGE, CUSTOM (B) ROUNDABOUT DIRECTIONAL SIGN	\$614.60	3	\$1,843.80
5	STREET SIGNAGE, CUSTOM (A) PEDESTRIAN CROSSING W/ARROW PLAQUE COMBO	\$599.40	2	\$1,198.80
6	STREET SIGNAGE, CUSTOM (1) DUAL STREET BLADE/YIELD COMBO	\$969.10	1	\$969.10
PRE-TAX TOTAL				\$6,197.00
EST TAX (.07)				\$433.79
TOTAL				\$6,630.79

Approval

TERMS & CONDITIONS

- All work will be completed in a workmanlike manner according to standard practice. All agreements are contingent upon delays and material cost increases beyond our control.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project immediately upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Product will be warehoused until the client is ready for installation, at which time applicable installation labor will be invoiced upon completion.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

SIGNATURE

RON SILVEIRA

NAME

4/8/2020

DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

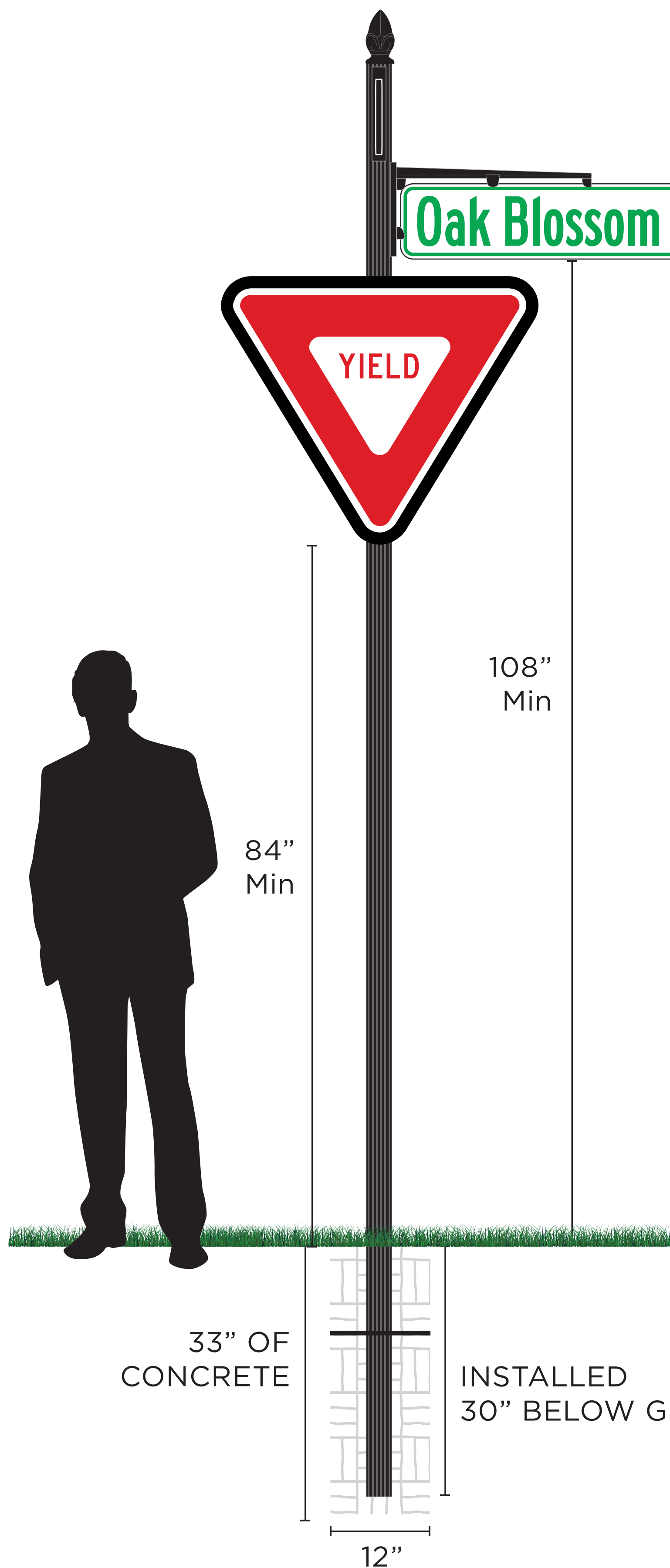


SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569



Oak Blossom Dr

Solterra Blvd

Oak Blossom Dr

1

DUAL STREET BLADE/YIELD COMBO

Qty: 1

Dual Blades

(1) 36"x9" D/S Blades (2 D/S Blades Total)

(1) 42"x9" D/S Blades (2 D/S Blades Total)

Alum 0.080 - HI Reflective Vinyl

Upper/Lowercase, B Series Typeface White Sign with Green Lettering

Mounted: Metro Wing Bracket w/Set Screws Painted

Sign w/Backer

36" (R1-2) Yield Sign

Alum 0.080 - HI Reflective Vinyl

38" Backer: 080 Aluminum Painted

Post

15'x3" Fluted Post Painted

w/(1"x1"x12" Angle) Aluminum Spin Bar

Base Set in Concrete for Stability - Qty: 4 - 80# bags

Finial

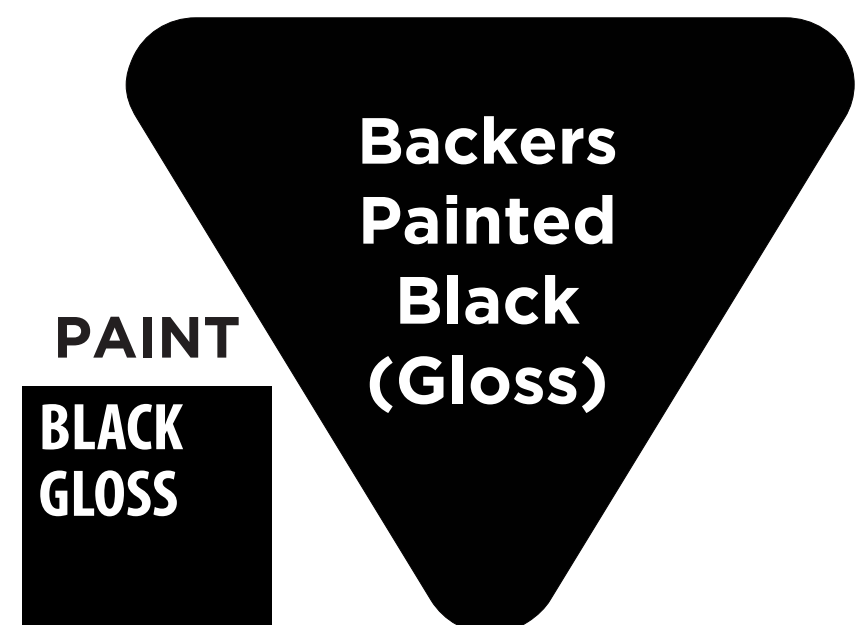
Acorn Finial Painted

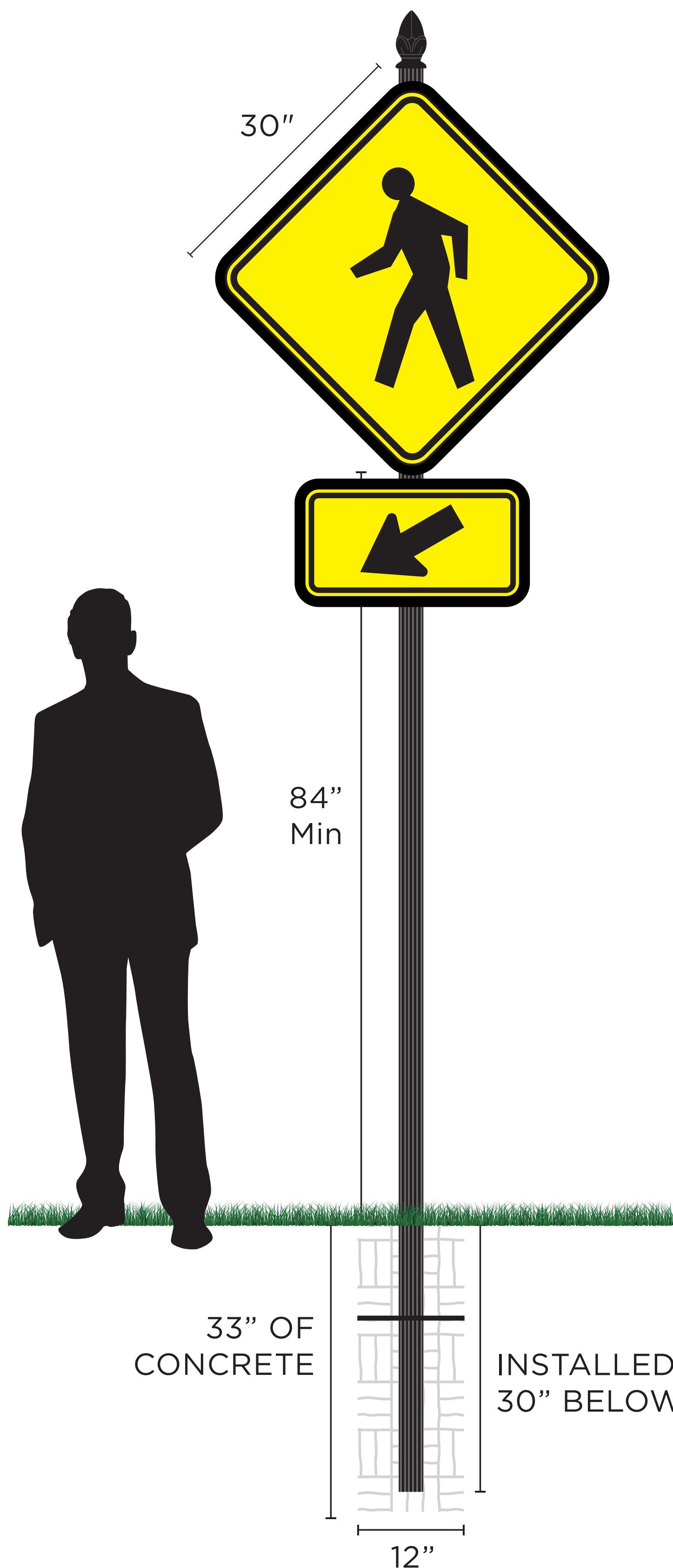
ALL HARDWARE PAINTED

33" OF
CONCRETE

INSTALLED
30" BELOW GRADE

12"





PEDESTRIAN CROSSING W/ARROW PLAQUE COMBO

Qty: 2

Sign w/ Backer

30"x30" (W11-2) Pedestrian Crossing Sign

Alum 0.080 - HI Reflective Vinyl

32"x32" Backer: 080 Aluminum Painted

Plaque w/ Backer

24"x12" (W16-7PL) Arrow Plaque

Alum 0.080 - HI Reflective Vinyl

26" x 14" Backer: 080 Aluminum Painted

Post

14'x3" Fluted Post Painted

w/(1"x1"x12" Angle) Aluminum Spin Bar

Base Set in Concrete for Stability - Qty: 4 - 80# bags

Base

Tall Europa Base Painted

Finial

Acorn Finial Painted

ALL HARDWARE PAINTED



PAINT

BLACK
GLOSS





ROUNABOUT DIRECTIONAL SIGN

Qty: 3

Sign w/Backer

44"x24" (R6-4a) Roundabout Sign

Alum 0.080 - HI Reflective Vinyl

46"x26" Backer: 080 Aluminum Painted

Posts

(2) 9' x 3" Fluted Post Painted

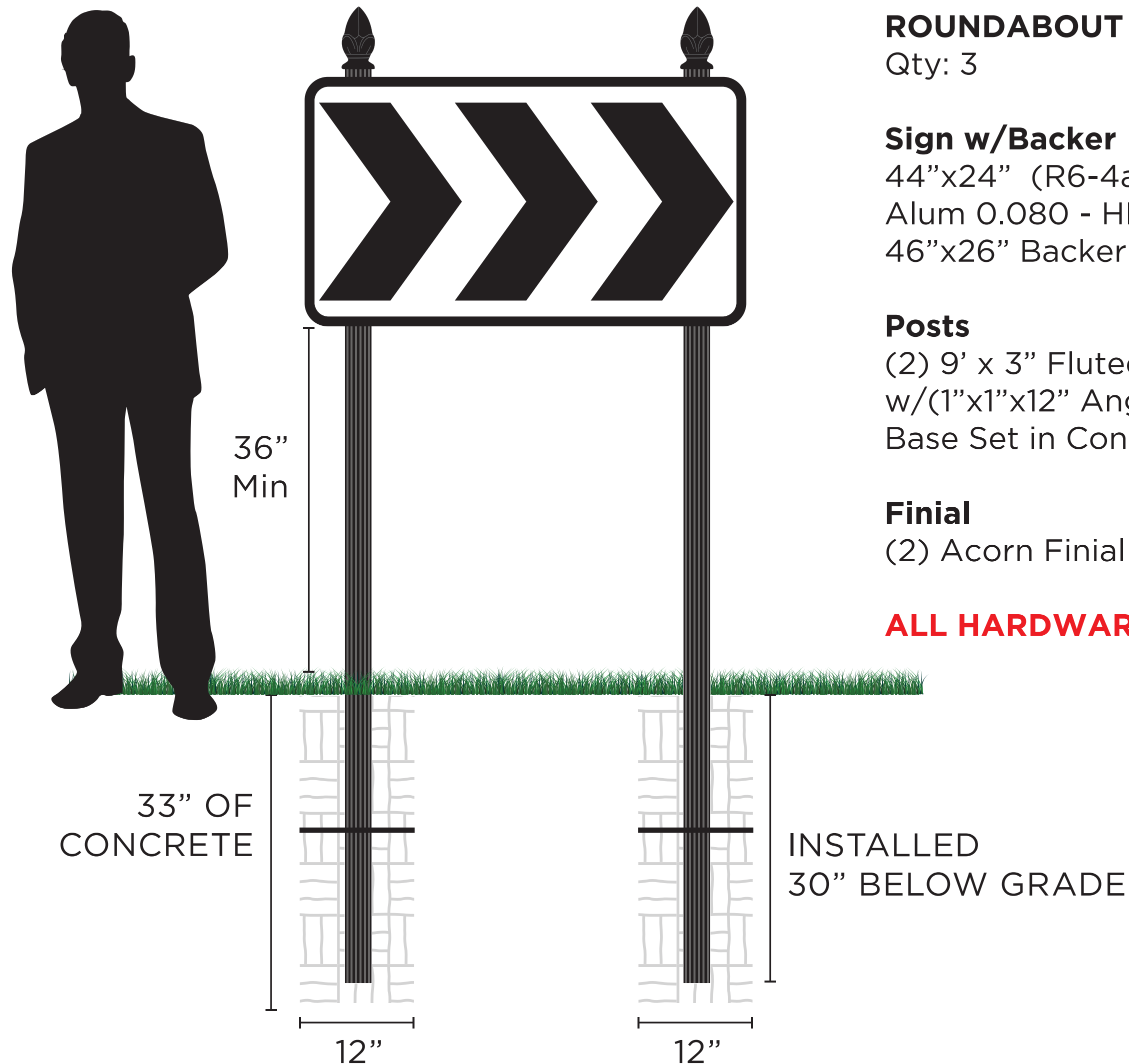
w/(1"x1"x12" Angle) Aluminum Spin Bar

Base Set in Concrete for Stability - Qty: 4 - 80# bags

Finial

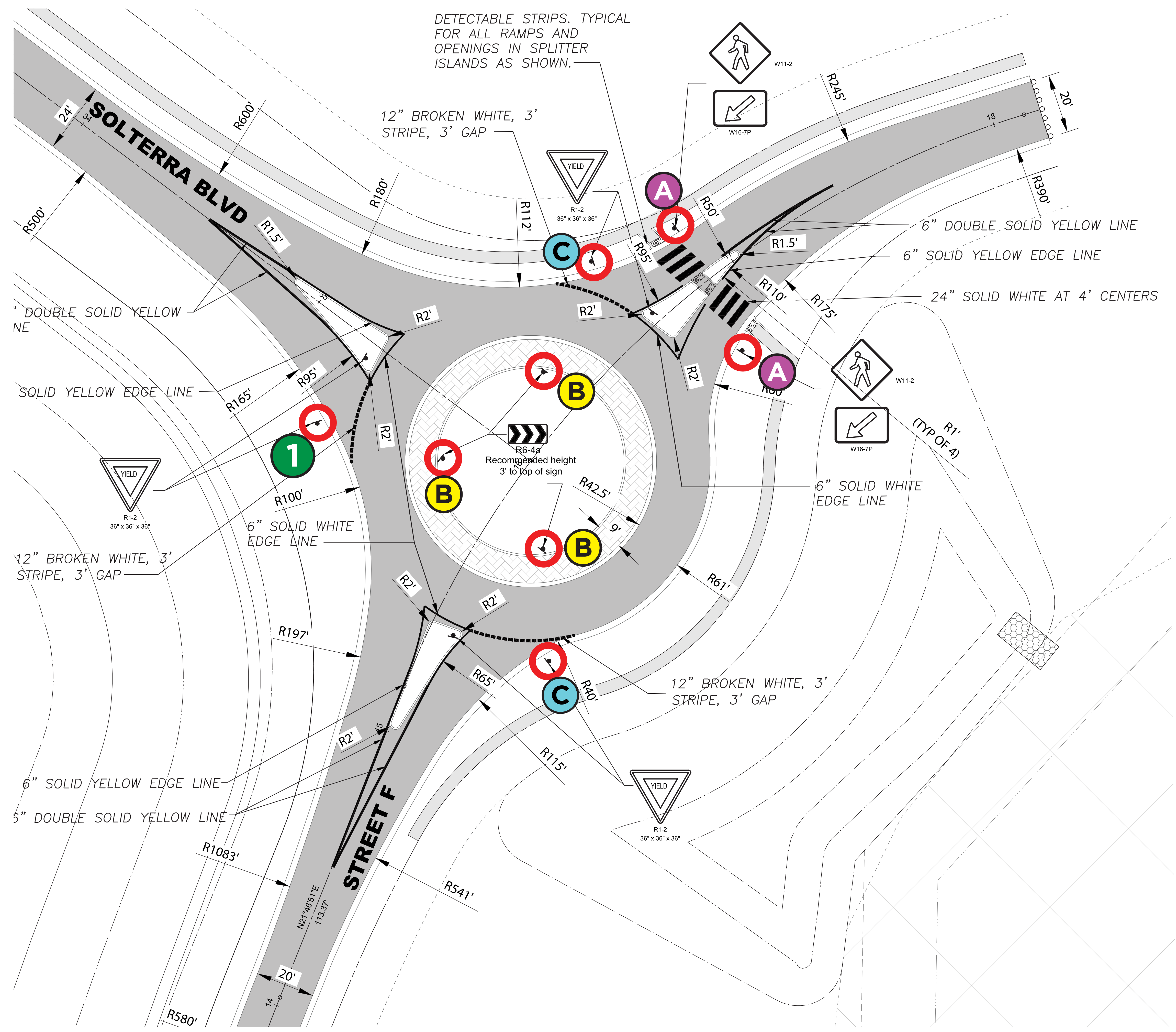
(2) Acorn Finial Painted

ALL HARDWARE PAINTED



PAINT
BLACK
GLOSS

Backers
Painted
Black
(Gloss)



1

Solterra Blvd

Oak Blossom Dr

YIELD

A

WALKER

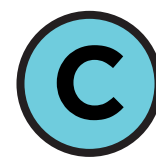
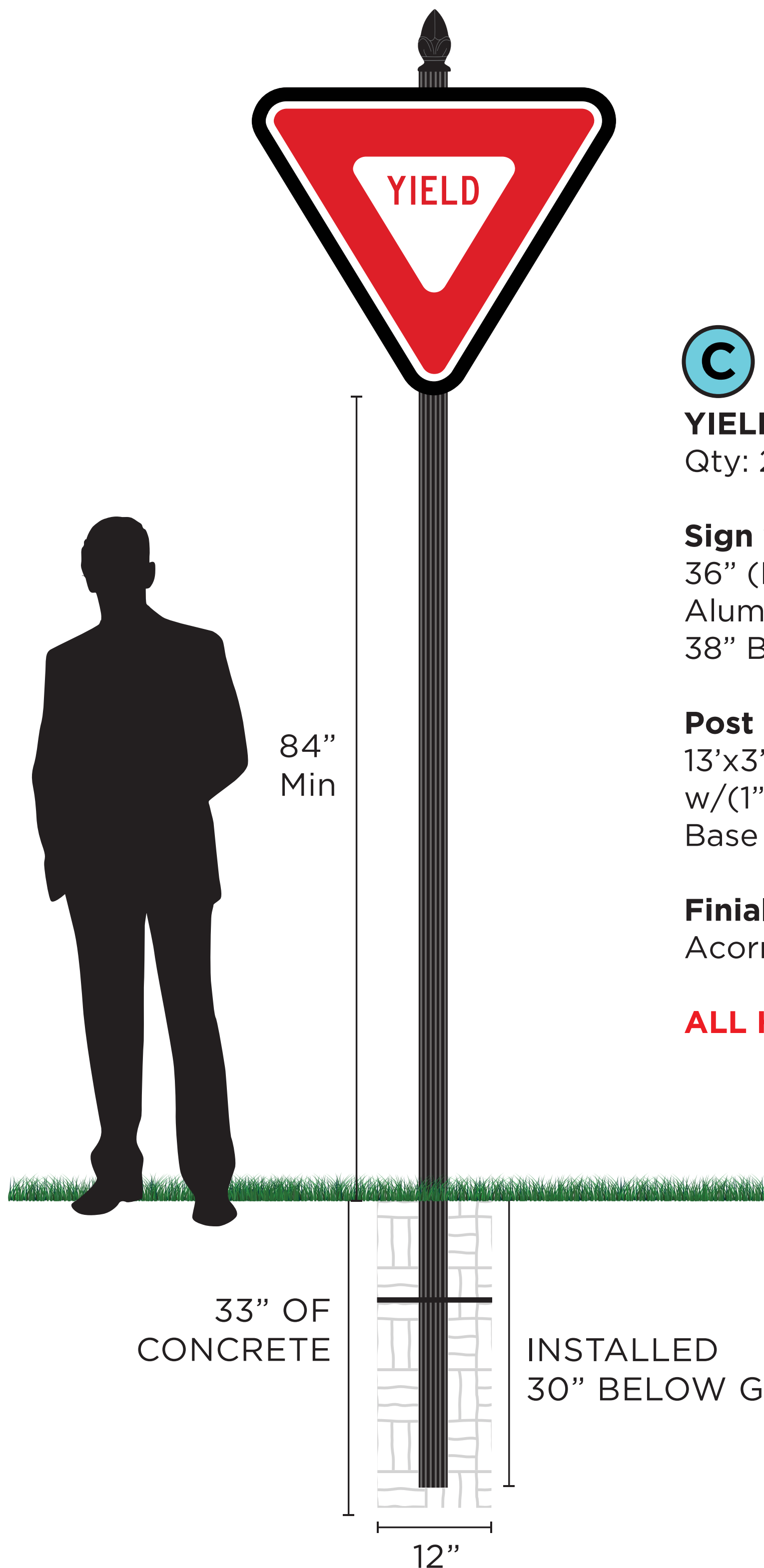
←

B

→→→

C

YIELD



YIELD SIGN

Qty: 2

Sign w/Backer

36" (R1-2) Yield Sign

Alum 0.080 - HI Reflective Vinyl

38" Backer: 080 Aluminum Painted

Post

13'x3" Fluted Post Painted

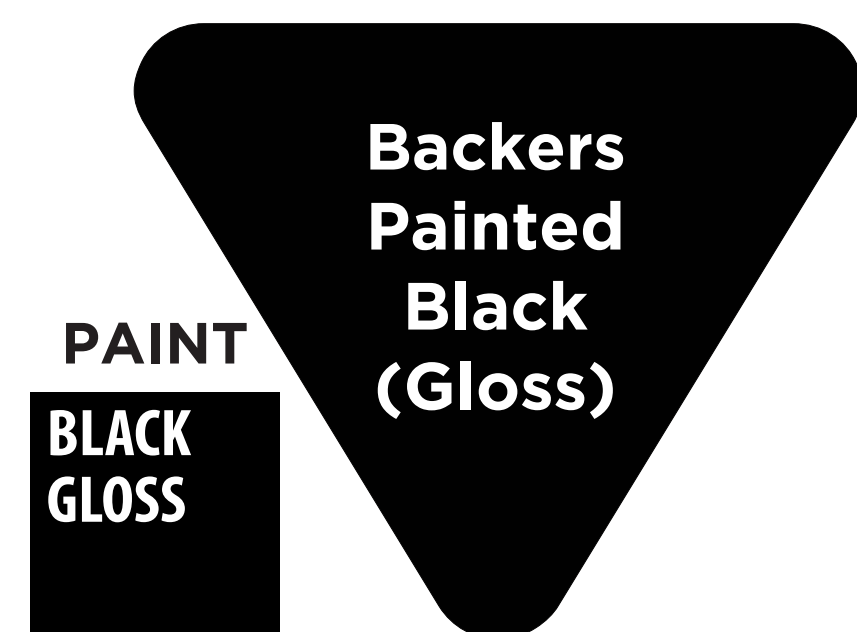
w/(1"x1"x12" Angle) Aluminum Spin Bar

Base Set in Concrete for Stability - Qty: 4 - 80# bags

Finial

Acorn Finial Painted

ALL HARDWARE PAINTED



<h1 style="margin: 0;">WARNING</h1> <p style="margin: 0;">SIGN THEFT OR VANDALISM PUNISHABLE BY \$500 FINE 60 DAYS OR BOTH FLORIDA STATUTES CHAPTERS 316.0775 & 316.655</p>												
DATE OF FABRICATION												
MONTH	1	2	3	4	5	6	7	8	9	10	11	12
YEAR	18	19	20	21	22	23	24	25	26	27	28	29
SHEETING MFG. 3M AVERY			FDOT				SHEETING TYPE EG HI DG					
MONTH	1	2	3	4	5	6	7	8	9	10	11	12
DAY	1	2	3	4	5	6	7	8	9	10	11	12
	13	14	15	16	17	18	19	20	21	22	23	24
	25	26	27	28	29	30	31					
YEAR	18	19	20	21	22	23	24	25	26	27	28	29
DATE OF INSTALLATION												
<div style="display: flex; align-items: center; justify-content: space-between;"> <div style="display: flex; align-items: center;"> <div> ONSIGHT <small>SIGNAGE & VISUAL SOLUTIONS</small> </div> </div> <div style="text-align: right;"> DAMAGED/MISSING SIGNS CALL 407-830-8861 </div> </div>												

DOT Warning Decal
 Qty: 10
 3"x3.25"
 Digital Print (Oracal) w/Gloss Lam
 Media Only

*Installed on the backs
 of all Finished Street Signs

EXHIBIT 7

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING A CONTRIBUTION TO OFF-SET ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Solterra Resort Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its \$9,420,000 Special Assessment Bonds, Series 2018 ("**2018 Bonds**") in order to finance the District's "**2018 Project**"; and

WHEREAS, also in connection with the issuance of the 2018 Bonds, and pursuant to Resolutions 2018-11 and 2018-13, the District levied non-ad valorem special assessments ("**Debt Assessments**") to secure the repayment of the 2018 Bonds; and

WHEREAS, the *Second Supplemental Assessment Methodology Report*, dated September 20, 2018, which was adopted by Resolution 2018-13, and attached hereto as **Exhibit A**, recognizes a contribution obligation ("**Contribution Obligation**") from OK Solterra Resort LLC ("**Developer**") in the sections titled "Enhanced Benefit to 2018 Assessed Lots / Developer Contributions" (identifying a Contribution Obligation of \$432,000) and "Target Levels for 2018 Assessments / Developer Contribution" (identifying a Contribution Obligation of \$253,992); and

WHEREAS, the Developer has expended funds to develop and/or acquire certain public infrastructure for the 2018 Project in the amount of at least \$366,617.19¹ and requests that the District recognize this amount towards the Contribution Obligation ("**Current Contribution**"); and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Contribution Recognized. The District acknowledges and declares that the Developer has contributed infrastructure and/or monies for the Current Contribution in the

¹ The District acquired the Solterra Phase 2C-1 and 2C-2 Drainage Improvements on February 13, 2020 in the amount of \$405,214.24. District Requisition #__, paid \$38,597.05 (the remaining balance of the Series 2018 Acquisition and Construction Account) to the Developer, attached hereto as **Exhibit B**. At this time, the Developer is requesting that the remaining \$366,617.19 in improvements be recognized as the Current Contribution.

amount of \$366,617.19. As of this Resolution, the remaining amount to satisfy the Contribution Obligation is \$319,374.81 (**“Remaining Contribution Obligation”**).

SECTION 2. Additional Authorization. District Staff is authorized to take whatever additional actions may be necessary to fulfill the intent of this Resolution.

SECTION 3. Severability. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. Effective Date. This Resolution shall become effective upon its passage, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of April, 2020.

ATTEST:

**BOARD OF SUPERVISORS OF THE
SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

By: _____
Its: _____

Exhibit A: *Second Supplemental Assessment Methodology Report*, dated September 20, 2018

Exhibit B: Requisition #__, Acquisition of Phase 2C-1 and 2C-2 Drainage Improvements

SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT
\$9,420,000 Special Assessment Bonds, Series 2018
(Phases 2A2, 2B, 2C, 2D, and 2E)

Second Supplemental Assessment Methodology Report



September 20, 2018
(final pricing)

Prepared By:

DPFG Management & Consulting LLC

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Purpose of this Report

This Second Supplemental Special Assessment Methodology Report will describe and explain the special assessments (the “**2018 Assessments**”) levied in connection with the Solterra Resort Community Development District (the “**District**”) \$9,420,000 Special Assessment Bonds, Series 2018 (the “**2018 Bonds**”). This report supplements and is consistent with the District’s First Supplemental Master Assessment Methodology Report, dated August 21, 2014, revised October 6, 2014, (the “**Master Methodology Report**”), adopted in conjunction with the levy and imposition of a special assessment lien in order to secure the repayment of any bonds issued in connection with the financing of the District’s capital improvement plan. To the extent of any inconsistency between this Report and the Master Methodology Report this report shall control.

Purposes of the District and Issuer Information

Formerly known as the Oakmont Grove Community Development District, the District is an independent unit of special single-purpose local government, created and established in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the “**Act**”), as amended, by Ordinance No. 4-41 of the Polk County Board of County Commissioners, enacted on July 14, 2004. The master planned community within the District is known as Solterra Resort (the “**Development**”). The District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain infrastructure improvements consisting of roadways, water, wastewater, reclaimed water and irrigation systems, earthwork and demolition, storm water management, landscaping/pedestrian improvements, signage and lighting, conservation and mitigation, recreational facilities, and other improvements pursuant to the Act (the “**Original Project**”).

The District encompasses approximately 637 acres, of which a portion is partially developed, and is located entirely in an unincorporated portion of north eastern Polk County bounded on the north by Ronald Reagan Parkway (County Road 54). The District has the power to issue bonds to fund public improvements. The preliminary land use plan describes the development of the District in multiple phases with final buildout now anticipated to include a total of approximately 1,142 residential dwelling units. The District has been planning multiple construction phases funded with various bond issuances, as described below.

First Construction Phase

In 2013/2014, the District undertook the construction of its “2013 Project” as further described in the *Supplemental Engineer’s Report*, dated February 21, 2013 (the “**2013 Engineer’s Report**”). To finance the 2013 Project, the District issued \$5,420,000 Taxable Special Assessment Bonds, Series 2013 (the “**2013 Bonds**”).

Second Construction Phase

To advance additional development of the remaining properties within the CDD, and on October 6, 2014, the District Board adopted Resolution 2015-01 and in doing so authorized the construction, acquisition, operation and maintenance of a Master Capital Improvement Plan in the amount of approximately \$16,831,525 to complete development within what is known as “Phase 2” of the District, which Phase 2 consists of sub-Phases 2-1, 2A, 2B, 2C, 2D, and 2E (the “**CIP**”). The next phase of the CIP was the “**2014 Project**,” which is described in the *Special Assessment Bonds, Series 2014, Report of the District Engineer*, dated December 3, 2014 (the “**2014 Engineer’s Report**”),¹ and which includes additional roads, water and sewer systems, landscaping, storm water management systems and other public facilities primarily located in Phases 2-1 and 2A. The 2014 Project was funded in part with the District’s \$3,830,000 Special Assessment Bonds, Series 2014 (the “**2014 Bonds**”). Importantly, the Master Engineer’s Report (defined herein) provided that “all of these improvements [from the 2007 Project and 2013 Project and 2014 Project, as well as the overall CIP] are interconnected, and function as a single system serving the entire community within the District.”

Third Construction Phase

At this point, the District now intends to undertake its proposed “**2018 Project**” to advance the development of the third construction phase in sub-Phases 2B, 2C, 2D, 2E, and portions of 2A2 of the Development, together with master infrastructure for the benefit of Phase 1. Such development work includes master public improvements and community facilities, including District roads, water management and control, amenities, landscaping, hardscape, irrigation, water supply, sewer and wastewater management, professional services and permitting fees. As described in the Engineer's Report, dated September 11, 2018 (the “**2018 Engineer’s Report**”), the total cost of the 2018 Project has been estimated to be approximately \$19.495 million. Refer to the Engineer’s Report for further details on the public improvements and community facilities comprising the proposed 2018 Project. The 2018 Project as part of the overall CIP, and just like the 2007 Project, 2013 Project and 2014 Project, is required for the immediate development of the 556 lots, and the 2018 Project will benefit all developable residential lands within the District, including but not limited to the existing development of the 584 platted lots in Phases 1, 2-1 and 2A1.

Prior Bonds and Special Assessments

In April 2013, the District issued the 2013 Bonds, and pledged to repay the 2013 Bonds with “**2013 Assessments**,” which were levied pursuant to Resolutions 2013-11 and 2013-14. As more fully

¹ To clarify the terminology, the *Bond Validation Report of the District Engineer* dated August 21, 2014 (“**Master Engineer’s Report**”) uses the term “2014 Project” to refer to what is defined in this report as the Master Capital Improvement Plan (i.e., the \$16,831,525 overall project located primarily in Phase 2). By contrast, this report uses the term 2014 Project to refer to the specific project described in the 2014 Engineer’s Report, which was estimated to cost approximately \$7,632,500 and which addresses improvements located in Phase 2-1 and Phase 2A and further includes the Solterra Boulevard Extension. Accordingly, the definitions in this report apply only to this report and are not intended to change the meanings of terms found in other documents.

described in the *Master Assessment Methodology Report* dated February 28, 2013 and *Supplemental Assessment Methodology Report* dated April 18, 2013 (together, “**2013 Assessment Report**”), the 2013 Project consists of a recreational facility and other improvements benefitting all developable land within the District, which (as previously noted) is separated into Phases 1 and 2.² Accordingly, the 2013 Assessments were levied across all benefitted property within Phases 1 and 2. However, they were initially assigned to and collected from only Phase 1 platted units (which units are sufficient to absorb all of the 2013 Assessments), with the understanding that as Certificates of Occupancy are issued for Phase 2 units a portion of the benefit of the 2013 Project would extend to Phase 2 units. The 2013 Assessments would be assigned to and collected from those Phase 2 units, resulting in a corresponding reduction in the 2013 Assessments assigned to the Phase 1 units. This “waterfall” approach is described in more detail in the 2013 Assessment Report. Please refer to the Appendix for a numerical illustration.

In December 2014, the District issued the 2014 Bonds. As part of Resolution 2015-01, the District levied and imposed a master special assessment lien (“**New Assessments**”) in order to secure the repayment of any bonds (“**New Bonds**”) issued in connection with the financing of the Master Capital Improvement Plan, including the 2014 Bonds as well as any future bonds. The New Assessments are described in the District’s August 21, 2014 (revised October 6, 2014) *First Supplemental Master Assessment Methodology Report* and the December 18, 2014 *Supplemental Assessment Methodology Report* (together, “**2014 Assessment Report**”). Together with the 2014 Assessments, the 2018 Assessments, described herein, constitute portions of the New Assessments. Specifically, the 2014 Assessments constitute that portion of the New Assessments that are intended to secure repayment of the 2014 Bonds. The 2014 Assessments are levied in an amount corresponding to the debt service on the 2014 Bonds, and on the basis of benefit received on the assessable lands within the District as a result of the 2014 Project.

Pursuant to the 2014 Assessment Report, the 2014 Assessments were initially levied on Phase 2 lands on a per acre basis, and then were to be assigned to platted units within Phase 2 up to certain assessment caps and with the expectation that they would be fully absorbed by the units planned in Phase 2-1 and 2A. Then, as Certificates of Occupancy are issued for Phase 2 units, a portion of the benefit of the 2013 Project would extend to Phase 2 units, and such 2014 Assessments would be spread in part across Phase 1 lands, while by contrast, a portion of such 2013 Assessments would be spread to the Phase 2 units. The 2014 Assessment Report further contemplated that as future bonds were issued – such as the 2018 Bonds described herein, the debt assessments securing such future bonds would be allocated in a manner similar to the 2014 Assessments – first to the remaining unplatted lands in Phase 2, then to platted lots in Phases 2B through 2E, and then, as Certificates of Occupancy are issued for Phase 2 units, the 2018 Assessments would be spread

² Phase 1 consists of 425 residential dwelling units, which are fully developed platted units, and Phase 2 will consist of approximately 382 gross acres to be developed for an additional approximately 717 residential units.

across the lots in Phases 1, 2-1 and 2A. Under the “waterfall” approach, no lot would pay more than 30 yearly installments of debt service assessments.

Conditions for the Issuance of Additional Bonds

The Second Supplemental Indenture entered into in connection with the issuance of the 2013 Bonds places certain restrictions on the ability of the District to issue additional bonds. Namely, the District may issue additional bonds subject to precedent conditions which include, among other things, (i) that the proposed project (here, the 2018 Project) securing the additional bonds benefits Phase 1 lands as evidenced by certifications from the District Engineer and the District Manager, as methodology consultant, and (ii) the special assessment debt obligations levied on Phase 1 lands shall not exceed the amounts set forth below.

Table 1 - Annual Assessment Limits

Product	Annual Assessment per Unit
Townhomes	\$660
Single Family 50’ Lots	\$1,200
Single Family 70’ Lots	\$1,380

The Third Supplemental Indenture entered into in connection with the issuance of the 2014 Bonds also places certain restrictions on the ability of the District to issue additional bonds. Namely, the District may only issue other bonds secured by debt service special assessments levied on assessable lands within the District when the 2014 Assessments have been assigned to at least 100 “Finished Lot – Platted” parcels.

The conditions for issuance of additional bonds, as set forth in the Second Supplemental Trust Indenture, and Third Supplemental Trust Indenture and re-stated above, are satisfied. The special assessment debt obligations levied on Phase 1 lands do not exceed the annual assessment limits imposed under the Second Supplemental Indenture because debt assessments are not being increased on Phase 1 lands. Further, the 2014 Assessments have been assigned to at least 100 “Finished Lot – Platted” parcels.

Overall Financing Plan for the Third Construction Phase

The 2018 Bonds in the aggregate are being issued for the primary purpose of funding the costs to complete the construction of public infrastructure necessary for development of sub-Phases 2B, 2C, 2D, 2E and 2A2 of the Development, together with master infrastructure for the benefit of Phase 1 comprising a total of 428 lots of the Development³. Specifically, the proceeds of the 2018 Bonds will be used to provide funds to (i) fund debt service reserve accounts for the 2018 Bonds, (ii) pay the costs of issuance of the 2018 Bonds, (iii) pay capitalized interest, and (iv) fund a portion

³ Refer to the 2018 Engineer’s Report for more details.

of the 2018 Project. The 2018 Bonds will be secured by and payable from 2018 Assessments (as described herein). The table below sets forth the anticipated lot mix.

Table 2 – Lot Mix for Phases 2A2, 2B, 2C, 2D and 2E

Phase	40'	50'	70'	TH	Total
2A2 ⁴	19	0	0	0	19
2B	100	0	0	120	220
2C	0	118	0	0	118
2D	0	128	0	0	128
2E	0	21	50	0	71
Total	119	267	50	120	556

2018 Assessments and Benefit

In terms of benefit, and consistent with the District’s Master Capital Improvement Plan, the 2018 Project functions as a system of improvements together with the 2013 Project and 2014 Project. These projects provide special benefit to all developable property within the District, including lands within Phase 1 and Phase 2. Consistent with the New Assessments, the 2018 Assessments, like the 2013 Assessments and 2014 Assessments, are therefore levied and imposed across all benefitted property within Phases 1 and 2. The methodology herein allocates debt special assessments to such residential properties based upon the benefits derived from the Original Project. This report utilizes Original Project costs as a proxy value for benefit.

Enhanced Benefit to 2018 Assessed Lots / Developer Contributions

As reflected in Appendix I, the 2018 Project Lots will pay a slightly higher – approximately 5% - overall debt assessment per EDU than the 2013/2014 Project Lots, even after the reallocation of debt assessments that will occur when Certificates of Occupancy are issued. While the 2013 Project, 2014 Project and 2018 Project all function as a system of improvements that benefit all lands within the District, the higher debt assessment levied on the 2018 Project Lots is fair and reasonable because such 2018 Project Lots are being constructed several years after the 2013 and 2014 Projects were undertaken and at a time when construction and financing costs are higher.

In an abundance of caution, and as an off-set against any additional debt assessments that could be levied on the 2013/2014 Project Lots, the District will also recognize a developer contribution. In particular, the Developer will agree that it will complete at its own cost and convey to the District a portion of the CIP as a contribution (the “**Developer Contribution**”).⁵

⁴ Representing additional lots gained thru re-plat of Phase 2A and re-design of larger lots into smaller.

⁵ The Developer Contribution is equal to the reduction of the 2018 Assessment (i.e., per \$1 of the reduction, the Developer directly contributes \$1 for the District’s 2018 Assessment reduction to fund the public infrastructure system). Given that all lots’ benefits must be equal to or in excess of the assessments thereon, and therefore, assessments must be the same or less than the public improvement cost per unit, the implication is that the Developer Contribution has equal benefit of the costs/assessments reduction.

In particular, a portion of the Developer Contribution will be applied towards reducing the amount of debt assessments that otherwise would be levied against the 2013/2014 Project Lots, and in order to maintain equal assessments across the 2013/2014 Project Lots within the Development. The total dollar value of the reduction is approximately \$432,000 (rounded up to nearest 1,000).

Because the costs of the CIP are well above the amount of proceeds from the Districts' various bonds, the Developer Contribution will be at least equal to the reduction of the 2018 Assessments that would otherwise be levied on the Phase 2013/2014 Lots. As such, the Developer Contribution effectively "pays off" the assessment that would otherwise be assigned to the benefitting units.

Target Levels for 2018 Assessments / Developer Contribution

In addition to the Developer providing a Developer Contribution to pay down debt assessments that would otherwise be placed on Phase 1 lots, as above, the Developer has further agreed to provide a Developer Contribution in order for the 2018 Assessments to be at certain target levels, as between or among product types. In particular, the Developer has agreed to pay down such 2018 Assessments in exchange for a Developer Contribution in the amount of \$253,992. The table below sets forth the adjustment toward the 2018 Assessments for the 2018 Bond issuance.

Table 3 – Adjustment Towards the 2018 Assessments

Lot	Assigned EDU	Total Lot	Total EDU	% EDU	Par	Adjustment	Par after Adj.	Par/lot
40s	1.00	119	119.00	23.4%	\$2,260,088	-\$160,348	\$2,099,740	\$17,645
50s	1.00	267	267.00	52.4%	\$5,068,636	-\$1,159	\$5,067,477	\$18,979
70s	1.15	50	57.50	11.3%	\$1,092,059	-\$92,484	\$999,575	\$19,992
THs	0.55	120	66.00	13.0%	\$1,253,208	\$0	\$1,253,208	\$10,443
Total		556	509.50	100.0%	\$9,673,992	-\$253,992	\$9,420,000	

Assessment Allocation

In terms of allocation, the 2018 Assessments are initially allocated to all undeveloped property within Phase 2 on a per acre basis. As lands are platted in Phase 2, the 2018 Assessments are assigned to such Phase 2 platted units (i.e., Finished Lot-Platted), thereby creating a corresponding reduction in the amount of 2018 Assessments assigned to the undeveloped property until fully allocated to Phase 2 platted units, at which time the balance of the Phase 2 land will not be subject to the lien for the 2018 Assessments. It is anticipated that the 2018 Assessments will be fully allocated upon platting of the units in Phase 2B, 2C, 2D, and 2E, and portions of 2A2 (which together are planned for 556 single-family lots and townhomes, and which together are referred to as the "**2018 Project Lots**"). As Certificates of Occupancy are issued for Phase 2 units, and as

noted above, the 2013 Assessments will be assigned to such Phase 2 units (i.e., Residence Property), and a corresponding amount of 2014 Assessments and 2018 Assessments will be assigned to the Phase 1 units. Thus, at final allocation, the lots in Phases 1, 2-1, 2A1, and portions of 2A2 (together, “**2013/2014 Project Lots**”) and the 2018 Project Lots will be subject to the 2018 Assessments, the 2014 Assessments, and the 2013 Assessments.

As previously noted, the 2018 Assessments constitute a portion of the New Assessments, which are allocated in the same manner as the 2014 Assessments (refer to the 2014 Assessment Report). Accordingly, as additional New Bonds are issued in the future to finance the remaining portions of the Master Capital Improvement Plan, such New Assessments securing the New Bonds would be assigned as follows: (1) first, the New Assessments would attach and be collected from the remaining unplatted, benefitted lands in Phase 2 (i.e., the 2018 Project Lots), (2) as the balance of such lands within Phase 2 are platted, the New Assessments would attach to such platted units, and (3) as Certificates of Occupancy are issued for platted units within Phases 2B, 2C, 2D, and 2E (i.e., Residence Property), a portion of the 2013 Assessments and 2014 Assessments will be assigned to such units in the 2018 Project Lots, and a corresponding amount of New Assessments will be assigned to the 2013/2014 Project Lots (subject to any limitations in the applicable Indenture(s)). In no event will any lot pay more than 30 yearly installments of debt service assessments relating to the 2013 Assessments, 2014 Assessments and 2018 Assessments. In this manner, all property within the District benefitted by the 2013 Project and 2014 Project and Master Capital Improvement Plan receives a fair and reasonable allocation of 2013 Assessments, 2014 Assessments and 2018 Assessments, commensurate with the benefit received from the District’s projects. Please refer to Appendix for details on this approach.

Prior to the 2018 Assessable Property becoming Developed Property, the 2018 Assessments will be allocated to the 2018 Assessable Property on an equal acreage basis. Upon recordation of a plat map and completion of Lot development, the 2018 Assessments will be allocated to each Lot based on its assigned EDU.

Table 4 – 2018 Assessable Property

Bond Series	Phase	Prior to Plat Map Recordation and Development	After Plat Map Recordation and Development	Payable from, and Secured by
2018	2A2 (19 lots), 2B, 2C, 2D, and 2E	296.6 Acres	556 Lots	2018 Assessments

Each fiscal year, the District will certify for collection the 2018 Assessments on all 2018 Assessable Property, apportioned proportionately to the various land uses identified in the Appendix, until the aggregate amount of the 2018 Assessments equals the Special Assessment Requirement (defined below) for the 2018 Bonds. The following table summarizes the total Debt (defined below) and annual debt service for the 2018 Bonds:

Table 5 - Total District Debt

Bond Series	Total Units	Total EDU	Total Debt	MADS ⁶
Series 2018	556	509.5	\$9,420,000	\$626,2225

Assessment Reallocation and True-Up

As of this date, the Developer (defined below) has informed the District that it plans to construct a total of 556 lots in connection with the 2018 Project, which represents a total of 509.5 EDUs. As development occurs, it is possible that the number of lots and lot mix may change. In order to ensure that the Series 2018 Assessment allocation is maintained in accordance with the methodology specified by this report, a true-up analysis may be necessary (“**True-Up Analysis**”).

This True-Up Analysis is utilized to ensure that the principal amount of the 2018 Assessments on a per lot and per acre basis never exceeds the initially allocated amount as contemplated in the assessment methodology described herein. In accordance with the True-Up Agreement to be entered into by the Developer and the District at the issuance of the 2018 Bonds, and the applicable assessment resolution(s), prior to the time a parcel within the CDD is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement, and applicable assessment resolution(s). As the lands within the District are developed, the allocation of the amounts assessed to and constituting a lien upon the 2018 Assessable Property will be calculated based upon certain density assumptions, which assumptions were provided by the Developer.

At such time as acreage is contained within a proposed plat, or a deed or assignment agreement between the Developer and a transferee that specifies the residential Lots or entitlements thereto being transferred to such transferee (“**Entitlement Transfer Document**”), the Developer agrees that such proposed plat or Entitlement Transfer Document shall be presented to the District in accordance with the terms of the True-Up Agreement. The District will allocate the 2018 Assessments to the 2018 Assessable Property reflected in such plat or Entitlement Transfer Document in accordance with the applicable land use classifications, and the remaining 2018 Assessable Property within the District, and such reallocation will be recorded in the District’s lien book. This True-Up Analysis will ensure that 2018 Bond debt does not accumulate disproportionately on Undeveloped Property within the District. In the event that the density assumptions upon which this report is based change over time as determined by any True-Up Analysis such that fewer EDUs are being developed within the District than are contemplated by this report, the True-Up Analysis will determine the amount required to be paid by the Developer to the District in order to satisfy, in whole or in part, the 2018 Assessments and ensure that the 2018 Assessments continue to be allocated ratably against the actual density within the District in

⁶ Amounts exclude county collection charges and early payment discount.

accordance with the methodology set forth in this report (the “**True-Up Obligation**”). The obligations to make a true-up payment are incorporated into the District’s 2018 Assessment lien and are additionally set forth in a True-Up Agreement entered into with the Developer.

Allocation of Benefits and Assessments

The construction of the 2018 Project will advance development of the properties within the District and will thereby create special benefits for those properties, and enhance the value of the property. All properties within the District will generally benefit from the 2018 Project, but developed residential lots with structures have an added benefit from the 2018 Project, for example, in terms of vehicular access, disposal of plumbing waste thru a system of pipes, flood prevention thru a stormwater collection system, potable water lines, recreational facilities, and other basic public infrastructure benefits for use of the subdivision. The methodology herein allocates debt special assessments to such residential properties based upon the benefits derived from the 2018 Project. This report utilizes Project costs as a proxy value for benefit and allocates the special assessments based on Equivalent Dwelling Units (“**EDU**”). Each constructed unit on a forty to fifty-foot-wide lot will be assigned an equal 1.0 EDU value and ranking; then proportion the amount of the special assessment for each individual platted lot based on lot front footage.

Assessment Standard

Under Florida law, a valid special assessment that is made pursuant to District legislative authority requires that the property assessed must (1) derive a direct and special benefit from the improvement or service provided and (2) that the assessment must be fairly and reasonably apportioned among properties that receive the special benefits.

Section 170.02, Florida Statutes, states “*Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe.*”

The EDU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the CIP, such benefits are incidental. The facilities in the CIP meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

Assessment Methodology

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the CIP. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct benefits from each District system and function.

An assessment methodology based on EDUs provides a way to quantify the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit in the forty to fifty-foot-wide lot category, which is defined as 1.0 EDU. Under the EDU model, the District allocates assessments on platted property proportionately based on lot size as indicated on the subject recorded plat map; assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on acreage basis. As noted above, the equal benefit and assessment allocation approach is a generally recognized and approved method of proportionally spreading assessments over benefited properties within a special district.

These Special Benefits and Allocation of Assessments

In the present case, the financing program will enable the District to provide public improvements to Phases 1 and 2 of the District. Such improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties.

The District will apply the assessment methodology to the financing program relating to the 2018 Project. All residential units planned within Phases 1 and 2 of the District will proportionally benefit from the construction, purchase and maintenance of the public improvements included in the 2018 Project. A ranking and finding of 1.0 EDU per residential unit on a lot within the forty to fifty-foot-wide lot category applies, which is defined as 1.0 EDU, and for all other lots an EDU value will be assigned based on the lot size in proportion to such lot category pursuant with the Master Assessment Report.

Sale of Unplatted Property

In the event an unplatted parcel is sold to a third party not affiliated with the land developer, the 2018 Assessments will be assigned to that unplatted parcel based on the maximum total number of platted units assigned by the Developer to that unplatted parcel, subject to review by the District's methodology consultant. The owner of that unplatted parcel will be responsible for the total assessments applicable to the unplatted parcel, regardless of the total number of platted units ultimately actually platted. These total assessments are fixed to the unplatted parcel at the time of the sale. If the unplatted parcel is subsequently sub-divided into smaller parcels, the total

assessments initially allocated to the unplatted parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

Rate and Method of Apportionment

A rate and method of apportionment of Series 2018 Assessments is attached in the Appendix.

Preliminary Assessment Roll and Collection

A Preliminary Assessment Roll is attached in the Appendix. The District expects to place the Series 2018 Assessments for the 2018 Bonds on the Polk County tax roll for collection upon the platting of lots.

Conclusion

The acquisition and construction of the 2018 Project using 2018 Bond proceeds will be utilized for common District purposes. These 2018 Assessments will be levied over all 2018 Assessable Property on a fair and equitable basis as described herein. The 2018 Assessable Property will receive benefits in excess of the allocated 2018 Assessments. Accordingly, this is an appropriate District project that will significantly benefit 2018 Assessable Property and enhance the District.

Special Benefit

The 2018 Project will provide special benefit to parcels within the District. The parcels will receive special benefit because the subject Master and Subdivision Improvements deliver interconnected structural improvement elements that provide a framework that supports and adds to the entire development. The Master and Subdivision Improvements yield benefits to parcel owners in terms of meeting development needs and increasing property values.

Assessment Apportionment

The 2018 Assessments are fairly and equally apportioned over all the 2018 Assessable Property. The benefits are quantified and assigned to parcels based on lot size since larger lot areas consume proportionately greater benefits than smaller lots from the CIP. The District has assigned proxy values to the various expected lot sizes on the basis that a forty to fifty-foot-wide lot category receives the value of 1.0 EDU pursuant with the Master Assessment Report.

Reasonableness of Assessment Apportionment

It is reasonable, proper and just to assess the costs of the CIP against lands in the District. As a result of the CIP, properties in the District receive special benefit and increase in value. Based on the premise that the District's CIP make the properties more valuable, in return it is reasonable for the District to levy the 2018 Assessments against the 2018 Assessable Property within the District. The benefits will be equal to or in excess of the 2018 Assessments thereon when allocated.

Best Interest

The District provides for delivering the CIP in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the CIP at a relatively low cost of capital, and (ii) on a timely, “pay for itself” type basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

Finally, note that in the event that the 2018 Project is not completed, required contributions are not made, or other circumstances occur, the District may be required to reallocate debt assessments to satisfy applicable law, and the District expressly reserves the right to do so.

Appendix I - Rate and Method of Apportionment of Special Assessment

A special assessment as hereinafter defined shall be levied on all property with the District and collected each fiscal year in an amount determined by the District through the application of this rate and method of apportionment as described below. All of the real property within the District, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent, and in the manner herein provided.

A. DEFINITIONS:

The terms hereinafter set forth have the following meanings:

“Acre or Acreage” means the land area of an Appraiser’s Parcel shown in Polk County appraiser's parcel records, or included in Polk County’s non-ad valorem assessment roll. If the land area is not shown on the Polk County appraiser's parcel map, or included in Polk County’s non-ad valorem assessment roll, then the land area on the applicable Plat Map or other recorded Polk County map as determined by a designee of the CDD shall be used.

“Administrative Expenses” means any actual or reasonably estimated expenses of the CDD to carry out the administration of the CDD related to the determination of the amount of the special assessment, the collection of special assessment, and costs otherwise incurred in order to carry out the authorized purposes of the CDD.

"Appraiser's Parcel" means a Lot or parcel shown in Polk County appraiser's parcel map, or included or includable in Polk County’s non-ad valorem assessment roll designated by folio or PIN.

"Assessable Property" means all of the Appraiser's Parcels within the boundaries of the CDD that are not exempt from the Special Assessment pursuant to law or as defined below (in D.3.).

“CDD” or “District” means the Solterra Resort Community Development District (formerly known as Oakmont Grove Community Development District).

“Certificate of Occupancy” means a document issued by the County or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy.

"Debt Service Requirement" means that amount required in any Fiscal Year for the CDD to pay the principal and interest on the District Debt outstanding due in the calendar year that commences in such Fiscal Year.

“District Debt” means the District’s Special Assessment Bonds, Series 2018, which are secured by the levy of 2018 Assessments.

“EDU” means a way to quantify different land use types in terms of their equivalence to a single-family residential dwelling unit on a forty to fifty-foot-wide lot, which is defined as 1.0 EDU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

“Finished Lot - Platted” means a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities.

"Home Owner Association Property" means any property within the CDD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded in the official records of Polk County to, a property owner association, including any master or sub-association.

“Indenture” means the Master Trust Indenture dated as of March 1, 2007 (the **“Master Indenture”**), the Second Supplemental Indenture between Oakmont Grove Community Development District and U.S. Bank National Association, dated as of April 1, 2013, and the Third Supplemental Indenture between Solterra Resort Community Development District and U.S. Bank National Association, dated as of December 1, 2014, and the Fourth Supplemental Indenture between Solterra Resort Community Development District and U.S. Bank National Association, dated as of September 1, 2018 (the **“Supplemental Indentures”**).

"Lot" means an individual residential lot, identified and numbered on a recorded final Plat Map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

“Phase 1” means property within the CDD excluding Phase 2.

“Phase 2” means property identified by the Polk County Property Appraiser as Parcel ID 27-26-10-000000-021010 and 27-26-15-000000-011010 as of August 2018.

“Plat Map” means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment pursuant to Chapter 177, Florida Statutes, an applicable local ordinance, laws or regulations that creates individual units for which building permits may be issued without further subdivision.

“Platted Property” means all Taxable Property for which the Polk County Property Appraiser assigned a Folio number with a property use code for each Lot that indicates developed residential property, as reasonably determined by the CDD, or for which a Plat Map was recorded prior to June 30th of the prior Fiscal Year.

“Proportionally” means for developed property that the ratio of the amount of 2018 Assessment levied to the assigned 2018 Assessment with each land use class is the same for all Appraiser’s Parcels upon which a 2018 Assessment is being levied.

"Public Property" means any property within the CDD boundaries that is expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the CDD or any other political subdivision defined by Florida law and exempt from special assessments.

"Residence Property" means all Taxable Property for which a Certificate of Occupancy has been issued prior to June 30th of the prior Fiscal Year.

"Special Assessments" means the 2018 Assessment levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the CDD to fund the Special Assessment Requirement.

“Special Assessment Requirement” means that amount determined by the CDD’s Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the Indenture.

“Taxable Property” means all property within the boundaries of the CDD which is not exempt from the 2018 Assessment pursuant to law or Section D.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Residence Property or Finished Lot Platted, such as vacant acreage, pasture, wetlands, or similar property use codes determined by the CDD.

B. ASSIGNMENT TO LAND USE CATEGORIES AND OF EDU:

Each Fiscal Year using the definitions above, all Assessable Property within the CDD shall be classified by the CDD Manager as Residence Property, Finished Lot Platted Property, or Undeveloped Property, and shall be subject to the 2018 Assessment pursuant to Sections C and D below.

C. ANNUAL MAXIMUM SPECIAL ASSESSMENT REQUIREMENT:

The estimated maximum annual debt service for the Series 2018 bonds is \$611,336. The estimated allocation of costs and associated 2018 Assessments is presented in Section D. Refer to the Appendix for details of the bond sizing.

D. SPECIAL ASSESSMENT ALLOCATION AND RATE:**1. Residence Property****a) Allocation of Principal Amount of 2018 Bonds and Assigned EDU**

The EDU for each forty to fifty-foot Lot that is classified as Platted Property shall be 1.0. As lands within Phase 2 are platted, the 2018 Assessments would be allocated to the Phase 2 Platted Property based on EDU. At full development with currently anticipated 556 units classified as Residence Property, the portion of the 2018 Assessments representing the principal on the 2018 Bonds would be allocated based on EDU and considering the Developer Contribution for Phase 2A2, 2B, 2C, 2D, and 2E as set forth in the Table below.

Table 6 – Allocation of 2018 Bond Principal and Par Amount Per Lot

Lot type category	Lots/Units	Par Amount after Adjustment for Developer Contributions	Par Amount/Lot
40'	119	\$2,099,740	\$17,645
50'	267	\$5,067,477	\$18,979
70'	50	\$999,575	\$19,992
Townhome	120	\$1,253,208	\$10,443
Total	556	\$9,420,000	

b) Annual Assessment Amounts, as Allocated

While the anticipated actual annual amounts may not to exceed any limitations on special assessments and are subject to certain other precedent conditions set forth in the Indenture (the “**Assessment Limit**”), the annual amount of 2018 Assessments upon development of the currently anticipated 556 units associated with the 2018 Bonds in Phase 2, excluding County collection charges and early payment discounts, are allocated based on EDU as set forth in the Table below.⁷

Table 7 – Allocation of MADS and MADS per Lot

Lot type category	Lots/Units	MADS after Adjustment for Developer Contributions	MADS/Lot
40'	119	\$139,587	\$1,173
50'	267	\$336,877	\$1,262
70'	50	\$66,450	\$1,329
Townhome	120	\$83,311	\$694
Total	556	\$626,225	

⁷ Rounding adjusted assessments.

2. Undeveloped Property

a) Assigned Annual Special Assessment Rate

The assigned special assessment rate for Undeveloped Property within Phase 2 is \$2,036 per acre (Debt Service Requirement divided by Phase 2 gross land size; \$603,938 divided by 296.60 acre equals \$2,036 per acre, rounded). Please refer to the assessment roll in the Appendix for details on property classification and land size.

b) Calculation and Allocation of Potential Principal of District Debt to Phase 2 Property

The 2018 Bond principal amount is allocated to the vacant property in Phase 2 based on acreage in the amount of up to \$30,630 per acre (Series 2018 Bond principal amount divided by Phase 2 gross land size; \$9,420,000 divided by 296.60 acre equals \$30,630 per acre).

However, following the steps described in Section E below, the lien for the 2013 Assessments, the 2014 Assessments and 2018 Assessment, as well as any other New Assessments, will not exceed the limits set forth in the Indenture.

3. Exemptions

No Special Assessment shall be levied on Public Property, non-residential property, or Home Owner Association Property.

E. METHOD OF APPORTIONMENT OF 2018 ASSESSMENT⁸

Commencing with Fiscal Year 2019 and for each following Fiscal Year, the CDD shall levy the 2018 Assessments, but not to exceed any limitations set forth in the Indenture, as follows:

First (Undeveloped Property, Phase 2): Initially, the 2018 Assessments shall be levied on a per acre basis and on each Appraiser's Parcel of Undeveloped Property within Phase 2 at up to 100% of the Assigned Special Assessment rate for Undeveloped Property.

Second (Finished Lot Platted Property, Phase 2): As lands are platted in Phase 2, the 2018 Assessments shall be levied Proportionately on each Appraiser's Parcels of Finished Lot Platted Property within Phase 2 in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1.b). This will result in a corresponding

⁸ As previously noted, the New Special Assessments, of which the 2018 Assessments are a portion, secure future bond issuances (i.e., the New Bonds) intended to fund the balance of the District's Master Capital Improvement Plan. They are allocated and will be assigned and collected in the same manner as the 2018 Assessments (as described herein).

reduction in the amount of 2018 Assessments assigned to the remaining Undeveloped Property. See Appendix for additional information regarding New Assessments.

Third (Residence Property, Phases 1 and 2): As Residence Property is created in Phase 2, the 2018 Assessments shall be levied Proportionately on each Appraiser's Parcel of Residence Property within Phases 1 and 2 (i.e., parcel for which a Certificate of Occupancy has been issued) in an amount up to 100% of the applicable 2018 Assessment rate as determined pursuant to Section D.1.b). At the same time, as Residence Property is created, then, and only then, the 2013 Assessments will be assigned to and collected from such Phase 2 Residence Property. The assignment of 2013 Assessments to Phase 2 Residence Property will result in a corresponding amount of 2014 Assessments and 2018 Assessments (net of the Developer Contribution described herein) being assigned to and collected from Phase 1 Platted Property.

Fourth – True Up: If additional monies are needed to satisfy the Debt Service Requirement as a result of a re-plat of property, the owner of such property will be obligated to immediately remit to the District, for deposit into the redemption account established under the Indenture, the total assessment for the difference between the Debt Service Requirement and the special assessment revenue anticipated to be generated from the remaining property. Additional contributions of infrastructure may also be necessary.

Refer to Appendix for a preliminary assessment roll presenting the 2018 Assessment levied for Fiscal Year 2019 in accordance with the four-step method of apportionment described above.

E. True Up Obligation

The assessment lien securing the 2018 Bonds includes a true up obligation imposed on all benefited lands within the District. The true up will be more fully described in the District's assessment resolutions. At the time of bond issuance, the true up obligation will be described in the District's supplemental assessment resolution and in an agreement between the District and landowner(s).

Plat Review

The District's Financing Program is based on the District's understanding with AK Oakmont, LLC ("**Developer**"), that the Developer may develop the type and number of units as described herein or on a site plan or plat, on the net developable acres within the District. As parcels of land, or portions thereof, are included in a plat or site plan, the District shall review the plat or site plan and cause the Special Assessments securing each of the District's bond issue, note, or other financing mechanism to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with such site plan, and cause such reallocation to be recorded in the District's Improvement Lien Book.

True-Up Payment Amount

If the overall principal amount of 2018 Assessments cannot be assigned to the platted and site planned lands as well as the undeveloped lands (taking into account any qualifying future development plan as appropriate), then a debt reduction payment (“**True-Up Payment**”) in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. However, if the strict application of the true-up methodology to any assessment reallocation would result in 2018 Assessments collected in excess of the District's total debt service obligations for the 2018 Project, the Board shall by resolution take appropriate action to equitably reallocate the 2018 Assessments. Note that a True-Up Payment may require the payment of cash or additional infrastructure contributions as determined by the District’s assessment methodology consultant.

F. MANNER OF COLLECTION

The Special Assessments are expected to be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that the CDD may collect the 2018 Assessments at a different time or in a different manner to the extent provided for under the Indenture.

G. PREPAYMENT

The following definition applies to this Section H.

“Outstanding District Debt” means previously issued bonds secured by the levy of special assessments, which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding bonds to be redeemed at a later date with the proceeds of prior prepayments.

Subject to the terms of the Indenture and any applicable assessment resolutions, the special assessment obligation of an Appraiser’s Parcel may be prepaid in full, or in part (one-time basis only), and the obligation of the Appraiser’s Parcel to pay the special assessment permanently, or partially, satisfied; provided that a prepayment may be made only if there are no delinquent special assessments with respect to such Appraiser’s Parcel at time of prepayment.

- a) The Special Assessment Prepayment amount is calculated as follows:

Outstanding District Debt amount allocated to the subject Appraiser’s Parcel

Plus: Accrued interest on principal amount to be prepaid, calculated to next interest payment date occurring at least 45 days prior to the tender of the prepayment (or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date)

Less: Capitalized interest credit, if any remains at time of prepayment

Less: Debt service reserve fund credit, if any (and if provided for under the Indenture)

Equal: Total Prepayment Amount (PA)

Plus: Reasonable administrative fees and expenses related to lien release, calculation and recordation as determined by the CDD manager (A)

b) Partial Prepayment (PP) is calculated as follows:

$$PP = (PA * F) + A$$

The term F means the percent by which the owner of the Appraiser's Parcel is partially prepaying the special assessment. With respect to a partial prepayment, the District Manager shall indicate in the District records that there has been a partial prepayment and that a portion of the special assessment equal to (1.00 minus F) of the remaining special assessment shall continue to be authorized to be levied on such Appraiser's Parcel pursuant to Section D.

Appendix II - Sources and Uses of Funds for the 2018 Project

Sources	Total
Bond Proceeds - Par	\$9,420,000
Original Issue Discount	-\$40,951
	\$9,379,049
Uses	
Construction Fund	\$5,802,083
2B Project Fund Deposit	\$2,450,000
Debt Service Reserve Fund	\$469,669
Capitalized Interest	\$278,372
Cost of Issuance	\$190,525
Underwriter's Discount	\$188,400
	\$9,379,049

Appendix III - Assessment Roll

Table 8 – Preliminary Assessment Roll Platted Property (19 lots in Phases 2A2)

#	Phase	Lot	Assigned EDU	Principal	MADS*
1	2A2	54	1.00	\$17,645	\$1,173
2	2A2	55	1.00	\$17,645	\$1,173
3	2A2	56	1.00	\$17,645	\$1,173
4	2A2	57	1.00	\$17,645	\$1,173
5	2A2	43	1.00	\$17,645	\$1,173
6	2A2	44	1.00	\$17,645	\$1,173
7	2A2	45	1.00	\$17,645	\$1,173
8	2A2	46	1.00	\$17,645	\$1,173
9	2A2	47	1.00	\$17,645	\$1,173
10	2A2	48	1.00	\$17,645	\$1,173
11	2A2	49	1.00	\$17,645	\$1,173
12	2A2	50	1.00	\$17,645	\$1,173
13	2A2	51	1.00	\$17,645	\$1,173
14	2A2	52	1.00	\$17,645	\$1,173
15	2A2	53	1.00	\$17,645	\$1,173
16	2A2	35	1.00	\$17,645	\$1,173
17	2A2	36	1.00	\$17,645	\$1,173
18	2A2	37	1.00	\$17,645	\$1,173
19	2A2	38	1.00	\$17,645	\$1,173
Total			19.00	\$335,253	\$22,287

Table 9 – Calculation of 2018 Bond Principal and MADS per Acreage

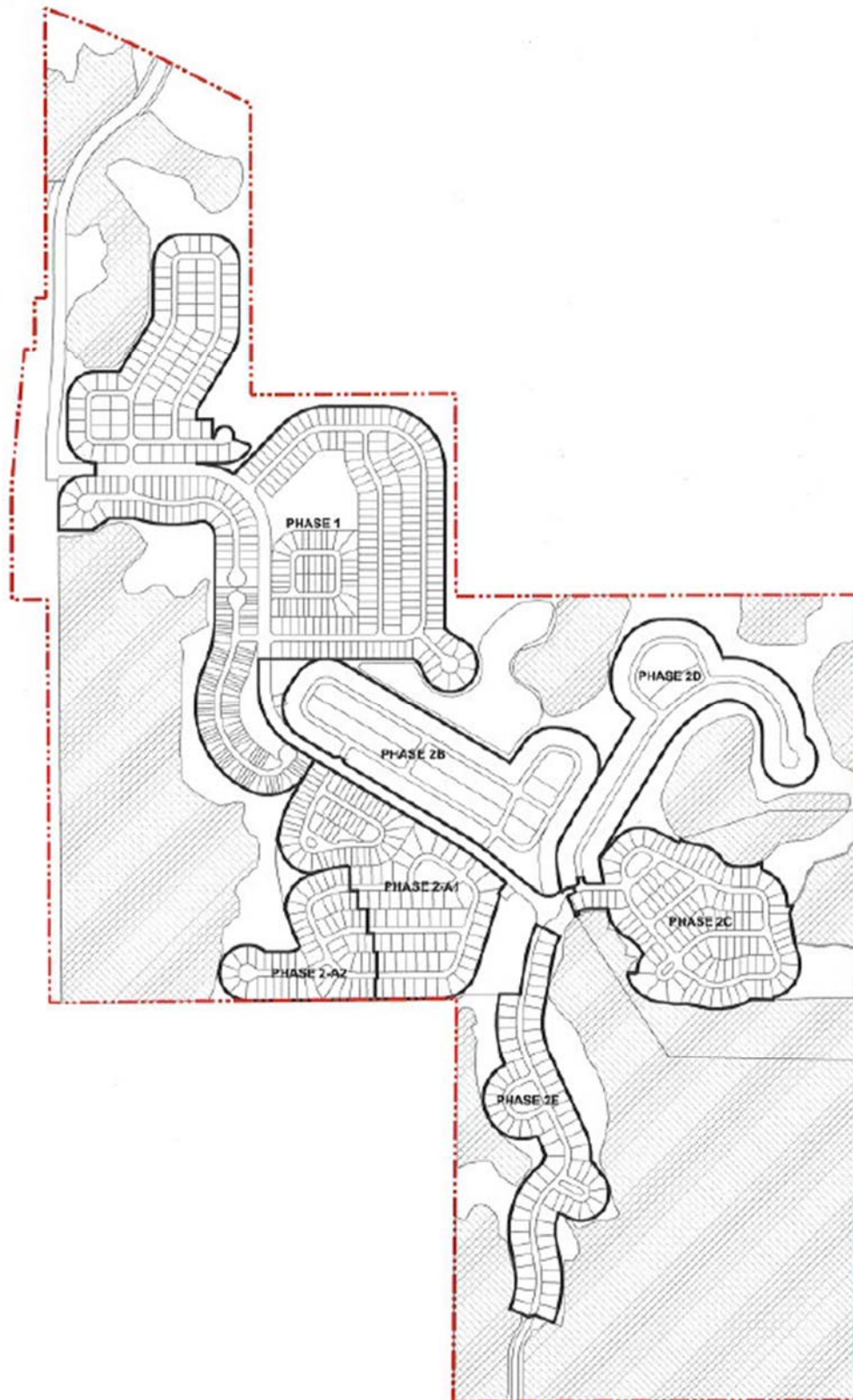
	Principal	MADS*
Series 2018, total	\$9,420,000	\$626,225
Series 2018 Allocated to Platted Lots	\$335,253	\$22,287
Series 2018 Allocated to Un-Platted Lots	\$9,084,747	\$603,938
Total Acreage (Ac)	296.60	296.60
\$ Per Ac	\$30,630	\$2,036

*MADS means Maximum Annual Debt Service

Table 10 - Preliminary Assessment Roll Un-Platted Property

Folio	Acreage (Ac)	Less: Ph 2A2 Ac	Net AC	% Ac	Par	MADS	Owner
272610000000021010	152.16	13.52	138.64	46.74%	\$4,246,520	\$282,301	AK Oakmont LLC
272615000000011010	157.96	0.00	157.96	53.26%	\$4,838,228	\$321,637	AK Oakmont LLC
Total	310.12	13.52	296.60	100.00%	\$9,084,747	\$603,938	

Appendix IV – Illustrative Site Plan of The District



Appendix V - Allocation of Public Improvements Costs and Proposed Debt

The Project costs and the other uses of bond proceeds are used as proxy for total benefit. As described above, the completed public infrastructure costs are estimated in the amount of \$18.716 million. Refer to Engineer's Report for cost details. The following tables allocates only the Project costs among the assessable property, excluding other uses of bond proceeds such as deposit to the debt service reserve fund, capitalized interest, costs of issuances, and other uses.

Table 11 - Allocation of Public Improvement Costs

Lot Width	Total Units	EDU	Total EDU	% EDU	Total Costs	Benefit Per Unit
Townhome	120	0.55	66	13%	\$2,424,416	\$20,203
40'	119	1.00	119	23%	\$4,371,296	\$36,734
50'	267	1.00	267	52%	\$9,807,865	\$36,734
70'	50	1.15	57.5	11%	\$2,112,181	\$42,244
Total	556		509.5	100%	\$18,715,757	

Table 12 - Total Series 2018 Debt Per Unit

Lot Width	Total Units	Total Series 2018	Total PIC	Debt Over/(Under) PIC
Townhome	120	\$10,443	\$20,203	(\$9,760)
40'	119	\$17,645	\$36,734	(\$19,089)
50'	267	\$18,979	\$36,734	(\$17,754)
70'	50	\$19,992	\$42,244	(\$22,252)
Total	556			

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT BONDS, SERIES 2018

(Series 2018/Phase 2B Project)

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Solterra Resort Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association (the "Trustee"), dated as of March 1, 2007, as supplemented by that certain Fourth Supplemental Trust Indenture dated as of September 1, 2018 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable: *2018 Acquisition Agreement*
- (C) Name of Payee:
AK OAKMONT LLC
c/o WELLS FARGO BANK N.A.
420 Montgomery
San Francisco, CA 94104
ABA #121000248
FOR CREDIT TO: AK OAKMONT LLC
ACCOUNT #4122339278
- (D) Amount Payable: **\$38,597.05 (or remaining balance of the Series 2018 Acquisition and Construction Account)**
- (E) Purpose for which paid or incurred:

Date	Description of Improvements / Work Product	Amount
Amounts Owed to Developer		
February 13, 2020	Solterra Phase 2C-1 and 2C-2 Drainage Improvements	\$405,214.24
Less Remaining Balance of Series 2018 Acquisition and Construction Account		
March 2020		(\$38,597.05)
Less Contributions Owed by Developer		
	2018 Assessment Contribution (pursuant to the <i>Second Supplemental Special Assessment Methodology Report</i> dated September 20, 2018 and adopted by District Resolution 2018-13)	(\$366,617.19)

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2018 Acquisition and Construction Account

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against:

 X Series 2018 Acquisition and Construction Account

 Series 2018 Phase 2B Subaccount

3. each disbursement set forth above was incurred in connection with:

 X the Costs of the Series 2018 Project

 the Costs of the Phase 2B Project

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

**SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Responsible Officer

Date: _____

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement other than for Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2018 Project and is consistent with: (i) the applicable Acquisition Agreement, and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

EXHIBIT 8

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Solterra Resort Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	James Harvey	2020
2	Greg Meath	2020
3	Jon Seifel	2022
4	Brad Walker	2020
5	Candice Smith	2022

This year, Seat 1, currently held by James Harvey, Seat 2, currently held by Greg Meath and Seat 4, currently held by Brad Walker, are subject to election by landowners in November 2020. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2020, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **Thursday, April 23, 2020** meeting. A sample

notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, District Manager, DPFG Management and Consulting, LLC, District Manager, 250 International Parkway, Suite 280, Lake Mary FL 32746, (321) 263-0132.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 23rd DAY OF APRIL, 2020.

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Solterra Resort Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 637 acres, located east of Pine Tree Trail, south of Ronald Reagan Parkway and west of Highway 547 North, in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, DPGF Management and Consulting, LLC, District Manager, 250 International Parkway, Suite 280, Lake Mary FL 32746, (321) 263-0132 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Patricia Comings-Thibault
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2020

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – [DATE]**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Solterra Resort Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2020

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Solterra Resort Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
4		

Date: _____

Signed: _____

Printed Name: _____

EXHIBIT 9

Proposal for Repair

Client/Community	Solterra Resort	Proposal Date:	1/25/2020
------------------	-----------------	----------------	-----------

Qty.	Equipment to Be Repaired/Replaced	Unit Cost	Extended Cost
1	Proximity Reader with Keypad (HU-5355AGK14)	328.23	\$328.23
1	Hourly Labor	105.00	\$105.00
1	Trip Charge	50.00	\$50.00

Total Charges \$ **483.23**
(Plus any applicable taxes)

Scope of Work:

Replace keypad card reader

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	Brandon Quinn
Title / Position	Service Coordinator Lead
Date	1/25/2020

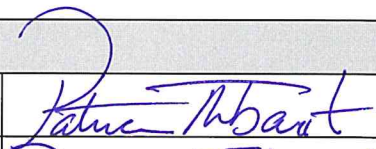
CLIENT:	
Signature	
Print Name	Patricia Thibault
Title / Position	District Manager
Date	1/27/20

EXHIBIT 10

Fireman Tom's Pressure Washing Co.
 (407)459-2032
 Firemantomspw@gmail.com



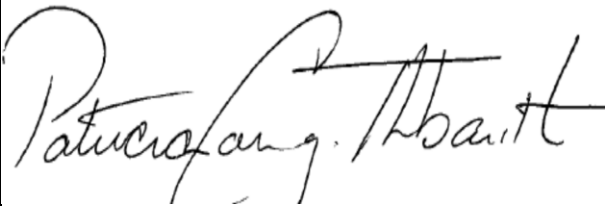
Solterra Resort
 5200 Solterra blvd., Davenport, FL

Attn:
 Patricia Thibault
 patricia.comings-thibault@dpfg.com

ESTIMATE

Estimate # 200324-01

Estimate Date 03/24/2020

Item	Description			
Service	Pressure washing and chemically treating/sanitizing the Ammenity center area: - Pool deck and sidewalks. - Playground equipment. - Lazy river deck.	1700.00	1.00	1,700.00
				
<p>NOTES:- All areas are chemically washed and pressure cleaned. We use various cleaning techniques, differ pressure, and differe strengths of an algaecide solution, to maximize the cleaning while protecting the va and plant life. The purpose is to remove alga dirt, mold, mildew, bugs, nests, and debris.</p> <p>- The procedure followed and solution used is the established guidelines set forth by The Painting and Deco Contractors America Association. We will pressure wash the surfaces using tanked water.</p>				
Subtotal				1,700.00
Total				1,700.00
Amount Paid				0.00

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EXHIBIT 11

AGREEMENT ("AGREEMENT") BETWEEN THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") AND JR. DAVIS CONSTRUCTION COMPANY, INC. ("CONTRACTOR")

Solterra - Existing Phases Curb Inlet Repairs and Roadway Repair



JR. DAVIS CONSTRUCTION

210 South Hogland Boulevard

Kissimmee, FL, 34741

Contact: Trevor Conley

Phone: 407-870-0066

HCSS: 1994RCO04R2

Quote To: Solterra Resort CDD

Proposal Date: 7/26/19

Revised Proposal: 10/11/19

Revised #2: 11/4/19

Final Proposal: 11/14/19

Added Contract Dets: N/A Separate from Job 1994

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
100	General Conditions - Supervision	1.00	LS	3,025.00	3,025.00
175	Demo Existing Damaged Inlet Top	1.00	EA	1,200.00	1,200.00
200	CIP Inlet Top	1.00	EA	3,995.00	3,995.00
250	RCP Pipe Repair Collar	1.00	LS	2,095.00	2,095.00
300	Roadway Repair at Curb In	1.00	LS	23,865.00	23,865.00
325	Maintenance of Traffic for Roadway Repair	1.00	LS	1,935.00	1,935.00
GRAND TOTAL					\$36,115.00

NOTES:

Pricing based off field conditions of damaged curb inlet and roadway on Oak Rise Loop only.

ITEM 200: Includes USF 6656 Grate

ITEM 250: Excludes any pre or post activity videoing and cleaning.

ITEM 300: Includes milling and resurfacing 25LF in both directions from the center of the roadway repair on one side of the road from the centerline to the edge of curb

EXCLUSIONS:

- Permits
- Dewatering
- Geotechnical Testing
- Survey
- Staking
- As-Builts
- Any activities not specified in the plans or in this quote

JDC reserves the right to modify this proposal if field conditions warrant adjustments after mobilization.

[CONTINUED ON FOLLOWING PAGE]

The following provisions govern the Agreement referenced above:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Agreement.
2. Contractor shall use reasonable care in performing the services, and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
3. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

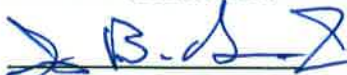
If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. Contractor further agrees that nothing in the Agreement between the parties 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.

5. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
6. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **PATRICIA COMINGS-THIBAUT** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor 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 the Contractor 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 Contractor'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 the Contractor, the Contractor 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 THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, PATRICIA COMINGS-THIBAUT, C/O DPFG MANAGEMENT AND CONSULTING, LLC 250 INTERNATIONAL PARKWAY, SUITE 280, LAKE MARY FL 32746, (321) 263-0132, PATRICIA.COMINGS-THIBAUT@DPFG.COM.

JR. DAVIS CONSTRUCTION COMPANY, INC.


By: James B. Davis, Jr.
Its: President
Date: 11/26/19

SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT



By: James P. Harvey
Its: CHAIRMAN
Date: 11-26-19

EXHIBIT 12

PROPOSAL 257348

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE
EMAIL jseifel@kolter.com

ESTIMATE # 001-19-257348
DATE 8/1/2019
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT DISTANCE 55 MILES COORDINATES
PROJECT NAME ACORN STREET SIGNAGE

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$245.00	1	\$245.00
2	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3MIL, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECALS	\$0.00	2	\$0.00
3	STREET SIGNAGE, CUSTOM (C) SPEED LIMIT 25 MPH SIGN	\$471.65	1	\$471.65
4	STREET SIGNAGE, CUSTOM (1) DUAL STREET BLADE/STOP COMBO	\$821.00	1	\$821.00
PRE-TAX TOTAL				\$1,537.65
EST TAX (.07)				\$107.64
TOTAL				\$1,645.29

Approval

TERMS & CONDITIONS

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- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

SIGNATURE

RON SILVEIRA
NAME

8/26/2019
DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

PROPOSAL 257352

KOLTER LAND PARTNERS



Submitted to

CONTACT **JON SEIFEL**
ADDRESS **14025 RIVEREDGE DR. SUITE 175**
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE
EMAIL **jseifel@kolter.com**

ESTIMATE # **001-19-257352**
DATE **8/1/2019**
WRITTEN BY **LISA JIMENEZ**
REFERENCE

Project Detail - Page 1

LOCATION **SOLTERRA RESORT** DISTANCE **55 MILES** COORDINATES
PROJECT NAME **OAKBOURNE STREET SIGNAGE**

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$555.00	1	\$555.00
2	STREET SIGNAGE, CUSTOM (C) SPEED LIMIT 25 MPH SIGN	\$471.65	3	\$1,414.95
3	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3ML, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECAL	\$0.00	6	\$0.00
4	STREET SIGNAGE, CUSTOM (1-3) DUAL STREET BLADE/STOP COMBO	\$821.00	3	\$2,463.00
PRE-TAX TOTAL				\$4,432.95
EST TAX (.07)				\$310.31
TOTAL				\$4,743.26

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

8/22/2019

SIGNATURE

NAME

DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634

P: 407.830.8861 • F: 407.830.5569

PROPOSAL 257350

KOLTER LAND PARTNERS



Submitted to

CONTACT **JON SEIFEL**
ADDRESS **14025 RIVEREDGE DR. SUITE 175**
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE
EMAIL **jseifel@kolter.com**

ESTIMATE # **001-19-257350**
DATE **8/1/2019**
WRITTEN BY **LISA JIMENEZ**
REFERENCE

Project Detail - Page 1

LOCATION **SOLTERRA RESORT** DISTANCE **55 MILES** COORDINATES
PROJECT NAME **TH STREET SIGNAGE**

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$355.00	1	\$355.00
2	STREET SIGNAGE, BLADE, HI-INTENSITY GRADE, 9"X36", 0.80, 2.0 Sided D/S STREET BLADES 36X9	\$116.00	1	\$116.00
3	STREET SIGNAGE, CUSTOM (D) STOP SIGN	\$466.00	1	\$466.00
4	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3MIL, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECALS	\$0.00	3	\$0.00
5	STREET SIGNAGE, CUSTOM (C) SPEED LIMIT 25 MPH SIGN	\$471.65	1	\$471.65
6	STREET SIGNAGE, CUSTOM (I) DUAL STREET BLADE/STOP COMBO	\$821.00	1	\$821.00
PRE-TAX TOTAL				\$2,229.65
EST TAX (.07)				\$156.08
TOTAL				\$2,385.73

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

8/21/2019

SIGNATURE

NAME

DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634

P: 407.830.8861 • F: 407.830.5569

PROPOSAL 257353

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE **FAX**
EMAIL jseifel@kolter.com

ESTIMATE # 001-19-257353
DATE 8/1/2019
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT **DISTANCE** 55 MILES **COORDINATES**
PROJECT NAME CLUBHOUSE STREET SIGNAGE

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$395.00	1	\$395.00
2	STREET SIGNAGE, CUSTOM (B) STOP SIGN	\$466.00	1	\$466.00
3	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3MIL, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECALS	\$0.00	4	\$0.00
4	STREET SIGNAGE, CUSTOM (A) YIELD SIGN W/ONE WAY COMBO	\$595.45	2	\$1,190.90
5	STREET SIGNAGE, CUSTOM (1) STREET BLADE/STOP COMBO	\$657.50	1	\$657.50
PRE-TAX TOTAL				\$2,709.40
EST TAX (.07)				\$189.66
TOTAL				\$2,899.06

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

8/16/2019

SIGNATURE

NAME

DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634

P: 407.830.8861 • F: 407.830.5569

PROPOSAL 257351

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
 TAMPA FL 33637
 SEND COPIES OF INVOICES TO
PHONE
EMAIL jseifel@kolter.com

ESTIMATE # 001-19-257351
DATE 8/1/2019
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT **DISTANCE** 55 MILES **COORDINATES**
PROJECT NAME SOLTERRA CIRCLE STREET SIGNAGE

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$395.00	1	\$395.00
2	STREET SIGNAGE, CUSTOM (D) STOP SIGN	\$466.00	1	\$466.00
3	STREET SIGNAGE, CUSTOM (C) SPEED LIMIT 15 MPH SIGN	\$471.65	2	\$943.30
4	STREET SIGNAGE, CUSTOM (I) DUAL STREET BLADE/STOP COMBO	\$821.00	1	\$821.00
5	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3MIL, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECALS	\$0.00	4	\$0.00
PRE-TAX TOTAL				\$2,625.30
EST TAX (.07)				\$183.77
TOTAL				\$2,809.07

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

8/8/2019

SIGNATURE

NAME

DATE

PROPOSAL ACCEPTANCE

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



[Signature]
 SIGNATURE

JAMES P. HARVEY
 NAME

02-28-2020
 DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634

P: 407.830.8861 • F: 407.830.5569

PROPOSAL 257349

KOLTER LAND PARTNERS



Submitted to

CONTACT **JON SEIFEL**
ADDRESS **14025 RIVEREDGE DR. SUITE 175**
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE
EMAIL **jseifel@kolter.com**

ESTIMATE # **001-19-257349**
DATE **8/1/2019**
WRITTEN BY **LISA JIMENEZ**
REFERENCE

Project Detail - Page 1

LOCATION **SOLTERRA RESORT** DISTANCE **55 MILES** COORDINATES
PROJECT NAME **OAK TREE STREET SIGNAGE**

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 30-45 ESTIMATED INSTALL ACTUAL TBD	\$625.00	1	\$625.00
2	STREET SIGNAGE, CUSTOM (1-4) DUAL STREET BLADE/STOP COMBO	\$821.00	4	\$3,284.00
3	SIGNAGE / DISPLAY, ORACAL 3640M VINYL, MEDIA ONLY, 3MIL, GLOSS LAM, CUSTOM / 3" X 3.25" (1 SQ. FT.) WARNING DECALS	\$0.00	7	\$0.00
4	STREET SIGNAGE, CUSTOM (C) SPEED LIMIT 25 MPH SIGN	\$471.65	1	\$471.65
5	STREET SIGNAGE, CUSTOM (B) DEAD END SIGN	\$493.95	1	\$493.95
6	STREET SIGNAGE, CUSTOM (A) NO OUTLET SIGN	\$493.95	1	\$493.95
PRE-TAX TOTAL				\$5,368.55
EST TAX (.07)				\$375.80
TOTAL				\$5,744.35

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

8/8/2019

SIGNATURE

NAME

DATE

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SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634

P: 407.830.8861 • F: 407.830.5569

PROPOSAL 268856

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE FAX
EMAIL jseifel@kolter.com

ESTIMATE # 001-20-268856
DATE 1/27/2020
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT DISTANCE 55 MILES COORDINATES
PROJECT NAME PHASE 2B1

Items

		PRICE EACH	QTY	TOTAL
1	STREET SIGNAGE, CUSTOM (2-3) DUAL STREET BLADE/STOP COMBO	\$890.80	2	\$1,781.60
2	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 45+ ESTIMATED INSTALL ACTUAL TBD	\$925.00	1	\$925.00
3	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECALS 3"X3.25"	\$0.00	11	\$0.00
4	STREET SIGNAGE, CUSTOM (C) HANDICAP PARKING/RIDER COMBO	\$531.30	2	\$1,062.60
5	STREET SIGNAGE, CUSTOM (A) SPEED LIMIT 25MPH SIGN	\$471.65	3	\$1,414.95
6	STREET SIGNAGE, CUSTOM (1)(4)(5)(6) DUAL STREET BLADE/STOP COMBO	\$821.00	4	\$3,284.00
PRE-TAX TOTAL				\$8,468.15
EST TAX (.07)				\$592.77
TOTAL				\$9,060.92

Approval

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ONSIGHT INDUSTRIES, LLC.

RON SILVEIRA

2/5/2020

SIGNATURE

NAME

DATE

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[Signature]
SIGNATURE

James P. Harvey
NAME

02-19-2020
DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

PROPOSAL 268857

KOLTER LAND PARTNERS



Submitted to

CONTACT JON SEIFEL
ADDRESS 14025 RIVEREDGE DR. SUITE 175
TAMPA FL 33637
SEND COPIES OF INVOICES TO
PHONE
EMAIL jseifel@kolter.com

ESTIMATE # 001-20-268857
DATE 1/27/2020
WRITTEN BY LISA JIMENEZ
REFERENCE

Project Detail - Page 1

LOCATION SOLTERRA RESORT DISTANCE 55 MILES COORDINATES
PROJECT NAME PHASE 2B2

Items

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL - ORLANDO, LOCAL 45+ ESTIMATED INSTALL ACTUAL TBD	\$395.00	1	\$395.00
2	SIGNAGE / DISPLAY, ORACAL VINYL, MEDIA ONLY, STICKER, 3MIL LAM, 16" MAX DOT WARNING DECAL 3"X3.25"	\$0.00	4	\$0.00
3	STREET SIGNAGE, CUSTOM (C) HANDICAP PARKING/RIDER COMBO	\$531.30	2	\$1,062.60
4	STREET SIGNAGE, CUSTOM (7-8) DUAL STREET BLADE/STOP COMBO	\$821.00	2	\$1,642.00
PRE-TAX TOTAL				\$3,099.60
EST TAX (.07)				\$216.97
TOTAL				\$3,316.57

Approval

TERMS & CONDITIONS

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ONSIGHT INDUSTRIES, LLC.

SIGNATURE

RON SILVEIRA

NAME

2/5/2020

DATE

PROPOSAL ACCEPTANCE

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SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

EXHIBIT 13

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

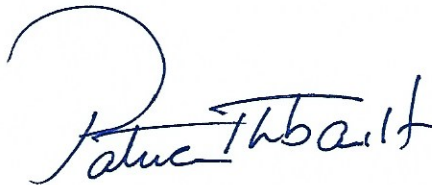
Solterra CDD

Solterra Blvd - Inlet Top Repair

4/14/2020

**Repair damaged portion of inlet top located on Solterra Blvd
across from Solterra Circle**

TOTAL \$800



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Solterra CDD

Wildwood Way - Inlet Top Repair

3/25/2020

**Repair damaged portions of inlet top located between
5279 and 5283 Wildwood Way**

TOTAL \$800



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Solterra CDD

Oakbourne Sidewalk Repair

3/25/2020

**Remove elevated sidewalk at 5152 Oakbourne Ave and
re-construct with expansion joint**

TOTAL \$1,200



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Solterra CDD

Curb Inlet Top Repairs

1/29/2020

Remove and re-construct complete curb inlet tops

Oakbourne Ave at Oakgrain Court **\$2,800**

Oakrise Loop - in front of 4036 *** **\$2,800**

*** This top was previously re-constructed January 2019

TOTAL \$5,600

NOTES:

Two vertical 6" support posts will be added along front face of top to reduce current open span of one section @ 18' long to three sections @ 6' long each

Horizontal steel reinforcement will be increased from 3 to 5 bars

L - shaped reinforcing bars will be doveled 12" down into back wall of inlet and extend across the top to within 2" of the exposed face of the inlet top. These will be placed every 2' across the top

OAKGRAIN COURT



OAKRISE LOOP



Accepted by:


James P. Harvey, Chairperson

EXHIBIT 14



Proposal

#54738

Date: 03/16/2020

From: Dana Bryant

Proposal For

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra
Blvd
Davenport, FL 33837

Solterra CDD: Solterra Bush-hog

Terms: Net 30

- Initial Bush-hog of 20 ponds in Solterra, approximately 33,000 linear feet from the existing mow line down to the waterline
 - Clear brush and trim around all drains and inlet structures back 6' including outlets from ponds that are not maintained attached map notates the 20 ponds
 - Quote does not include areas that are inaccessible to the tractor due to trees or mud
- Bush-hog the Basins on ponds #8 & #20

ITEM DESCRIPTION	AMOUNT
------------------	--------

Misc Service

Client Notes

Signature

x

SUBTOTAL \$3,972.71

SALES TAX \$0.00

TOTAL \$3,972.71

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

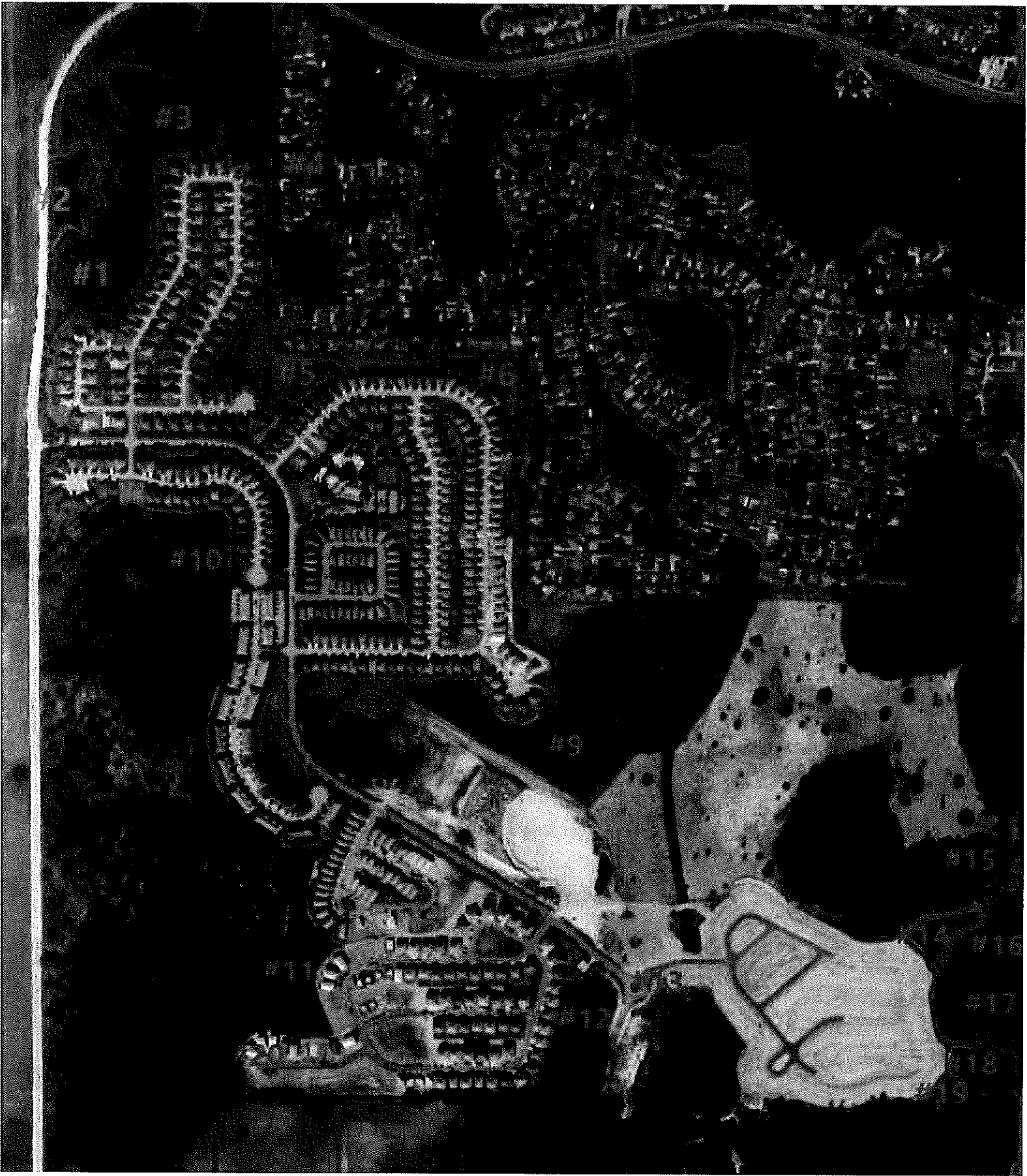
Assigned To

Print Name: Dana Bryant

danabryant@yellowstonelandscape.com

Title:

Date:





Proposal #58219

Date: 04/07/2020

From: Robert Stultz Jr.

Proposal For

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5448 Solterra Circle
Davenport, FL 33837

Property Name: Solterra Resort CDD Pool
Replace Impeller on Re-circulation Pump Pool

Terms: Net 30

Install new 20HP trimmed impeller on the existing pump

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Recirculation Pump	1.00	\$1,925.00	\$1,925.00

Client Notes

Signature

Patricia Comings Thibault

SUBTOTAL \$1,925.00

SALES TAX \$0.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Robert Stultz Jr. _____

Office:
rstultz@yellowstonelandscape.com



Proposal #58615

Date: 04/09/2020

From: Robert Stultz Jr.

Proposal For

Location

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

5448 Solterra Circle
Davenport, FL 33837

Property Name: Solterra Resort CDD Pool

Replace Grids for the Pool Filter

Terms: Net 30

Replace the 66 large rectangular filter grids for the pool. The grids are older and causing cavitation. This is leading to the filters needing to be cleaned more often so the flow to the pool is correct. Replacing this will keep the flow normal through the pool and reduce the risk of causing other failures on the pool.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Replace Grids for Pool Filter	1.00	\$2,150.00	\$2,150.00

Client Notes

SUBTOTAL \$2,150.00

Signature

SALES TAX \$0.00

x

TOTAL \$2,150.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Robert Stultz Jr.

Office:
rstultz@yellowstonelandscape.com



Avalon Groves CDD: Serenoa Bush-hog

Proposal #54736

Date: 03/16/2020

From: Dana Bryant

Proposal For

DPFG

250 international Pkwy

Suite 280

Lake Mary, FL 32746

main: 321-263-

0132

mobile:

Location

100 Sawgrass Bay Blvd

Clermont* FL 34714

Terms: Net 30

- Bush-hog 2 pond areas off Sawgrass Bay Blvd In the Serenoa Community
- These ponds total aproximately 8 acres • This quote is per cut @ 9 cuts per year

ITEM DESCRIPTION	AMOUNT
------------------	--------

Misc Service

Client Notes

Dana Bryant

Signature

X

SUBTOTAL \$906.87

SALES TAX \$0.00

TOTAL \$906.87

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18⁰/0 annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: Dana Bryant _____

danabryant@yellowstonelandscape.com

Title: _____

Date:



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
OS 84566	1/31/2020
TERMS	PO NUMBER
Net 30	

Bill To:

Solterra Resort, AK Oakmont LLC
c/o Kolter
14025 Riveredge Dr
Ste 175
Tampa, FL 33637

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Solterra Resort, AK Oakmont
LLC

Invoice Due Date: March 1, 2020

Invoice Amount: \$10,378.00

Description	Current Amount
Oak Tree Park Plant Installation	\$10,378.00

Invoice Total **\$10,378.00**

Excellence
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



Proposal #48145

Date: 02/07/2020

From: Dana Bryant

Proposal For

Evergreen Lifestyles Management
2100 S Hiawassee Rd
Orlando, FL 32835

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Solterra HOA: Solterra Commons Policing

Terms: Net 30

- Police the Solterra Campus Removing trash from right of ways and Common Areas
- Price is based on \$45 / hour X (2) people , 10 hours
- Time is calculated shop to shop

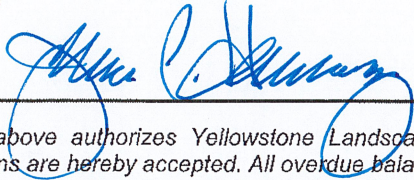
ITEM DESCRIPTION	AMOUNT
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Labor

Client Notes

Signature

x

 , PRESIDENT

SUBTOTAL \$900.00

SALES TAX \$0.00

TOTAL \$900.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Dana Bryant
danabryant@yellowstonelandscape.com



Proposal #48141

Date: 02/07/2020

From: Dana Bryant

Proposal For

Location

DPFG

250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

5200 Solterra Blvd
Davenport, FL 33837

Solterra CDD: Solterra Commons Policing

Terms: Net 30

- Police the Solterra Campus Removing trash from right of ways and Common Areas
- Price is based on \$45 / hour X (2) people , 10 hours
- Time is calculated shop to shop
- Crew will be scheduled for Fridays, 2X / month for half a day

ITEM DESCRIPTION	AMOUNT
------------------	--------

Labor

Client Notes

SUBTOTAL \$900.00

SALES TAX \$0.00

Signature

x

TOTAL \$900.00

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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Dana Bryant
danabryant@yellowstonelandscape.com

Title: _____

Date: _____



Proposal
#58160

Date: 04/07/2020 From:
Dana Bryant

Proposal For

DPFG

250 International Pkwy
Suite 280
Lake FL 32746

main:
mobile:

Location

5200 Solterra
Blvd
Davenport, FL 33837

Solterra CDD: Solterra Commons Policing

Terms: Net 30

Police the Solterra Campus Removing trash from right of ways and Common Areas

Price is based on \$45 / hour X (2) people , 10 hours

Time is calculated shop to shop

Crew will be scheduled for Fridays, 2X / month for half a day, (or as needed)

ITEM DESCRIPTION	AMOUNT
------------------	--------

Labor

Client Notes

Patricia Lang. Thwait

Signature

x

SUBTOTAL	\$450.00
SALES TAX	\$0.00
TOTAL	\$450.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Signature above authorizes Yellowstone Landscape to pedorm work as described above and verifies that the prices and specifications are hereby accepted Al/ overdue balances will be charge a 1.5⁰/0 a month, 18/0 annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etcJ shall not be included in the warranty.

Contact

Assigned To

Print Name: Dana Bryant _____ danabryant@yellowstonelandscape.com

Title:

Date:

EXHIBIT 15

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#041620-2

To: Solterra Resort CDD
c/o DPGF
1060 Maitland Center Commons, Suite 340
Maitland, FL 32751

Date: April 16, 2020

5152 Oakbourne Ave.

Replaced elevated sidewalk	\$1200
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5279/5283 Wildwood Way

Repaired inlet top	\$ 800
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Solterra Blvd at Solterra Circle

Repaired inlet top	\$ 800
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TOTAL DUE \$2800

If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

James P. Harvey

Typed/Printed Name of Applicant or
Applicant's Authorized Agent

Signature of Applicant or Applicant's
Authorized Agent

Date

2-3-20

Authorized Signatory, KL Eagle Point, LLC

(Corporate Title if applicable)

B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY:

I certify that:

☒ I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having the power of eminent domain and condemnation authority, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

James P. Harvey

Typed/Printed Name

Signature

Date

2-3-20

Authorized Signatory, KL Eagle Point, LLC

(Corporate Title if applicable)