



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

March 1, 2024

10:00 a.m.

Location:

Solterra Resort Amenity Center

5200 Solterra Blvd.,

Davenport, FL 33837

*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

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

Board of Supervisors
Solterra Resort Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District is scheduled for **Friday, March 1, 2024 at 10:00 a.m. at Solterra Resort Amenity Center – 5200 Solterra Blvd., Davenport, FL 33837.**

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

Should you have any questions regarding the agenda, please contact the District Manager at (321) 263-0132 or kdarin@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle T. Darin

Kyle T. Darin
District Manager

Cc: Attorney
Engineer
District Records

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, March 1, 2024

Time: 10:00 a.m.

Location: Solterra Resort Amenity Center
5200 Solterra Boulevard
Davenport, Florida 33837

[Join via Computer or Mobile App](#)

Dial-in Number: 1-904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing skonley@vestapropertyservices.com

I. Roll Call

Karan Wienker (1-C) Sharon Harley (2) Connie Osner (3)
Bobby Voisard (4) Ariane Casanova (5-VC)

II. Audience Comments – *Agenda Items and New Business*

Public Conduct Notice:

- Members of the public are provided the opportunity for public comment at specific times during the meeting.
- Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers.
- Speakers shall refrain from disorderly conduct, including launching personal attacks.
- The Presiding Officer and District Manager shall have the discretion to remove any speaker that disregards the District's public decorum policies.
- Public comments are not a Q&A session; Board Supervisors and District staff are not expected to respond to questions during the public comment period.

III. Business Items

A. Vendor Reports

- | | | |
|----|--|---------------------------|
| 1. | Aquatic Maintenance – <i>Steadfast Environmental</i> | Exhibit 1 |
| 2. | Amenity Manager – <i>Jayne Biggs, Vesta Property Services</i> | Exhibit 2 |
| a. | Consideration of Amenity Proposals | |
| | i. TPG Lighting – Permanent Lighting for Clubhouse Plus Warranty | Exhibit 3 |
| | ii. TPG Lighting – Holiday Lighting for 2024 Season - \$8,262.00 | Exhibit 4 |
| | iii. Exercise Systems – General Repairs - \$651.00 | Exhibit 5 |

III. Business Items

- A. Vendor Reports
 - 2. Amenity Manager
 - a. Consideration of Amenity Proposals (Continued)
 - iv. Cabana furniture Exhibit 6
 - A) Minoan (Polywood)
 - 1) Option 1: Braxton - \$21,144.00
 - 2) Option 2: Lakeside - \$19,592.00
 - 3) Option 3: Braxton/Newport - \$30,912.00
 - B) Sunbrite Outdoor Furniture
 - 1) Option 1 - \$54,230.00
 - 2) Option 2 (Adding 10 Lounge Chairs) - \$64,405.00
 - v. Spies - Replace 2 Pool Heaters (#1 & #4) - \$10,295.00 Exhibit 7
 - vi. Pickleball Striping Exhibit 8
 - A) Pro Court Surfacing - \$18,800.00
 - B) Stewart Tennis Court & Fencing
 - 1) Option 1 - \$32,200.00
 - 2) Option 2 - \$43,300.00
 - vii. Golf Carts Exhibit 9
 - A) Advantage Golf Carts - \$7,500.00
 - B) Bargain Carts - \$7,650.00
 - C) Jeffrey Allen - \$7,545.00
- 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
- 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
 - a. Discussion of HOA Concerns Regarding Parking
- 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape* Exhibit 10
 - a. Consideration of Landscape and Irrigation Proposals
 - i. Front Entrance Landscape Replenishment - \$4,667.75 Exhibit 11
 - ii. January Irrigation Repairs - \$1,892.42 Exhibit 12
 - iii. Quarterly Palm Injections - \$787.69 Exhibit 13

III. Business Items

A. Vendor Reports

5. Landscape Maintenance

a. Consideration of Landscape and Irrigation Proposals (Continued)

iv. Oakmoss Loop Easement Ground Cover Plus Irrigation - \$14,953.54 [Exhibit 14](#)

v. Oak Bluff/Oak Blossom Beds & Mailbox area [Exhibit 15](#)

A) Mulch - \$2,357.96

B) Rock - \$22,514.38

vi. Oak Marsh Loop Circle [Exhibit 16](#)

A) Mulch - \$1,178.98

B) Rock - \$8,277.42

vii. The Springs Sidewalk Easement – Recycled Concrete - \$5,300.00 [Exhibit 17](#)

6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

IV. Staff Reports

A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*

B. District Engineer – *Greg Woodcock, Stantec*

1. Discussion on Amenity Center Parking Lot Options [Exhibit 18](#)

2. Consideration and Acceptance of Maintenance Map [Exhibit 19](#)

C. District Manager – *Kyle Darin, Vesta District Services*

1. Discussion on FY 2025 Budget [Exhibit 20](#)

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 2, 2024 [Exhibit 21](#)

B. Consideration and Acceptance of the January 2024 Unaudited Financial Report [Exhibit 22](#)

C. Ratification of Yellowstone Irrigation Repair Proposal - \$656.94 [Exhibit 23](#)

VI. Supervisor Requests (Includes Next Meeting Agenda Item Requests)

A. Discussion on Polk County Communications Regarding Pine Tree Trail (Osner)

VII. Action Items Summary

VIII. Next Meeting Quorum Check

	In Person	Virtually	Not
Karan Wienker			
Sharon Harley			
Connie Osner			
Bobby Voisard			
Ariane Casanova			

Friday, April 5, 2024 at 10:00 a.m.

Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL 33837

IX. Adjournment

EXHIBIT 1





Solterra Resort CDD Aquatics

Inspection Date:

2/22/2024 10:35 AM

Prepared by:

Niklas Hopkins

Account Manager

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



Inspection Report

SITE: 0

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Any nuisance growth that was present on the littoral shelf has been treated and is actively decaying. Some beneficial lilies were also noted in good health on this pond. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in great condition. The water level is low which is typical for the season, water level will rise as rain becomes more and more apparent. Lots of beneficial gulfcoast spikerush noted in a healthy state. Some minor amounts of algae observed as well. Our technician will look to treat for algae and any other nuisance species that arises.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond has a lot of vegetation growing within it. Some being beneficial and some being nuisance growth. Our technician will continue to treat with the goal in mind of not allowing nuisance growth to grow too tall or expand outside the pond area.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Lots of healthy gulfcoast spikerush observed on this pond. Nuisance grasses and species have been treated for. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 4

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of subsurface growth observed. Our technician will address in the upcoming treatments. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 5

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance growth or algae observed. Beneficial plants are in excellent condition. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No nuisance growth or algae observed on the pond. This pond is in excellent condition. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 7

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Lots of healthy beneficial growth. Did observe some minor amounts of algae beginning to form. Our technician will make sure to treat in the upcoming visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara



Inspection Report

SITE: 8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts algae observed around the beneficial gulfcoast spikerush. Recent temperatures in the mid 80's can cause algae blooms. Our technician will treat the algae in the upcoming visit with the goal to eradicate fully.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 9

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Lots of beneficial lilies located in this pond. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara



MANAGEMENT SUMMARY



With the conclusion of February approaching, the changing weather has rapidly shifted the conditions affecting Solterra Resort. The series of cold snaps have been broken, as increasingly warm temperatures become more apparent during the day. Rain events have been not as common in the past few months, which has lowered water levels throughout the community. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in great condition on this most recent visit. Nuisance grasses are still present in minor amounts and will continue to be routinely treated. Due to low water levels, some sections of the beds and pond banks are exposed. Algae was present in minor amounts and will continue to be treated accordingly. Surface growth had already been treated and is slowly decaying. Our technicians will continue on with routine monitoring and treatment to clear up the areas with algae growth and shoreline grasses, which are the main suspects in these ponds.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



EXHIBIT 2



SOLTERRA RESORT

General Managers Report

Meeting Date: 03/01/24

Submitted by: **Jayme Biggs**

LIFESTYLE

Lifestyles had an extremely successful February with our most attended event celebrating Valentine's day on Sunday Feb 11. Families participated together playing games such as Valentines Bingo and competing in a Sweethearts Stroll! We have had lots of positive feedback from this event, with children returning to participate in the various daily activities held poolside.

We also extended the family fun to the tennis courts with the purchase of two children's rackets so that families can play together easier!

Lifestyles has a very exciting March planned for Solterra resort. We plan on hosting our movie by the pool event twice this month on March 10 showing the Super Marios Brothers Movie and on March 29th showing the Easter film Hop. Easter plans are already in full swing with over a thousand eggs ready to be hidden on Easter Sunday! We will be holding an Egg-stravanganza on Easter, with a face painter, egg hunt, and other fun easter themed activities such as a water slide egg race! This event will take place March 31st from 1-4 PM.

ADMIN

- **Next HOA and CDD Meeting is scheduled for 3/6/24.**

Proptia update:

- Installation has begun.
- The pedestal was found to be damaged and needs to be replaced.
- The gate will begin being used in phases. The first phase will be the exit gate.
- The wiring for the controllers is also being replaced.

SQUARE REPORTS as of 2/19/24

February:

- **Resort fee \$28,385.00**
- **Cabanas \$2000.00**

PROJECT UPDATES:

- **Roof tiles at the guard gate have been completed.**
- **The pool outdoor restroom doors and frames have been installed.**



SOLTERRA RESORT

- USA seal and stripe is scheduled to paint the security parking spaces on Friday 2/23.
- The acorn gate is in the process of being repaired. Waiting on scheduling with the vendor.
- CLC is updating their bid to current pricing.

FIELD OPERATIONS AND FACILITY MAINTENANCE

Projects currently completed in-house resulting in considerable savings to the District.

- Light installed at the guard gate.
- Clubhouse baseboards painted.
- Gym mirror wall painted.
- Repainted outside restroom floors once the doors were completed.
- Made and installed 2 shelves for security.
- Front desk cabinet door made and installed.
- Reset guard house toilet.
- Reflection tape installed on Acorn gate, temporary until repair is completed.
- Gym baseboard replaced.

In Process:

- Alligator/wildlife in the area and no fishing have started to be installed. 50% complete.

BIDS:

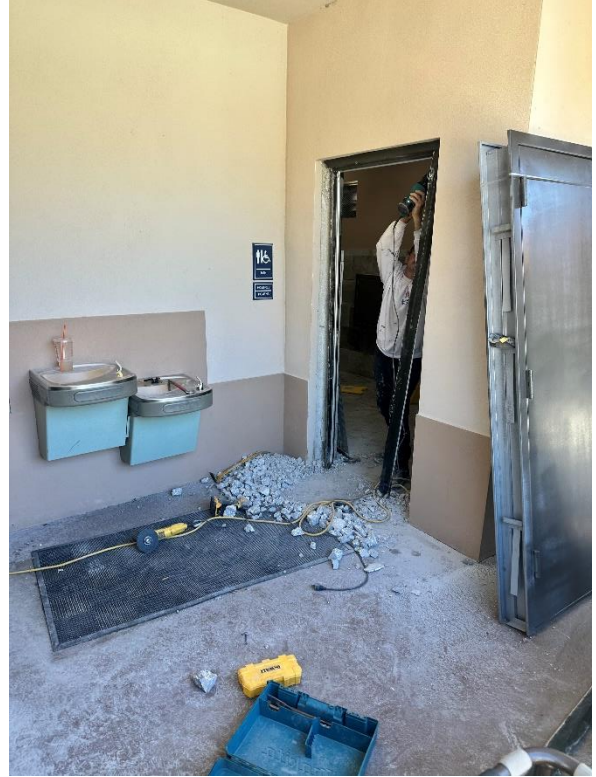
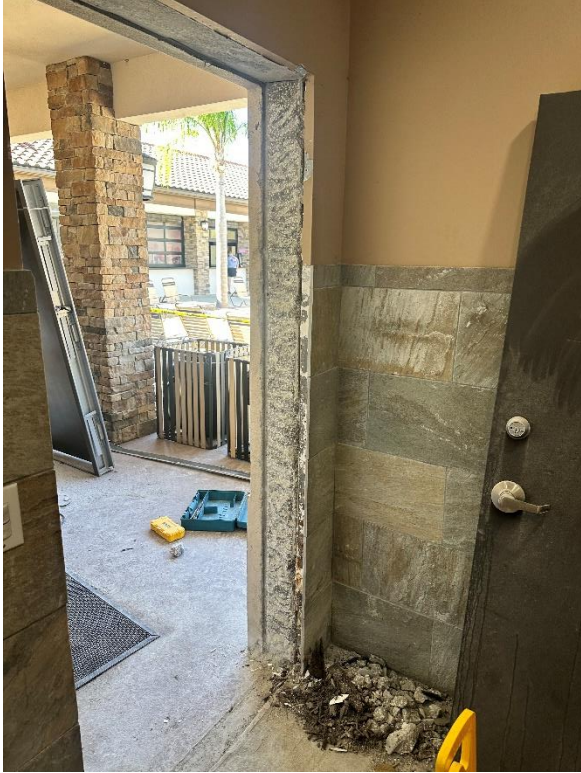
- TPG Lighting – Permanent lighting for clubhouse
- TPG Lighting – Holiday lighting for 2024 season
- Exercise Systems – general repairs.
- Cabana furniture quotes
 - Polywood 3 options
 - Sunbrite 1 option
- Spies- 2 heaters (heater # 1 & 4) Spies is offering a discount of aprox \$600 since we have 2 to replace.
- Pickleball
- Golf Carts – This is for the inhouse maintenance team – they are currently using personal vehicles to install pond signs, repair guard house items, fix storm grates, etc.

Should you have any comments or questions feel free to contact me directly.



Before and After Pictures

Outdoor Pool Restroom Doors – In Progress



Outdoor Pool Restroom Doors - Complete



Guard Gate roof tiles - Before



Guard Gate roof tiles - After



Acorn Gate – Temporary reflection tape



Guard House Light
Daytime



Nighttime



Guard House Shelving



EXHIBIT 3





TPG Lighting

TPG Lighting, LLC

Solterra
5200 Solterra Blvd
Davenport, FL 33837

☎ (407) 436-4993
✉ jbiggs@vestapropertyservices.com

ESTIMATE	#747
ESTIMATE DATE	Feb 14, 2024
TOTAL	\$2,600.00

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
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Lighting - Permanent Tree Wrap	40.0	\$2,600.00
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Wrapping the trunks of the 2 palm trees at the entrance of the clubhouse that were previously wrapped with Christmas lights with permanent expandable warm white mini lights.

Note that the lights will stop 2-3 feet before the fronds to leave room for trimming.

For 2024 Christmas lighting, we can always add more lights at the top.

Lighting - Permanent Tree Wrap	1.0	\$0.00
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By Approving this Quote, the Client Agrees to the Lighting Disclaimers:

- A non-refundable 50% deposit is required before product is ordered and the project can be placed on the schedule. If our in-house financing is utilized, 100% payment is due up front.
- The lights that will be installed on the tree are designed to be permanent. If, for any reason, the customer wants to have them taken down, the cost would be a separate engagement at a price determined at that time and we are not liable for any damages resulting from the lights removal.
- Once the lighting installation is complete, no refunds or exchanges will be given.
- All of our multi-seasonal tree wrap lighting products come with a 6 month workmanship and material defect warranty.

After the 6 month warranty expires, the customer may choose to purchase the extended warranty (Providing coverage for 12 months from payment date):

- Annual Warranty Service Agreement (25% of installation cost billed annually): Covers any labor and material costs for the maintenance of any malfunctioning lights due to normal wear and tear except for the following exclusions:

Exclusions for all warranties:

- Acts of God (Severe weather, tree branches falling, etc.).
- Damage from animals.
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.
- Removing the lights for another project such as tree trimming, etc.

Any malfunctions or damages outside of the scope of the chosen warranty package will be billed as follows: \$250 base trip charge along with labor of \$50 per man-hour and the cost of materials plus shipping.

- Be sure to verify that there are no governing bodies such as HOAs, POAs, or any other entities that would restrict the installation or operation of these lights. If the installation is complete, and we find out afterwards that they are not compliant with any governing entity rules, the cost to remove them would be a separate engagement at a price determined at that time on top of the initial installation price and we are not liable for any damages resulting from the lights removal.

- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive. We are not liable for any damages or malfunctions of any work performed by an electrician in either scenario above. These instances should be brought to the electrician for resolution.

- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place as soon as possible, but most repairs can be completed in 2 business days if the repair does not require ordering new product. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.

- The Maintenance phone and email will be monitored from 7 AM to 5 PM Monday through Friday. If any requests are received after 5 PM, we will respond the next business day.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival if the customer is not able to be reached.

- No person outside of TPG Lighting may tamper with the lights, hardware, controllers, power supplies, or electrical cords related to the project.

- Upon completion of the installation, the final 50% balance payment is due within 1 day for Residential customers and 30 days for Commercial customers.

- The Customer consents to grant access to any areas on the property that we deem necessary for installation and maintenance of the lighting product.

- In some cases, a lift may be used on the property. We are extremely careful when operating aerial lifts, but tire/tread indentions are to be expected if it necessary for the lift to drive over soft soil/turf. If there are any damages apart from the grass/lawn/sod, we will replace the landscaping as needed. There may also be light tire/track marks on pavers or concrete which we are not liable for.

- The customer consents to allow TPG Lighting to use permanent hardware and mounting items as the contractor sees fit to complete the installation.

- In the interest of the final product appearing as orderly as possible, TPG Lighting may use conduit mounted to walls or other methods to neatly organize wires related to the lighting. It is the responsibility of the customer to paint those items if desired after installation completion.

Services subtotal: \$2,600.00

Subtotal	\$2,600.00
<hr/>	
Tax (Sales Tax 7%)	\$0.00
<hr/>	
Total	\$2,600.00

Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime.

Welcome to the TPG Lighting family!



TPG Lighting

TPG Lighting, LLC

ESTIMATE	#748
ESTIMATE DATE	Feb 14, 2024
TOTAL	\$650.00

Solterra
5200 Solterra Blvd
Davenport, FL 33837

CONTACT US
P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 436-4993
✉ jbiggs@vestapropertyservices.com

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
----------	-----	--------

Lighting - Permanent Tree Wrap Warranty	1.0	\$650.00
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Warranty covering the clubhouse palms (\$2,600.00)

- Annual Warranty Service Agreement (25% of installation cost billed annually): Covers any labor and material costs for the maintenance of any malfunctioning lights due to normal wear and tear except for the following exclusions:

Exclusions for all warranties:

- Acts of God (Severe weather, tree branches falling, etc.).
- Damage from animals.
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.
- Removing the lights for another project such as tree trimming, etc.

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- The Maintenance phone and email will be monitored from 7 AM to 5 PM Monday through Friday. If any requests are received after 5 PM, we will respond the next business day.

- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.

- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival if the customer is not able to be reached.

- No person outside of TPG Lighting may tamper with the lights, hardware, controllers, power supplies, or electrical cords related to the project.

- The Customer consents to grant access to any areas on the property that we deem necessary for installation and maintenance of the lighting product.

- In some cases, a lift may be used on the property. We are extremely careful when operating aerial lifts, but tire/tread indentions are to be expected if it necessary for the lift to drive over soft soil/turf. If there are any damages apart from the grass/lawn/sod, we will replace the landscaping as needed. There may also be light tire/track marks on pavers or concrete which we are not liable for.

- The customer consents to allow TPG Lighting to use permanent hardware and mounting items as the contractor sees fit to complete the installation.

- In the interest of the final product appearing as orderly as possible, TPG Lighting may use conduit mounted to walls or other methods to neatly organize wires related to the lighting. It is the responsibility of the customer to paint those items if desired after installation completion.

Services subtotal: \$650.00

Subtotal	\$650.00
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Tax (Sales Tax 7%)	\$0.00
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Total	\$650.00
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Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime.

Welcome to the TPG Lighting family!

EXHIBIT 4





TPG Lighting

TPG Lighting, LLC

Solterra
5200 Solterra Blvd
Davenport, FL 33837

☎ (407) 436-4993
✉ jbiggs@vestapropertyservices.com

ESTIMATE	#660
ESTIMATE DATE	Feb 14, 2024
TOTAL	\$7,962.00

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - 1003 48" Oregon Wreath Clubhouse: Placing one 48" pre-lit warm white commercial grade wreath on either side of the entrance breezeway facing the roundabout.	2.0	\$1,054.50
Lighting - 4004 18" Red Bow Clubhouse: One 18" red 3D commercial grade bow on each of the wreaths.	2.0	\$166.50
Lighting - 3001 Mini Lights (Per Strand) Clubhouse: Adding additional permanent-grade mini lights to the trunks of the 2 palms to reach the fronds.	4.0	\$260.00
Lighting - 3002 Palm Fronds Wrap (Per Frond) Clubhouse: Lining the lowest 10 fronds of these two Sylvester palms in temporary green mini lights.	20.0	\$800.00
Lighting - 1007 Oregon Pre-Lit Garland (9 ft. Section) Pine Tree and Solterra Main Entrance: Outlining both entrance signs around the verbiage in warm white pre-lit commercial grade garland.	6.0	\$1,132.20
Lighting - 1001 36" Oregon Wreath Pine Tree and Solterra Main Entrance:	4.0	\$1,110.00

Attaching one 36" warm white pre-lit commercial grade wreath to the rod iron fencing on either side of the entrance sign verbiage. (4 total. 2 per side of the entrance.)

Lighting - 4001 12" Red Bow	8.0	\$515.04
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Pine Tree and Solterra Main Entrance:

Placing one 12" red 3D commercial grade bow on each upper corner of the garland and one on each wreath (8 total bows).

Lighting - 3001 Mini Lights (Per Strand)	6.0	\$390.00
--	-----	----------

Pine Tree and Solterra Main Entrance:

Adding additional permanent-grade mini lights to the trunks of the 3 palms to reach the fronds.

Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.

Lighting - 3002 Palm Fronds Wrap (Per Frond)	30.0	\$1,200.00
--	------	------------

Pine Tree and Solterra Main Entrance:

Lining the lowest 10 fronds of these 3 Sylvester palms in green mini lights.

Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.

Lighting - 2001 C9 Lights (Roof Line) Per Linear Foot	1.0	\$950.00
---	-----	----------

Pine Tree and Solterra Main Entrance:

Outlining the upper roof-line of the guard shack in warm white C9 bulbs.

Lighting - 1001 36" Oregon Wreath	2.0	\$555.00
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Pine Tree and Solterra Main Entrance:

Placing one 36" warm white pre-lit commercial grade wreath on the outside columns near the retaining walls on the outsides of the entrance (2 total).

Lighting - 4001 12" Red Bow	2.0	\$128.76
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Pine Tree and Solterra Main Entrance:

One 12" red 3D commercial grade bow for each of the wreaths on the two columns on the outsides of the gate (2 total).

Lighting - Holiday Lighting Disclaimers	1.0	\$0.00
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By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:

- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule.

- There is a 10% discount for customers who sign up for a 3-year service agreement.

- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).

- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$8,262.00

Subtotal	\$8,262.00
<hr/>	
Discount for permanent and Christmas bundle	- \$300.00
<hr/>	
Total	\$7,962.00

Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!

EXHIBIT 5





Exercise Systems, Inc.
 6881 Kingspointe Pkwy, Ste. 10
 Orlando, FL 32819 (SHOWROOM)
 Phone: 407-996-8890/ 877-370-0220

Solterra Resort
 5200 Solterra Blvd.
 Davenport, FL 33837
 863-547-9839

Sales Rep: John Young
 Quote Number: 051938
 Date: 2/16/2024
 Quote Expires in 90 days

Repair Proposal

Part#		Description	Price	Qty	Extend
S0E001247AB	TGym	<u>TECHNOGYM DUAL ADJUSTABLE PULLEY</u>			
		decals- trunk	\$159.00	1	\$159.00
S0E001248AB	TGym	decals- lower body	\$159.00	1	\$159.00
		SINGLE GRIP HANDLES/STRAP accessory	\$25.00	2	\$50.00
		<u>SPORTSART T-645 TREADMILL</u>			
		<u>sn#0410553</u>			
		walking belt (parts-only warranty)			
		left landing strip (damaged from mis-use)*	\$129.00	1	\$129.00
		<i>*this part is on back-order for 6 weeks</i>			
		<u>SPORTSART T-645 TREADMILL</u>			
		<u>sn#0410557</u>			
		walking belt (parts-only warranty)			
		Shipping	\$34.00	1	\$34.00
	TC	Trip Charge (no charge, return visit)	\$80.00	0	\$0.00
	SL	Labor	\$80.00	1.5	\$120.00

Please fax signed proposal to 407-292-1438

Signed: _____

Sub-Total	\$651.00
Tax	
Total	\$651.00

REMIT PAYMENTS TO:
 3818 SHADOWIND WAY GOTHA FL 34734
 for billing questions, call Pam Young at 407.325.2523

It's service that really counts...
 before, during and after the sale!



EXHIBIT 6



Minoan

344 Grove Street, #4034
Jersey City, NJ 07302

Invoice

Submitted on 02/22/2024

Ship to

Jayne Biggs
5200 Solterra Boulevard
Davenport, Florida 33837

Invoiced by




Minoan Experience Inc.

Invoice

#1ED4BA2E

Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Braxton Modular 4-Piece Deep Seating Set with Ottoman // Slate Grey // Marine Indigo	POLYWOOD	10	\$1,995.00	\$1,596.00	\$15,960.00
	Lakeside Coffee Table // Slate Grey	POLYWOOD	10	\$249.00	\$199.20	\$1,992.00
	Lakeside Deep Seating Chair // Slate Grey // Marine Indigo	POLYWOOD	10	\$399.00	\$319.20	\$3,192.00

Total Retail Price	\$26,430.00
Minoan Discount	\$5,286.00
Subtotal	\$21,144.00
Shipping Fees	\$0.00
Sales Tax	\$0.00

\$21,144.00



Minoan

344 Grove Street, #4034
Jersey City, NJ 07302

Invoice

Submitted on 02/21/2024

Ship to

Jayne Biggs
5200 Solterra Boulevard
Davenport, Florida 33837

Invoiced by


Minoan Experience Inc.

Invoice

#27FFF7AE

Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Lakeside 6-Piece Lounge Sofa Set // Slate Grey // Marine Indigo	POLYWOOD	10	\$2,449.00	\$1,959.20	\$19,592.00

Total Retail Price	\$24,490.00
Minoan Discount	\$4,898.00
Subtotal	\$19,592.00
Shipping Fees	\$0.00
Sales Tax	\$0.00

\$19,592.00



Minoan

344 Grove Street, #4034
Jersey City, NJ 07302

Invoice

Submitted on 02/21/2024

Ship to

Jayne Biggs
5200 Solterra Boulevard
Davenport, Florida 33837

Invoiced by



Minoan Experience Inc.

Invoice

#C688B384

Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Braxton Modular 6-Piece Deep Seating Set // Slate Grey // Marine Indigo	POLYWOOD	10	\$3,495.00	\$2,796.00	\$27,960.00
	Newport 22" x 36" Coffee Table // Slate Grey	POLYWOOD	10	\$369.00	\$295.20	\$2,952.00

Total Retail Price	\$38,640.00
Minoan Discount	\$7,728.00
Subtotal	\$30,912.00
Shipping Fees	\$0.00
Sales Tax	\$0.00

\$30,912.00





610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/21/2024
 Quote #: 30222

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1607 Palm Coast Lefthand Lounge Chair - Frame Only - Includes Assembly 31.75'H x 32.63'D x 38.63'W Frame Color: TBD	10	635.00	6,350.00T
PB-1608 Palm Coast Righthand Lounge Chair - Frame Only - Includes Assembly 31.75'H x 32.63'D x 38.63'W Frame Color: TBD	10	635.00	6,350.00T
PB-1601 Palm Coast Sectional Corner Chair - Frame Only - Includes Assembly 32.5" W x 32.5" D x 31.25" T Seat Height: 11" Frame Color: TBD	10	725.00	7,250.00T



50% Deposit On Order,
 Balance Before Delivery

Subtotal
Sales Tax (0.0%)
Total

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.



610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/21/2024
 Quote #: 30222

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 Davenport, FL 33837
 Jayme Biggs 407-436-4993
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Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1600 Palm Coast Armless Sectional - Frame Only - Includes Assembly 27.13" W x 32.63" D x 31.25" T Seat Height: 11" Frame Color: TBD	20	605.00	12,100.00T
Palm Beach Custom Cushions - Set Includes: SEATS (4) @ 27" W x 31" D x 5.5" T (1) @ 31" W x 31" L x 5.5" T BACKS: (4) @ 27.25" W x 16" H x 5.5" T (1) @ 31.75" W x 16" H x 5.5" T (1) @ 23.25" W x 16" H x 5.5" T Fabric: TBD	10	960.00	9,600.00T



50% Deposit On Order,
 Balance Before Delivery

Subtotal
Sales Tax (0.0%)
Total

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.

SUNBRITE

OUTDOOR FURNITURE

QUOTATION


610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/21/2024
 Quote #: 30222

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1603 Palm Coast Coffee Table 26.5" W x 48" L x 15" H WT: 125 lbs Frame: 	10	825.00	8,250.00T

50% Deposit On Order, Balance Before Delivery	Subtotal
	Sales Tax (0.0%)
	Total

Authorized Signature: _____
 Please Print Name: _____
 Date: _____

YOUR P.O. No. _____

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QUOTATION

610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/21/2024
 Quote #: 30222

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
<p>DUE TO SEASONAL RATE CHANGES - ARE ONLY VALID FOR 2 WEEKS AS THE SHIPPING RATES VARY DAILY. ORDER MUST BE SHIPPED WITHIN 2 WEEKS OF THIS QUOTE. DELIVERY VIA COMMERCIAL CARRIER. DRIVER WILL NOT UNLOAD THE SHIPMENT. CUSTOMER RESPONSIBLE FOR UNLOADING FROM THE END OF THE TRUCK.</p> <p>NOTE-COMMERCIAL DELIVERY: The shipping cost is for delivery of product. Please read carefully before placing your order.</p> <p>Estimated Freight quotes are from dock to dock (THIS DOES NOT INCLUDE THE FOLLOWING).. Inside delivery, Construction sites, Lift-gates, Country clubs, Rush delivery, Call prior, Schools or Churches, Limited Access, Refusal or Reconsign Fees. If you would like any of these services please notify us prior to shipping so we can get you an accurate quote for your order.</p>	1	4,330.00	4,330.00T

50% Deposit On Order,
 Balance Before Delivery

Subtotal	\$54,230.00
Sales Tax (0.0%)	\$0.00
Total	\$54,230.00

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.

610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/8/2024
 Quote #: 30157

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1607 Palm Coast Lefthand Lounge Chair - Frame Only - Includes Assembly 31.75'H x 32.63'D x 38.63'W Frame Color: TBD	10	635.00	6,350.00T
PB-1608 Palm Coast Righthand Lounge Chair - Frame Only - Includes Assembly 31.75'H x 32.63'D x 38.63'W Frame Color: TBD	10	635.00	6,350.00T
PB-1601 Palm Coast Sectional Corner Chair - Frame Only - Includes Assembly 32.5" W x 32.5" D x 31.25" T Seat Height: 11" Frame Color: TBD	10	725.00	7,250.00T

50% Deposit On Order, Balance Before Delivery	Subtotal
	Sales Tax (0.0%)
	Total

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.



610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/8/2024
 Quote #: 30157

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1600 Palm Coast Armless Sectional - Frame Only - Includes Assembly 27.13" W x 32.63" D x 31.25" T Seat Height: 11" Frame Color: TBD	20	605.00	12,100.00T
Palm Beach Custom Cushions - Set Includes: SEATS (4) @ 27" W x 31" D x 5.5" T (1) @ 31" W x 31" L x 5.5" T BACKS: (4) @ 27.25" W x 16" H x 5.5" T (1) @ 31.75" W x 16" H x 5.5" T (1) @ 23.25" W x 16" H x 5.5" T Fabric: TBD	10	960.00	9,600.00T



50% Deposit On Order,
 Balance Before Delivery

Subtotal
Sales Tax (0.0%)
Total

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.

SUNBRITE

OUTDOOR FURNITURE



QUOTATION



610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/8/2024
 Quote #: 30157

Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
PB-1606 Palm Coast Lounge Chair - Includes Assembly 31.75"H x 32.63"D x 30.13"W Frame Color: TBD 	10	925.00	9,250.00T
PB-1603 Palm Coast Coffee Table 26.5" W x 48" L x 15" H WT: 125 lbs Frame: 	10	825.00	8,250.00T

50% Deposit On Order,
 Balance Before Delivery

Subtotal
Sales Tax (0.0%)
Total

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No.	_____
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*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.



QUOTATION

610 Irene Street Orlando, FL 32805
 800-724-3820 407-294-9041
 Fx: 407-294-0513
 www.sunbritefurniture.com

Date: 2/8/2024
 Quote #: 30157

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 5200 Solterra Blvd
 Davenport, FL 33837
 Jayme Biggs 407-436-4993
 jbiggs@vestapropertyservices.com

Ship To
 Solterra Resort
 5200 Solterra Blvd
 Davenport, FL 33837

QUOTE VALID FOR 30 DAYS	*Terms	Rep	FOB	Vendor #
	50% Dep, Bal before shipping	MRH		

Description	Qty	Price	Total
<p>DUE TO SEASONAL RATE CHANGES - ARE ONLY VALID FOR 2 WEEKS AS THE SHIPPING RATES VARY DAILY. ORDER MUST BE SHIPPED WITHIN 2 WEEKS OF THIS QUOTE. DELIVERY VIA COMMERCIAL CARRIER. DRIVER WILL NOT UNLOAD THE SHIPMENT. CUSTOMER RESPONSIBLE FOR UNLOADING FROM THE END OF THE TRUCK.</p> <p>NOTE-COMMERCIAL DELIVERY: The shipping cost is for delivery of product. Please read carefully before placing your order.</p> <p>Estimated Freight quotes are from dock to dock (THIS DOES NOT INCLUDE THE FOLLOWING).. Inside delivery, Construction sites, Lift-gates, Country clubs, Rush delivery, Call prior, Schools or Churches, Limited Access, Refusal or Reconsign Fees. If you would like any of these services please notify us prior to shipping so we can get you an accurate quote for your order.</p>	1	5,255.00	5,255.00T

50% Deposit On Order,
 Balance Before Delivery

Subtotal	\$64,405.00
Sales Tax (0.0%)	\$0.00
Total	\$64,405.00

Authorized Signature: _____

Please Print Name: _____

Date: _____

YOUR P.O. No. _____

*NOTE: PAYMENT VIA CREDIT CARD WILL INCUR AN ADDITIONAL 4% CONVENIENCE FEE - UNLESS NOTED ABOVE ON QUOTE.

EXHIBIT 7



- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

SOLTERRA CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

02/16/2024

ATTN: RANDY

THIS QUOTE IS FOR REPLACEMENT OF THE POOL HEATER #1 AND #4 AND INCLUDES THE FOLLOWING:

- REMOVE EXISTING FAULTY HEATERS AND DISPOSE OFFSITE
- INSTALL TWO NEW STA-RITE MAX-E-THERM POOL HEATERS 400,000 BTU, NATURAL GAS, ELECTRONIC IGNITION
- PRESSURE RELIEF VALVES PER CODE
- GALVANIZED FITTINGS AS NEEDED TO CONNECT TO EXISTING GAS LINES
- CONNECT TO EXISTING PLUMBING AND EXHAUST
- ALL NECESSARY LABOR

TOTAL \$10,295.00

PLEASE NOTE: HEATERS ARE CURRENTLY IN STOCK AND AVAILABLE FOR INSTALLATION. PRICE IS GOOD FOR 30 DAYS FROM DATE ON QUOTE.

MANUFACTURER PROVIDES A YEAR LIMITED WARRANTY DUE TO FAILURES CAUSED BY THEIR WORKMANSHIP. SPIES PROVIDES A 1 YEAR LABOR WARRANTY.

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL INC.
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

EXHIBIT 8



PRO COURT SURFACING LLC



February 20, 2024

Solterra Resort

5200 Solterra Blvd.

Davenport, FL 33837

Randy Fredrick – (407) 235-8984

rfredrick@vestapropertyservices.com

General Conditions: All pricing and scope of work is subject to change pending Contractors formal site visit and inspection of surface and court location.

Standards: The Contractor shall perform all work in a thorough, workmanlike manner and conform to the standards for composition court construction as prescribed by the American Sports Builders Association and the manufacturer's specifications.

Site Facilities: The Property shall provide and maintain reasonable access to the construction site; an area adjacent to the site for storage and preparation of materials; suitable power; adequate water outlets within one hundred feet of the site; and disposal of work debris.

Insurance: The Contractor shall maintain reasonable insurance coverage including, workers compensation, comprehensive liability, and property damage insurance.

Contract Price and Payment Schedule: The Customer agrees to pay the contract price listed below in progress payments. All materials shall remain the property of the Contractor until the Customer pays the Contract in full.

Successors: The terms and conditions contained herein shall apply to and bind the heirs, successors, executors, and administrators of the parties.

Attorney's Fees: In the event the Contractor pursues any of his remedies under the Mechanic's lien laws or any other laws of the State of Florida because of the Customer's failure to make payment, the prevailing party shall be awarded reasonable attorney's fees.

Provisions: The Customer shall provide and maintain reasonable access to the construction site; an area adjacent to the site for storage and preparation of materials; suitable power; adequate water outlets within one hundred feet of the site; and disposal of work debris. Power and water must be made available at the designated work area for installation purposes. The Court surface must have a 1% slope in one plane to guarantee proper removal of water.

Contractor's Notes: Installation to commence once the surface is available and accepted by the Contractor. The Contractor will complete the project within reasonable limits notwithstanding delays due to weather and/or force majeure. Unless otherwise stated, damaged asphalt removal and replacement not included. The Contractor is not responsible for replacement of sod or other vegetation damaged gaining access to the court area for services provided. All other work not specifically stated in this proposal is to be done by others.



PRO COURT SURFACING LLC



PROPOSAL

Pro Court Surfacing LLC, hereinafter called “Contractor,” shall furnish all materials, labor, travel, and equipment necessary for the resurfacing of one tennis court, for Solterra Resort, hereinafter called “Customer”, as set forth in these general conditions and specifications.

SCOPE OF WORK: (1) Tennis courts - 60’ x 120’

- Clean and power blow court as necessary to remove, vegetation, loose dirt, and other debris.
- Float depressions with acrylic patch binder on court surface to aid in proper drainage.
- Apply acrylic crack filler to open cracks as needed.
- Apply (1) coat of Plexipave Acrylic Resurfacer with sand base coat.
- Apply (2) coats of Plexichrome Acrylic Color with sand to provide color and texture to the court surface.
- Color Choice: Pad Dark Green Apron Light Green
- Mark and apply striping tape for tennis playing lines.
- Seal tape to prevent bleeding of line paint.
- Apply line primer to ensure proper paint adhesion.
- Apply (2) coats of Plexipave textured line paint for the tennis. (2) 36’ x 78’ Color - White
- Apply (2) coats of Plexipave textured line paint for pickleball. (2) 20’ x 44’ Color - Blue

BASE PRICE: \$18,800.00

Options – Alternate addition – Please initial to accept.

Option 1: _____ Apply ProCourt polyurethane crack filler system in lieu of acrylic crack filler. **Add \$1,500**

Option 1: _____ Apply ProCourt fiberglass membrane strips over the filled cracks to aid in the prevention of cracks returning to the court surface. Includes (1) additional coat of acrylic resurfacer to properly conceal fiberglass.. **Add \$6,000**

Option 2: _____ Apply ProCourt fiberglass membrane over the entire double tennis court area to span all patched and repaired areas to provide a uniform base and to aid in the prevention of cracks returning to the court surface. Includes (1) additional coat of acrylic resurfacer to properly conceal fiberglass. **Add \$11,000**

TOTAL PRICE: \$ _____.

Payment Schedule:

- 50% due upon execution of agreement
- Balance due upon completion.

Agreed and accepted of all terms and conditions by:

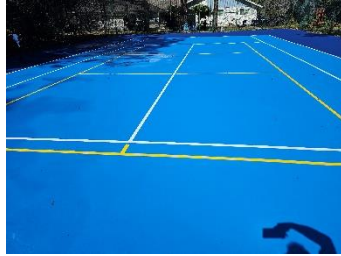
Company: _____ Company: **Pro Court Surfacing LLC**

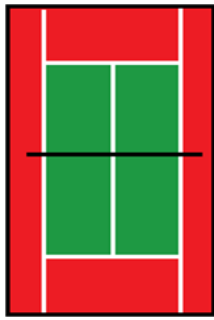
Printed Name: _____ Representative Name: **Phillip Tannoya**

Signature: _____ Signature: _____



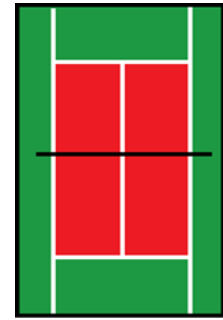
PRO COURT SURFACING LLC





Stewart Tennis Courts & Fencing, Inc.

PO Box 485 Terra Ceia, FL 34250
Office: 941-746-7718
Fax: 941-746-7116
Toll Free: 1-800-232-3490
tim.stewarttennis@gmail.com
CBC1252242



Solterra CDD
5200 Solterra Blvd
Davenport, FL 33837
Randy Fredrick
407-235-8984
rfredrick@vestapropertyservices.com

Scope – 2 Tennis Courts 120 x 120/ 2 pickleball

STCF will leave the net up on the east court as a barrier between the pickleball courts.

Net Post: STC and F will install 2 sets of net post sleeves for pickleball in concrete (300 lbs each)

Sleeve holes will be 18" X 18" x 24 "

Sleeves will be PVC

This will be for 2 pickleball courts.

STCF will provide new nets and nets posts for the courts.

Total for this section. \$3,600.00

Customers Initials. _____

Surface portion.

Cleaning: Courts to be cleaned of all trash, sand, and debris.

Rolling: Courts will be rolled with a vibratory roller. This will help smooth out the surface from any raised areas. We cannot guarantee we will smooth area within 6 inches of fence perimeter.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day.

Cracks: We will hand patch all cracks greater than ¼"

Coats 1 & 2. One coat of acrylic material will be applied with 1 coat of a fiberglass membrane over entire court surface.

Coats 3 & 4: Two coats of acrylic resurfacer plus silica sand to be applied. These are filler coats to smooth out any irregularities

Coats 5 & 6: Two coats of color to be applied using silica sand, these are the wear and texture courses. Colors can be chosen by Solterra.

Playing lines: 2-inch white playing lines will be applied according to USTA and USPBA standards.

Nets: We will also provide a new net for the tennis court.

Guarantee: This surface comes with a **2-yr.** guarantee against peeling, lifting and unusual fading.

Total for this section: **\$28,600.00**

Customers Initials: _____



A 1/3 deposit of **\$10,734.00** will be required upon contract signing. The remaining balance of **\$21,466.00** is due upon completion. Prices are only guaranteed for 30 days. Any deposit will not be refunded after 10 days of receiving deposit.

*Stewart will not be held responsible for damage done to sprinklers plants, grass and/or sidewalks. However, we can repair them but there will be a charge
If weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day*

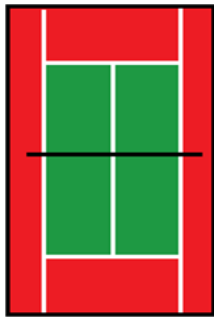
We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$32,200.00.**

*All monies due upon completion of each phase. Final pay upon completion of entire job.
Any permits or engineering fees are not included in these prices. If these are required, STC&F will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.*

Note: The above prices and specifications are subject to change after **30** days.

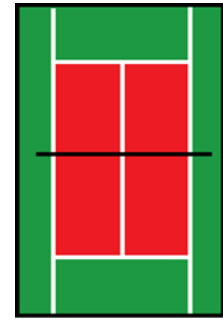
Authorized Signature _____ Date: _____





Stewart Tennis Courts & Fencing, Inc.

PO Box 485 Terra Ceia, FL 34250
Office: 941-746-7718
Fax: 941-746-7116
Toll Free: 1-800-232-3490
tim.stewarttennis@gmail.com
CBC1252242



Solterra CDD
5200 Solterra Blvd
Davenport, FL 33837
Randy Fredrick
407-235-8984
rfredrick@vestapropertyservices.com

Scope – 2 Tennis Courts 120 x 120/ 4 pickleball

STCF will need to square the 2 corners of the tennis courts on the east side.

We will remove the fence on these corners. Once the fence is removed, we will also need to remove the landscaping and irrigation on these corners. The irrigation will be moved and capped. Once this is done, STCF will install new asphalt to these corners to make them a 90-degree angle. Once asphalt is paved, STCF will re-install the fence and add new fence to these areas as needed.

Total for this section. \$7,500.00

Customers initials. _____

STCF will leave the net up on the east court as a barrier between the pickleball courts.

Net Post: STC and F will install 4 sets of net post sleeves for pickleball in concrete (300 lbs each)

Sleeve holes will be 18" X 18" x 24 "

Sleeves will be PVC

This will be for 4 pickleball courts.

STCF will provide new nets and nets posts for the courts.

Total for this section. \$7,200.00

Customers Initials. _____



Surface portion.

Cleaning: Courts to be cleaned of all trash, sand, and debris.

Rolling: Courts will be rolled with a vibratory roller. This will help smooth out the surface from any raised areas. We cannot guarantee we will smooth area within 6 inches of fence perimeter.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day. SE Corner. STCF will also address the SW corner of the court and level this area "if needed".

Cracks: We will hand patch all cracks greater than ¼"

Coats 1 & 2. One coat of acrylic material will be applied with 1 coat of a fiberglass membrane over entire court surface.

Coats 3 & 4: Two coats of acrylic resurfacer plus silica sand to be applied. These are filler coats to smooth out any irregularities

Coats 5 & 6: Two coats of color to be applied using silica sand, these are the wear and texture courses. Colors can be chosen by Solterra.

Playing lines: 2-inch white playing lines will be applied according to USTA and USPBA standards.

Nets: We will also provide a new net for the tennis court.

Guarantee: This surface comes with a **2-yr.** guarantee against peeling, lifting and unusual fading.

Total for this section: **\$28,600.00**

Customers Initials: _____

A 1/3 deposit of **\$14,434.00** will be required upon contract signing. The remaining balance of **\$28,866.00** is due upon completion. Prices are only guaranteed for 30 days. Any deposit will not be refunded after 10 days of receiving deposit.

*Stewart will not be held responsible for damage done to sprinklers plants, grass and/or sidewalks. However, we can repair them but there will be a charge
If weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day*

We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$43,300.00.**

**All monies due upon completion of each phase. Final pay upon completion of entire job.
Any permits or engineering fees are not included in these prices. If these are required, STC&F will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.**

Note: The above prices and specifications are subject to change after **30** days.

Authorized Signature _____ Date: _____



Plexipave[®]

MORE COLORS, MORE POSSIBILITIES



CALIFORNIA[®]
SPORTS SURFACES



Plexipave®

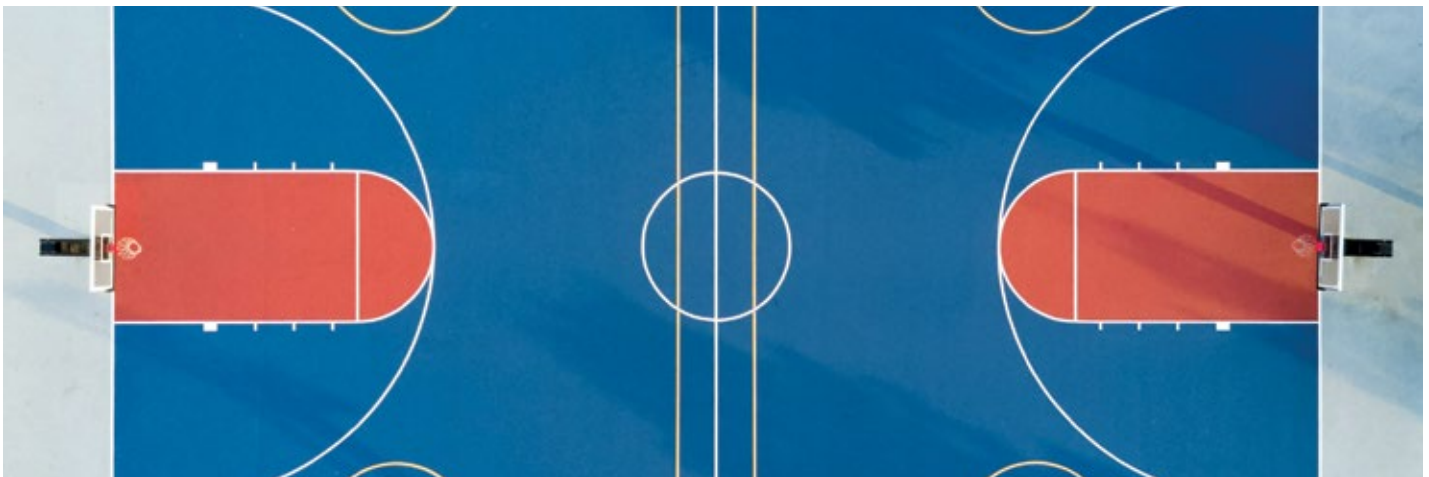
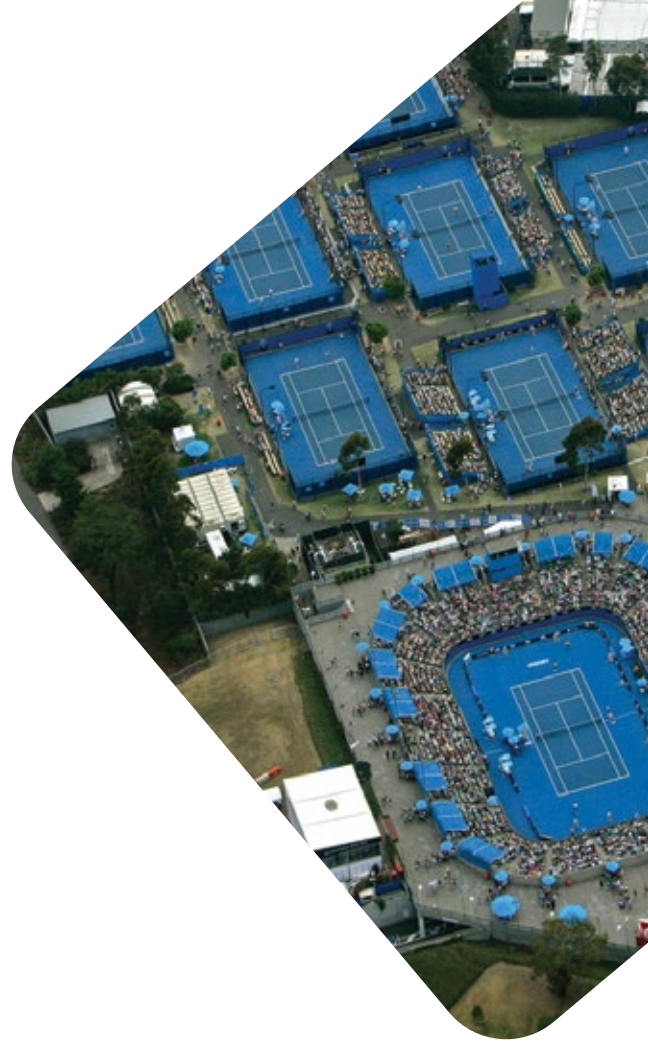
NEW COLORS. NEW POSSIBILITIES.

Our surfaces are superior in every way — even when it comes to style. Our team actively collaborates with owners, governing bodies and event organizers in selecting colors that help balance visibility, aesthetics and surface temperature.

Plexipave Ultra Performance formulation provides an all-weather, durable, quick-drying color surface engineered to resist deterioration from UV rays. Even if you're applying to asphalt or concrete, we'll make your project a hit.

PLEXIPAVE® TENNIS SURFACES ARE AVAILABLE IN THIS ITF COURT PACE RATING CATEGORY

They can also be customized based on your personal preferences.



MULTI-SPORT SURFACE SOLUTIONS FOR:



BASKETBALL



PICKLEBALL



ROLLER SPORTS



TENNIS



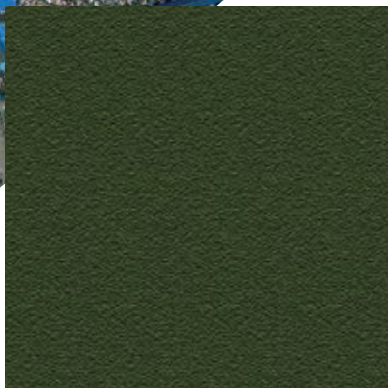
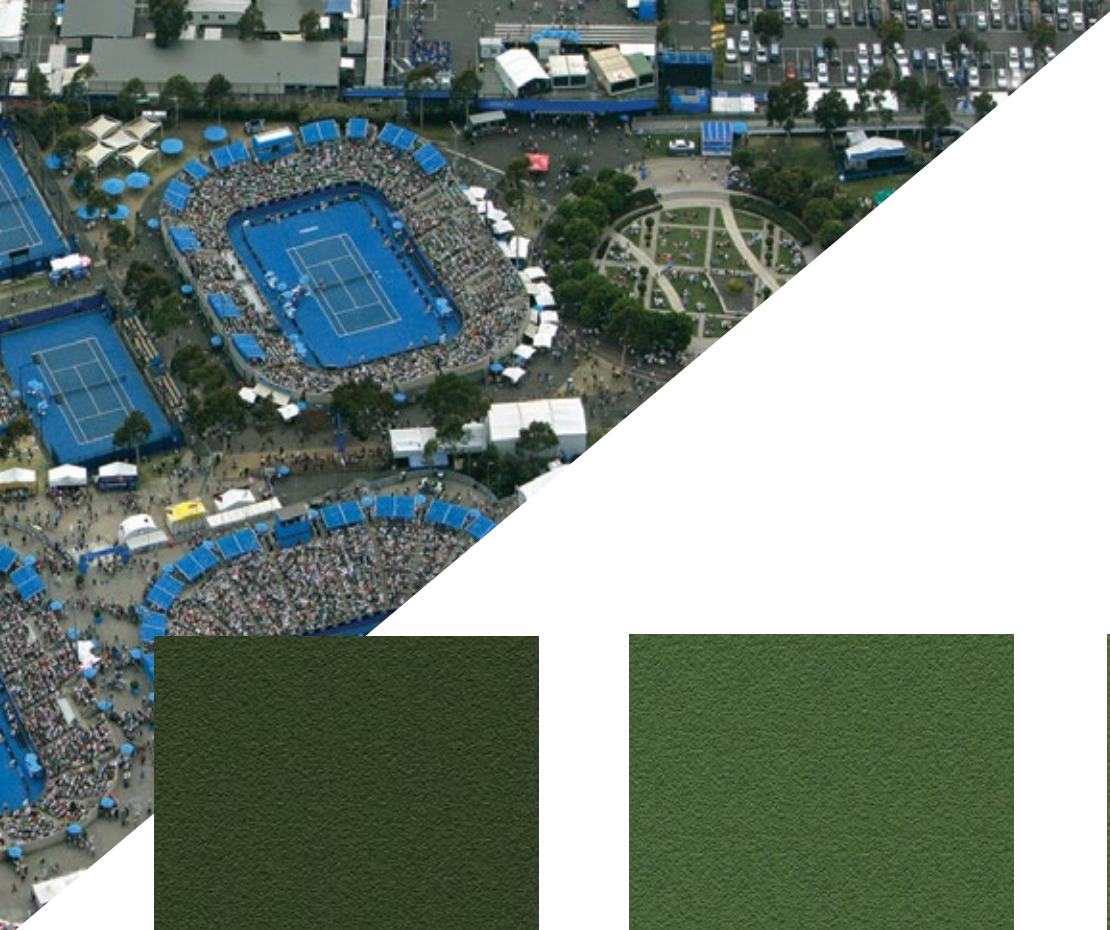
NETBALL



MULTI-PURPOSE

AFFILIATIONS





DARK GREEN



MEDIUM GREEN



LIGHT GREEN



DARK BLUE



LIGHT BLUE



PURPLE



RED



GRAY

LINE PAINT

Also available in White and Textured White.



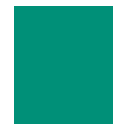
RED



ORANGE



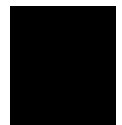
YELLOW



GREEN



BLUE



BLACK



Chips on this card may vary in color and texture from the actual product. Special colors are available at a higher price based on pigments needed and production quantities.

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LEADER OF
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Meet the industry leader of athletic surfacing systems. Since 1953, Plexipave has been the original sports surface brand of choice for many high profile events, including the Australian Open from 2008 to 2018. We take great pride in creating surfaces that are ideal for professional sports and recreational use. From tennis and netball courts to multi-purpose sports, we offer a wide range of unique, decorative solutions that will enhance the quality of your project in every way.



OUR COMMITMENT TO QUALITY

Since 1953, California Sports Surfaces has provided customers with a premier offering of acrylic surface systems. Our products include DecoTurf, Plexipave, Rebound Ace, Premier Sports Coatings, Plexitrac, SignaSports, Sport Tough and StreetScape. We provide the world with comfortable, high-performance cushioned surfaces for a variety of professional, collegiate and recreational sports as well as decorative projects, bike lanes, parking lots and more.



EVEN OUR ITF CERTIFICATION IS IN A CLASS ALL ITS OWN

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Part# 920-99 KW 5K 03.05.2021

EXHIBIT 9



[◀ Back](#) **2019 CLUB CAR Tempo Electric Golf Car**

Price Includes: Top, New Clear Fold Down Windshield, New Body, New Tires, Headlights, Taillights, Locking Center Glove Box Door, Charger

\$7,500



- [GET A QUOTE](#)
- [GET FINANCING](#)
- [VALUE YOUR TRADE](#)
- [TAKE A TEST DRIVE](#)
- [PRINT](#)
- [SHARE](#)





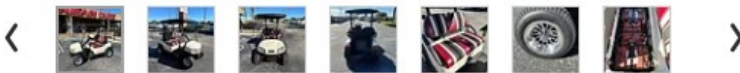
2020 Club Car Tempo Glacier White

SKU: BN2025-085519

\$7,650.00

Quantity

Add to Cart



- Trojan Lead Acid Batteries
- New Light Kit
- Turn Signals
- Custom Covered Seats
- New 10 Inch Tires
- New Custom Aluminium rims
- Hinged Folding Windshield





Mailing Address
P.O. Box 891359
Tampa, FL 33689

Florida State Fairgrounds
Just 50 feet from the
Security Entrance on
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Davie, FL 33314
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Fax (954) 484-4765

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Orlando, FL 32807
Ph: (407) 476-9511
Fax (407) 420-7865

West Coast Division
4401 US Hwy 301 N
Tampa, FL 33610
Ph: (813) 622-7717
Fax (813) 627-9708

Toll Free (800) 282-6256 • www.jeffreyalleninc.com • sales@jeffreyalleninc.com

SALES PROPOSAL

TO: SOLTERRA CDD

NO. CA 300 ELEC Q-2-8-24

DAVENPORT, FL

DATE: 2/8/2024

ATTENTION JAIME

ORDER NO. _____

PHONE: 407-436-4993 EMAIL jbigs@vestapropertyservices.com

SHIP TO: _____

WE ARE PLEASED TO SUBMIT THE FOLLOWING QUOTATIONS:

QUAN.	DESCRIPTION	UNIT PRICE	EXTENSION
1	USED 2020 CLUB CAR CARRYALL 300 ELECTRIC WITH USED: GREEN FRONT BODY,GRAY SEATS, (6) 8V BATTERIES (2 YR OLD), BATTERY INDICATOR GAGE,PORTABLE CHARGER AIRCRAFT GRADE FULL ALUMINIM FRAME & REAR BODY, 2- WHEEL MECHANICAL DRUM BRAKES, 20 X 10-10 6-PLY TIRES, CANOPY TOP, HEAD LIGHTS, TAIL LIGHTS, BRAKE LIGHTS , WINDSHIELD, REAR VIEW MIRROR, FRONT BRUSH GUARD, BATTERY WATER SYSTEM ALUMINUM CARGO BED, (APP 3FT (L) X 4FT(W)-800 LBS PAYLOAD), 90 DAY WARRANTY	\$7,195.00	\$7,195.00
NEW ADDITIONAL OPTIONS			
1	NEW : SET OF (6) 8V CROWN BATTERIES (12 MONTH WARRANTY)	\$850.00	\$850.00
	NOTE: THE COST FOR A NEW 105 AMP LITHIUM BATTERY WITH ON BOARD CHARGER= \$3000	INC	INC
	** LITHIUM WARRANTY 5 YEAR FULL/ ADDITIONAL 5 YR PRORATED		
	SUBTOTAL	\$8,045.00	\$8,045.00
	LESS DISCOUNT		(\$750.00)
	DELIVERY CHARGE		\$250.00
	SUBTOTAL		\$7,545.00
	SALES TAX		EXEMPT
	TOTAL		\$7,545.00

TERMS	COD + TAX	SHIP VIA OUR TRUCK	DELIVERY 3-4 WEEKS
--------------	------------------	---------------------------	---------------------------

QUOTE IS VALID FOR 30 DAYS. JEFFREY ALLEN AND/OR CUSTOMER HAS THE RIGHT TO AMEND OR CANCEL THIS ORDER IN PART OR IN FULL DUE TO COVID-19 PANDEMIC-RELATED SUPPLY CHAIN ISSUES. RETURNS ARE SUBJECT TO JEFFREY ALLEN'S RETURN TERMS & CONDITIONS AND 20% RESTOCK FEE. ALL DAMAGES MUST BE REPORTED IN WRITING WITHIN 5 DAYS OF RECEIPT OF GOODS. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS SALES PROPOSAL/BILL OF SALE. ALL TRADE-IN OFFERS AND VALUES ARE CONTINGENT UPON TRADE-IN VEHICLES BEING IN RUNNING CONDITION WHEN PICKED UP, NORMAL WEAR AND TEAR EXCEPTED.

ACCEPTED:
COMPANY _____
BY _____
TITLE _____
DATE _____

SUBMITTED BY CRAIG SVERDLOW (PHONE: 813-785-3691)
TITLE OWNER/ CHIEF BRAND OFFICER



EXHIBIT 10



Irrigation Inspection Report

Job Name: Salterra CDD
 Inspected By: Maytk
 Service Date: 1/9/24



YELLOWSTONE
LANDSCAPE

Controller: 1 Front Gate
 Start Time: A 12 AM B 12 AM
 Schedule Days: M T W T F
ABC ABC
C 4pm

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6" for VP	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1	A	30	R														
2			R														
3			DR														
4			S														
5			S														
6			S														
7			S														
8			S														
9			S														
10			S														
11			S														
12			B														
13			S														
14			S														
15			R														
16			S														
17			S														
18			S														
19			S														
20			S/B														
21	B		S														
22			S														
23			S/R														
24			R														

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

Irrigation Inspection Report

Job Name: Saltura CD
 Inspected By: MYIK
 Service Date: 1/9/21



YELLOWSTONE
LANDSCAPE

Controller: 1
 Start Time: _____
 Schedule Days: M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes	
25	B	30	R															
26			R															
27			R															
28			R															
29			R															
30			R															
31			R															
32			R															
33			R															
34			R															
35			R															
36			R															
37			R															
38			R															
39			S															
40	✓		S															
41	C		S															
42			S															
43			S															
44			S															
45			R															
46			R															
47			R															
48			R															
49			R															
50			R															

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

Irrigation Inspection Report

2nd check

507 Bena



Job Name: Village (20)

Controller:

Inspected By:

Start Time: 2am ABC

Service Date: JAN 7th

YELLOWSTONE
LANDSCAPING

Schedule Days

M T W T F S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 Y Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		20	B				2	3									
2		20	B						5								
3		20	R														
4		20	R				1		1								
5		20	R														
6		20	R														
7		20	R														
8		20	R														
9		20	R														
10		20	S														
11		20	S														
12		20	S						3								
13		20	S														
14		20	S														
15		20	S														
16		20	S														
17		20	S					1	1								
18		20	S														
19		20	S						4								
20		20	S														
21		20	S														
22		4															
23		4															
24		4	R														

open
open

Irrigation Inspection Report

2nd time



Job Name: Waterket ()

Controller: _____

Inspected By: Solterra

Start Time: _____

Service Date: July 2011

YELLOWSTONE
I R R I G A T I O N

Schedule Days: M T W T F S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MFP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
25		30	R														✓
26		30	R														✓
27		30	R														✓
28		30	R				✓		✓								✓
29		30	R														✓
30		30	R														✓
31		30	R														✓
32		30	R														✓
33		30	S														✓
34		30	R														✓
35		30	D														✓
36		30	S														✓
37		30	S														✓
38		30	S														✓
39	X	X	X														✓
40		30	R														✓
41	X	X	Y														✓
42	X	Y	Y														✓
43	X	Y	Y														✓
44		30	S														✓
45		30	S														✓
46		30	S														✓
47		30	S														✓
48		30	B														✓
49		45	RT														✓
50		60	RT														✓

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

Irrigation Inspection Report

Pool Area Page 1



Job Name: Solvang

Controller: _____

Inspected By: _____

Start Time: 12am, Sprinkler 4-6

Service Date: Jan

YELLOWSTONE
LANDSCAPE

Schedule Days: M T W T F (S)

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1	A	20	D														
2		20	D														
3		20	D														
4		20	D														
5		20	D														
6		40	RW						4								HMT zone capped
7		40	R														
8		20	R														
9		40	R														
10		40	RW														
11		20	RW														
12		20	RW														
13		20	RW														
14		20	RW														
15		20	RW														
16		30	RW														NOT connected
17		30	RW														
18		30	RW														
19		30	R														
20	B	20	S														
21		20	S														
22		40	R														
23		20	R														
24		30	R														

Look at 2nd page.

Irrigation Inspection Report

Pool Area page 2



Job Name: S. Hanna

Controller: _____

Inspected By: _____

Start Time: 12 am Span C Span # 6

Service Date: Jan

YELLOWSTONE
LANDSCAPING

Schedule Days: M T W T F (S)

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
25	B	30	D														✓
26			D														✓
27			R														✓
28			R														✓
29			R														✓
30			R														✓
31			D														✓
32			R														✓
33			D														✓
34			R														✓
35			R														✓
36																	
37			R														
38			R														
39			RT														
38			RT														

NOT working
↓

Zone 6
 (1) Zoned Hunter VALVE
 (1) 1 1/2" CAP
 (7) RW -
 Blue Labor 1 felt

OAG New AK

Irrigation Inspection Report



Job Name: Sullivan
 Inspected By: _____
 Service Date: JAN

YELLOWSTONE
 LANDSCAPE

Controller: _____
 Start Time: 4:15
 Schedule Days: M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Munter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		60	SK														✓
2		60	R														✓
3		60	R														✓
4		60	R														✓
5		60	R														✓
6	✓																✓
7	X																✓
8		50	R														✓
9	X																✓

TSV= Trouble Shoot Valve / TS= Trouble Shoot / ✓ = No Fault Found



Irrigation Inspection Report

Call Rot Loop



Job Name: Solhan

Controller: _____

Inspected By: _____

Start Time: 12 min

Service Date: Jan

YELLOWSTONE
LANDSCAPING

Schedule Days: M T W T F S (S)

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" Inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1																	✓
2																	✓
3						3 ✓		4 ✓									✓
4																	✓
5																	✓
6																	✓
7																	✓
8						3 ✓		3 ✓									✓
9										4 ✓							✓
10																	✓
11																	✓
12																	✓
13																	✓
14																	✓
15						3 ✓		4 ✓									✓
16						6 ✓		3 ✓									✓

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

EXHIBIT 11





Proposal #390872

Date: 02/15/2024

From: Virginia Alvarez Cortes

Proposal For

Location

Solterra CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Right Side Front Entrance Sod, Ground Cover, Blue Daze

Terms: Net 30

ITEM DESCRIPTION	Quantity
General Labor	20.00
Jasmine- 1 Gal	30.00
Blue Daze- 1 GAL	40.00
St. Augustine Sod	3000.00

Client Notes

- Install 6 Pallets of St. Augustine grass at Right Side Front Entrance Sign
- Install 30- 1 Gal jasmine for groundcover at entrance landscape bed
- Install 40-1 Gal Blue Daze at entrance landscape bed

	SUBTOTAL	\$4,667.75
Signature	SALES TAX	\$0.00
x	TOTAL	\$4,667.75

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 charged 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

Virginia Alvarez Cortes
 valvarez@yellowstonelandscape.com

EXHIBIT 12





Proposal #384445

Date: 02/07/2024

From: Gary Price

Proposal For

Solterra CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Irrigation repairs from January 2024 Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	8.00	\$576.00
1806 6" popup sprays	9.00	\$92.46
1812 12" popup sprays	12.00	\$298.97
Rainbird spray nozzles	10.00	\$25.54
MP rotators nozzles	25.00	\$385.71
Hunter PGP Ultra 3.0	10.00	\$256.60
Hunter PGV 2" valve	1.00	\$257.14

Client Notes

	SUBTOTAL	\$1,892.42
Signature	SALES TAX	\$0.00
X	TOTAL	\$1,892.42

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

Gary Price

Office:

gprice@yellowstonelandscape.com

EXHIBIT 13





Proposal #389750

Date: 02/12/2024

From: Virginia Alvarez Cortes

Proposal For

Location

Solterra CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Quarterly Date Palm Injections w/Fertilizer and Queen Palm Fertilizer
 (Feb 2024)

Terms: Net 30

- Antibiotic injections on Medjool's w/fertilizer (19)
- Fertilize Queen Palms (20)

DESCRIPTION	AMOUNT
-------------	--------

Arbor Cost	\$787.69
------------	----------

Client Notes

SUBTOTAL	\$787.69
SALES TAX	\$0.00
TOTAL	\$787.69

Signature

x

*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

Virginia Alvarez Cortes
 Office:
 valvarez@yellowstonelandscape.com



EXHIBIT 14





Proposal #387609

Date: 02/13/2024

From: Virginia Alvarez Cortes

Proposal For

Location

Solterra CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Ground cover install easement at 7507 Oakmoss Loop

Terms: Net 30

Table with 2 columns: DESCRIPTION, AMOUNT. Rows include General Labor (\$1,694.97), Asiatic Jasmine- 1 Gal (\$10,800.00), Pine bark - Bag (\$519.99)

Client Notes

- Install 1,800 Asiatic Jasmine on Easement at 7507 Oakmoss Loop to provide ground cover.
Labor to demo area and install plants.
Separate proposal submitted to add irrigation zone to cover new ground cover area.
Mulch installed on border sides to divide ground cover from grass.

Summary table with 2 columns: Item, Amount. Rows include SUBTOTAL (\$13,014.96), SALES TAX (\$0.00), TOTAL (\$13,014.96)

Signature

x

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

Virginia Alvarez Cortes

Office:

valvarez@yellowstonelandscape.com



Proposal #382961
 Date: 01/19/2024
 From: Virginia Alvarez Cortes

Proposal For

Solterra CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Irrigation install for easement at 7507 Oakmoss

Terms: Net 30

DESCRIPTION	AMOUNT
Irrigation Labor	\$750.00
2" Hunter Valve	\$374.31
Hunter Decoder	\$364.85
Pipeline	\$265.71
Rotors	\$183.71

Client Notes

- Install irrigation zone to cover easement of St. Augustine sod install.
- Run irrigation line from Solterra Blvd valve.

	SUBTOTAL	\$1,938.58
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,938.58

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

Virginia Alvarez Cortes

Office:

valvarez@yellowstonelandscape.com

EXHIBIT 15





Proposal #387765
Date: 02/06/2024
From: Virginia Alvarez Cortes

Proposal For

Solterra CDD
c/o DPF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Oak Bluff/ Oak Blossom Park Pine Bark Mulch Install

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$677.99
Pine Bark Mulch- Pallet	\$1,679.97

Client Notes

- Install 3 pallets of pine bark mulch to cover 2 landscape beds, tree rings and mailbox area at Oak Bluff/ Oak Blossom Park.





Signature

x

SUBTOTAL	\$2,357.96
SALES TAX	\$0.00
TOTAL	\$2,357.96

*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

Virginia Alvarez Cortes
Office:
valvarez@yellowstonelandscape.com



Proposal #387755
Date: 02/13/2024
From: Virginia Alvarez Cortes

Proposal For

Solterra CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Oak Bluff/ Oak Blossom Park River Rock Install

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$3,728.94
River Rock- Yard	\$18,285.44
Equipment Rental	\$500.00

Client Notes

- Install total of 40 yards of River Rock to cover 2 landscape beds and mailbox area at Oak Bluff/ Oak Blossom Park.





Signature

x

SUBTOTAL \$22,514.38

SALES TAX \$0.00

TOTAL \$22,514.38

*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: _____

Virginia Alvarez Cortes

Title: _____

Office:

valvarez@yellowstonelandscape.com

Date: _____

EXHIBIT 16





Proposal #387790

Date: 02/06/2024

From: Virginia Alvarez Cortes

Proposal For

Solterra CDD
c/o DPFPG
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Oak Marsh Loop Park Pine Bark Mulch Install

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$338.99
Pine Bark Mulch- Pallet	\$839.99

Client Notes

- Install 1.5 Pallets of Pine Bark Mulch to cover landscape bed and tree rings at Oak Marsh Loop Park.



Signature

x

SUBTOTAL	\$1,178.98
SALES TAX	\$0.00
TOTAL	\$1,178.98

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

Virginia Alvarez Cortes

Office:
valvarez@yellowstonelandscape.com





Proposal #387776
Date: 02/13/2024
From: Virginia Alvarez Cortes

Proposal For

Solterra CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Oak Moss Loop Park River Rock Install

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$1,220.38
River Rock -Yard	\$6,857.04
Equipment Rental	\$200.00

Client Notes

- Install 15 yards of River Rock to cover landscape bed and tree rings at Oak Moss Loop Park.



Signature

x

SUBTOTAL	\$8,277.42
SALES TAX	\$0.00
TOTAL	\$8,277.42

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: _____

Virginia Alvarez Cortes

Title: _____

Office:
valvarez@yellowstonelandscape.com

Date: _____

EXHIBIT 17



Proposal For

Solterra CDD
c/o DPGF
250 International Pkwy
Suite 280
Lake Mary, FL 32746

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

The Springs Sidewalk recycled concrete

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$3,600.00
Recycled concrete - Ton	\$1,200.00
Equipment Rental	\$500.00

Client Notes

- Install recycled concrete between the sidewalk and the road inside and outside the out bound Springs gate.
- labor includes demo to remove existing grass and install concrete.



Signature

x

SUBTOTAL	\$5,300.00
SALES TAX	\$0.00
TOTAL	\$5,300.00

*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

Assigned To

Print Name: _____

Virginia Alvarez Cortes

Title: _____

Office:

valvarez@yellowstonelandscape.com

Date: _____



EXHIBIT 18

TO BE DISTRIBUTED



EXHIBIT 19

TO BE DISTRIBUTED



EXHIBIT 20



**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
1 REVENUE					
2 SPECIAL ASSESSMENTS ON-ROLL (Net)	\$ 2,080,112	\$ 2,909,659	\$ 2,931,026	\$ 2,931,026	\$ -
3 SOLTERRA RESORT HOA FUNDING FOR SHERIFF	1,275	10,800	-	-	-
4 Resort Usage Fee, Cafe Lease Rev, Cabana Rev, Programming Rev			977,980	977,980	-
5 MISCELLANEOUS REVENUE	38,973	5,683	-	-	-
6 INTEREST		137	-	-	-
7 FUND BALANCE FORWARD			-	-	-
8 TOTAL REVENUE	2,120,361	2,926,278	3,909,006	3,909,006	-
9 EXPENDITURES					
11 GENERAL ADMINISTRATIVE:					
12 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	1,400	6,000	12,000	12,000	-
13 DISTRICT MANAGEMENT	42,400	43,760	46,000	46,000	-
14 MASS MAILING & PRINTING	1,652	304	1,700	1,700	-
15 LEGAL ADVERTISING	1,559	1,643	1,600	1,600	-
16 BANK FEES	839	339	900	900	-
17 REGULATORY & PERMIT FEES	200	175	250	250	-
18 AUDITING SERVICES	2,600	2,800	3,000	3,000	-
19 DISTRICT ENGINEER	8,542	6,570	10,000	10,000	-
20 LEGAL SERVICES - GENERAL COUNSEL	36,005	85,846	36,000	36,000	-
21 COUNTY ASSESSMENT COLLECTION CHARGES	36,337	46,914	36,000	36,000	-
22 WEBSITE SETUP & ADMINISTRATION	2,015	1,737	2,015	2,015	-
23 MISCELLANEOUS EXPENSES	1,457	207	20,000	20,000	-
24 TOTAL GENERAL ADMINISTRATIVE	135,006	196,294	169,465	169,465	-
26 INSURANCE:					
27 INSURANCE (General Liability & Public Officials, & Property)	33,311	34,830	44,256	44,256	-
28 TOTAL INSURANCE	33,311	34,830	44,256	44,256	-
30 DEBT SERVICE ADMINISTRATION:					
31 ARBITRAGE REPORTING	650	650	750	750	-
32 DISSEMINATING AGENT	6,000	4,800	4,800	4,800	-
33 TRUSTEE FEES	12,337	18,337	17,000	17,000	-
34 TOTAL DEBT SERVICE ADMINISTRATION	18,987	23,787	22,550	22,550	-
36 UTILITIES:					
37 GAS	58,227	46,374	78,750	78,750	-
38 ELECTRICITY	259,308	263,375	291,803	291,803	-
39 WATER	118,007	154,947	138,600	138,600	-
40 TOTAL UTILITIES	435,542	464,696	509,153	509,153	-
42 SECURITY:					
43 SECURITY MONITORING - MAIN ENTRANCE & POOL	42,905	30,130	45,000	45,000	-
44 SECURITY SYSTEM - MAIN ENTRANCE	38,977	2,400	40,000	40,000	-
45 SECURITY - ACCESS CARDS	1,815	915	5,500	5,500	-
46 SECURITY - PENALTY FALSE ALARM	4,172	1,632	8,500	8,500	-
47 SECURITY- GUARDHOUSE - STAFFING	159,734	291,961	500,000	500,000	-
48 SECURITY GUARDHOUSE- MANAGEMENT	4,400		-	-	-
49 SECURITY - PATROL		7,350	50,000	50,000	-
50 GATE MAINTENANCE & REPAIR	6,057	4,246	10,000	10,000	-
51 PHONE & INTERNET (GUARDHOUSE)	1,788	10,345	5,100	5,100	-
52 SECURITY - OTHER		10,785			-
53 TOTAL SECURITY	259,848	359,765	664,100	664,100	-
55 CLUBHOUSE/AMENITY ADMINISTRATION:					

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
56 STAFFING: AMENITY MANAGEMENT	76,200	38,100	231,213	231,213	-
57 STAFFING: LIFESTYLE & POOL MONITORING	179,939	372,314	754,075	754,075	-
58 CLUBHOUSE FACILITY MAINTENANCE-CLEANING	49,095	102,136	87,600	87,600	-
59 CLUBHOUSE MAINTENANCE & REPAIRS	10,470	14,423	255,143	255,143	-
60 CLUBHOUSE & LIFESTYLE SUPPLIES	48,286	38,145	60,000	60,000	-
61 PEST CONTROL & TERMITE BOND	16,518	2,512	20,000	20,000	-
62 WATER AND VENDING SERVICES	620	645	7,000	7,000	-
63 SOCIAL ACTIVITY & MOVIE LICENSE	700	4,983	1,000	1,000	-
64 CLUBHOUSE WIFI	9,689	2,502	-	-	-
65 PHONE & INTERNET (CLUBHOUSE)	1,560	2,767	12,514	12,514	-
66 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	393,078	578,526	1,428,545	1,428,545	-
67					
68 LANDSCAPE/PROPERTY MAINTENANCE:					
69 POND & WETLAND MAINTENANCE	33,236	28,716	53,800	53,800	-
70 LANDSCAPE MAINTENANCE - CONTRACT	213,301	181,045	250,000	250,000	-
71 LANDSCAPE REPLINISHMENT	39,370	88,375	116,667	116,667	-
72 IRRIGATION REPAIRS & MAINTENANCE	19,508	5,569	20,000	20,000	-
73 ASPHALT PAVEMENT REPAIR & MONITORING	16,690		25,000	25,000	-
74 LANDSCAPE/PROPERTY CONTINGENCY	857	1,626	64,400	64,400	-
75 COMPREHENSIVE FIELD SERVICES	10,000	10,000	12,000	12,000	-
76 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	332,962	315,331	541,867	541,867	-
77					
78 FACILITY MAINTENANCE:					
79 POOL SERVICE - CONTRACT	29,891	30,064	51,000	51,000	-
80 REPAIRS & MAINTENANCE - POOL & LAZY RIVER	84,453	101,619	31,681	31,681	-
81 POOL PERMIT	700	701	850	850	-
82 SLIDE MAINTENANCE & REPAIRS	-	-	2,500	2,500	-
83 SIGNAGE	1,082	10,432	2,000	2,000	-
84 ATHLETIC FACILITIES MAINT. & FITNESS EQUIP. REPAIR	2,920	7,808	10,000	10,000	-
85 REFUSE DUMPSTER SERVICE	65,182	59,111	70,000	70,000	-
86 PRESSURE WASHING	3,000	-	15,000	15,000	-
87 GENERAL OPERATING EXPENSES	-	11,416	-	-	-
88 CONTINGENCY	841	10,110	46,000	46,000	-
89 TOTAL FACILITY MAINTENANCE	188,069	231,260	229,031	229,031	-
90					
91 CAPITAL IMPROVEMENT & RESERVES					
92 CAPITAL IMPROVEMENT	17,000	67,337	196,039	196,039	-
93 CAPITAL IMPROVEMENT SPECIAL ASSESSMENT	-	-	-	-	-
94 RESERVE STUDY	-	-	4,000	4,000	-
95 INCREASE FOR OPERATING CAPITAL RESERVE	-	-	100,000	100,000	-
96 TOTAL CAPITAL IMPROVEMENTS	17,000	67,337	300,039	300,039	-
97					
98 TOTAL EXPENDITURES	1,813,802	2,271,827	3,909,006	3,909,006	-
99					
100 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,558	654,451	-	-	-
101					
102 FUND BALANCE - BEGINNING (FY22 AUDITED)	531,410	837,968	1,492,419	1,592,419	100,000
103 NET CHANGE IN FUND BALANCE	306,558	654,451	100,000	100,000	-
104 FUND BALANCE - ENDING	\$ 837,968	\$ 1,492,419	\$ 1,592,419	\$ 1,692,419	\$ 100,000

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
1 GENERAL ADMINISTRATIVE:			
2 SUPERVISOR FEES & RELATED EXPENDITURES	LEGISLATIVE	12,000	Assumes 5 supervisors at \$200 per meeting for 12 meetings
3 DISTRICT MANAGEMENT	VESTA	46,000	
4 MASS MAILING & PRINTING	TAMPA PRINT SERVICES	1,700	
5 LEGAL ADVERTISING	THE LEDGER	1,600	X6 MEETING NOTICES AND X3 PUBLIC HEARINGS
6 BANK FEES	WELLS FARGO	900	
7 REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	250	
8 AUDITING SERVICES	DMHB	3,000	
9 DISTRICT ENGINEER	STANTEC CONSULTING	10,000	
10 LEGAL SERVICES - GENERAL COUNSEL	KVW LAW	36,000	
11 COUNTY ASSESSMENT COLLECTION CHARGES	POLK COUNTY	36,000	
12 WEBSITE SET UP & ADMINISTRATION	CAMPUS SUITE	2,015	
13 MISCELLANEOUS EXPENSES		20,000	
14 TOTAL GENERAL ADMINISTRATIVE:		169,465	
15 INSURANCE:			
16 INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	44,256	
17 TOTAL INSURANCE:		44,256	
18 DEBT SERVICE ADMINISTRATION:			
19 ARBTRAGE REPORTING	LLS TAX SOLUTIONS	750	Series 2018 bond reporting, 2014 and 2023 bonds are exempt.
20 DISSEMINATING AGENT	VESTA	4,800	
21 TRUSTEE FEES	US BANK	17,000	
22 TOTAL DEBT SERVICE ADMINISTRATION:		22,550	
23 UTILITIES:			
24 GAS	FLORIDA PUBLIC UTILITIES	78,750	Pool Heaters
25 ELECTRICITY	DUKE ENERGY	291,803	STREETLIGHTS, AMENITY, GUARD & PUMP
26 WATER	POLK COUNTY UTILITIES	138,600	
27 TOTAL UTILITIES		509,153	
28 SECURITY:			
29 SECURITY MONITORING - MAIN ENTRANCE & CLUBHOUSE	PROPTIA	45,000	
30 SECURITY SYSTEM - MAIN ENTRANCE	FLOCK	40,000	
31 SECURITY - ACCESS CARDS	PROPTIA	5,500	Guest passes
32 SECURITY - PENALTY FALSE ALARM		8,500	
33 SECURITY- GUARDHOUSE - STAFFING	FTI	500,000	
34 SECURITY - GUARDHOUSE - MANAGEMENT			Provided in house through onsite management/remove this item in 2023
35 SECURITY - PATROL	OFF DUTY POLK COUNTY SHERIFF	50,000	
36 GATE MAINTENANCE AND REPAIR		10,000	MISCELLANEOUS GATE MAINTENANCE AND REPAIR
37 PHONE & INTERNET (GUARDHOUSE)	SPECTRUM (BRIGHTHOUSE)	5,100	
38 TOTAL SECURITY		664,100	
39 CLUBHOUSE/AMENITY ADMINISTRATION:			
40 STAFFING: AMENITY MANAGEMENT	Vesta GM, AGM	231,213	Vesta GM, AGM
41 STAFFING: LIFESTYLE & POOL MONITORING	Vesta LS Coords, Resort Hosts, Concierge	754,075	Vesta LS Coords, Resort Hosts, Concierge

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
42	CLUBHOUSE FACILITY MAINTENANCE-CLEANING	Vesta Custodian	87,600	Vesta Custodian
43	CLUBHOUSE MAINTENANCE & REPAIRS	Vesta Fac Mgr and Maint. Techs	255,143	Vesta Fac Mgr and Maint. Techs
44	CLUBHOUSE & LIFESTYLE SUPPLIES		60,000	SOCIAL ACTIVITIES & MOVIE LICENSE; CLUBHOUSE SUPPLIES AND UNIFORMS
45	PEST CONTROL & TERMITE BOND		20,000	INCLUDING 1ST YEAR EQUIPMENT
46	WATER AND VENDING SERVICES		7,000	
47	SOCIAL ACTIVITY & MOVIE LICENSE		1,000	
48	CLUBHOUSE WIFI		-	
49	PHONE & INTERNET (CLUBHOUSE)	SPECTRUM (BRIGHHOUSE)	12,514	
50	TOTAL CLUBHOUSE/AMENITY ADMINISTRATION:		1,428,545	
51	LANDSCAPE/PROPERTY MAINTENANCE:			
52	POND & WETLAND MAINTENANCE	STEADFAST	53,800	Monthly Aquatic maintenance of 15 sites
53	LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	250,000	
54	LANDSCAPE REPLENISHMENT & ENHANCEMENT	YELLOWSTONE	116,667	
55	IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	20,000	
56	ASPHALT PAVEMENT REPAIRS & MAINTENANCE		25,000	Sewer lines, grouting and curb repair.
57	LANDSCAPE/PROPERTY CONTINGENCY		64,400	
58	COMPREHENSIVE FIELD SERVICES	VESTA	12,000	
59	TOTAL LANDSCAPE/PROPERTY MAINTENANCE:		541,867	
60	FACILITY MAINTENANCE:			
61	POOL CHEMICALS		51,000	
62	REPAIRS & MAINTENANCE - POOL & LAZY RIVER & CABANAS		31,681	
63	POOL PERMIT	N/A	850	FIXED FEE; ANNUAL COMPLIANCE
64	SLIDE MAINTENANCE & REPAIRS	COM-PAC FILTRATION	2,500	
65	SIGNAGE		2,000	
66	ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUI REPAIR		10,000	
67	REFUSE DUMPSTER SERVICE	IDEAL DUMPSTER	70,000	
68	PRESSURE WASHING		15,000	
69	GENERAL OPERATING EXPENSES			
69	CONTINGENCY		46,000	
70	TOTAL FACILITY MAINTENANCE:		229,031	
71	CAPITAL IMPROVEMENT		196,039	
72	CAPITAL IMPROVEMENT SPECIAL ASSESSMENT		-	Potential special assessment in lieu of line of credit with bank
73	RESERVE STUDY		4,000	
74	INCREASE IN OPERATING CAPITAL RESERVE		100,000	
75	TOTAL EXPENDITURES		3,909,006	



**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

SOLTERRA RESORT BUDGET	
GENERAL ADMINISTRATIVE (90%)	\$152,518.50
INSURANCE (90%)	\$39,830.40
DEBT ADMINISTRATION (90%)	\$20,295.00
UTILITIES (92%)	\$468,421.13
SECURITY (90%)	\$597,690.00
CLUBHOUSE/AMENITY ADMIN (90%)	\$1,285,690.50
LANDSCAPE MAINTENANCE (100%)	\$541,867.00
FACILITY MAINTENANCE (90%)	\$206,127.90
CAPITAL IMPROVEMENTS (90%)	\$270,035.10
LESS: ENTRY FEE REVENUES (90%)	-\$880,182.00
NET O&M BUDGET	\$2,702,293.53
COUNTY COLLECTION COSTS	\$116,227.68
EARLY PAYMENT DISCOUNT	\$87,170.76
GROSS O&M ASSESSMENT	\$2,905,691.97

SOLTERRA SPRINGS BUDGET	
GENERAL ADMINISTRATIVE (10%)	\$16,946.50
INSURANCE (10%)	\$4,425.60
DEBT ADMINISTRATION (10%)	\$2,255.00
UTILITIES (8%)	\$40,732.27
SECURITY (10%)	\$66,410.00
CLUBHOUSE/AMENITY ADMIN (10%)	\$142,854.50
LANDSCAPE MAINTENANCE (0%)	\$0.00
FACILITY MAINTENANCE (10%)	\$22,903.10
CAPITAL IMPROVEMENTS (10%)	\$30,003.90
LESS: ENTRY FEE REVENUES (10%)	-\$97,798.00
NET O&M BUDGET	\$228,732.87
COUNTY COLLECTION COSTS	\$9,837.97
EARLY PAYMENT DISCOUNT	\$7,378.48
GROSS O&M ASSESSMENT	\$245,949.32

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF RESORT O&M ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2018 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
AA1									
TOWNHOME	100	100			1.00	100.0	9.34%	\$271,306.44	\$2,713.06
SINGLE FAMILY 50'	230	230			1.00	230.0	21.48%	\$624,004.81	\$2,713.06
SINGLE FAMILY 70'	95	95			1.00	95.0	8.87%	\$257,741.12	\$2,713.06
AA2									
SINGLE FAMILY 40'-50'	146		146		1.00	146.0	13.63%	\$396,107.40	\$2,713.06
SINGLE FAMILY 70'	59		59		1.00	59.0	5.51%	\$160,070.80	\$2,713.06
AA3									
TOWNHOME	120			120	1.00	120.0	11.20%	\$325,567.73	\$2,713.06
SINGLE FAMILY 40'-50'	100			100	1.00	100.0	9.34%	\$271,306.44	\$2,713.06
SINGLE FAMILY 50'	171			171	1.00	171.0	15.97%	\$463,934.01	\$2,713.06
SINGLE FAMILY 70'	50			50	1.00	50.0	4.67%	\$135,653.22	\$2,713.06
SOLTERRA SPRINGS									
SINGLE FAMILY 50' (PPMT)	55			55					
SINGLE FAMILY 50'	63			63					
TOTAL	1189	425	205	559		1071.0	100.00%	\$2,905,691.97	

ALLOCATION OF SPRINGS O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
1.00	55.0	46.61%	\$114,637.40	\$2,084.32
1.00	63.0	53.39%	\$131,311.93	\$2,084.32
TOTAL	118.0	100.00%	\$245,949.32	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				PROPOSED TOTAL PER UNIT ⁽³⁾
	TOTAL O&M PER UNIT	SERIES 2023 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2018 DEBT SERVICE	
AA1					
TOWNHOME	\$2,713.06	\$563.69			\$3,276.75
SINGLE FAMILY 50'	\$2,713.06	\$1,024.88			\$3,737.95
SINGLE FAMILY 70'	\$2,713.06	\$1,178.61			\$3,891.68
AA2					
SINGLE FAMILY 40'-50'	\$2,713.06		\$1,301.00		\$4,014.07
SINGLE FAMILY 70'	\$2,713.06		\$1,496.15		\$4,209.22
AA3					
TOWNHOME	\$2,713.06			\$745.44	\$3,458.51
SINGLE FAMILY 40'-50'	\$2,713.06			\$1,259.95	\$3,973.01
SINGLE FAMILY 50'	\$2,713.06			\$1,355.55	\$4,068.61
SINGLE FAMILY 70'	\$2,713.06			\$1,427.51	\$4,140.58
SOLTERRA SPRINGS					
SINGLE FAMILY 50' (PPMT)	\$2,084.32			\$1,124.21	\$3,208.53
SINGLE FAMILY 50'	\$2,084.32			\$1,355.55	\$3,439.86

FY 2024 PER UNIT	VARIANCE PER YEAR PER UNIT	VARIANCE PER MONTH PER UNIT
\$3,276.75	\$0.00	\$0.00
\$3,737.95	\$0.00	\$0.00
\$3,891.68	\$0.00	\$0.00
\$4,014.07	\$0.00	\$0.00
\$4,209.22	\$0.00	\$0.00
\$3,458.51	\$0.00	\$0.00
\$3,973.01	\$0.00	\$0.00
\$4,068.61	\$0.00	\$0.00
\$4,140.58	\$0.00	\$0.00
\$3,208.53	\$0.00	\$0.00
\$3,439.86	\$0.00	\$0.00

⁽¹⁾ Reflects the total number of lots with Series 2013, 2014 and 2018 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2013, 2014 and 2018 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

⁽³⁾ Annual assessments that will appear on the November, 2023 County property tax bill. Amount shown includes all applicable county collection costs (3%) and early payment discounts (up to 4% if paid early).

**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
DEBT SERVICE OBLIGATION**

	SERIES 2014	SERIES 2018	SERIES 2023	TOTAL BUDGET
REVENUE				
ASSESSMENT ON -ROLL (NET MADS)	258,744	618,463	375,776	1,252,983
TOTAL REVENUE	258,744	618,463	375,776	1,252,983
EXPENDITURES				
INTEREST				
May 1, 2025	82,447	222,334	121,605	426,386
November 1, 2025	82,447	218,178	117,927	418,552
PRINCIPAL				
May 1, 2025		175,000	133,000	308,000
November 1, 2025	90,000		-	90,000
TOTAL EXPENDITURES	254,894	615,513	372,532	1,242,938
				-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 3,850	\$ 2,950	\$ 3,244	\$ 10,044
FUND BALANCE - ENDING	\$ 3,850	\$ 2,950	\$ 3,244	\$ 10,044

Net Debt Service Assessments	1,252,983
County Collection Costs (3%) and Early Payment Discounts (4%)	94,311
Gross Debt Service Assessments	\$ 1,347,293

**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
12/22/2014						3,830,000
5/1/2015		5.000%	72,256	72,256		3,830,000
11/1/2015	85,000	5.000%	100,822	185,822	258,078	3,745,000
5/1/2016		5.000%	98,697	98,697		3,745,000
11/1/2016	60,000	5.000%	98,697	158,697	257,394	3,685,000
5/1/2017		5.000%	97,197	97,197		3,685,000
11/1/2017	60,000	5.000%	97,197	157,197	254,394	3,625,000
5/1/2018		5.000%	95,697	95,697		3,625,000
11/1/2018	65,000	5.000%	95,697	160,697	256,394	3,560,000
5/1/2019		5.000%	94,072	94,072		3,560,000
11/1/2019	70,000	5.000%	94,072	164,072	258,144	3,490,000
5/1/2020		5.000%	92,322	92,322		3,490,000
11/1/2020	70,000	5.000%	92,322	162,322	254,644	3,420,000
5/1/2021		5.000%	90,572	90,572		3,420,000
11/1/2021	75,000	5.000%	90,572	165,572	256,144	3,345,000
5/1/2022		5.000%	88,697	88,697		3,345,000
11/1/2022	80,000	5.000%	88,697	168,697	257,394	3,265,000
5/1/2023		5.000%	86,697	86,697		3,265,000
11/1/2023	85,000	5.000%	86,697	171,697	258,394	3,180,000
5/1/2024		5.000%	84,572	84,572		3,180,000
11/1/2024	85,000	5.000%	84,572	169,572	254,144	3,095,000
5/1/2025		5.000%	82,447	82,447		3,095,000
11/1/2025	90,000	5.000%	82,447	172,447	254,894	3,005,000
5/1/2026		5.000%	80,197	80,197		3,005,000
11/1/2026	95,000	5.000%	80,197	175,197	255,394	2,910,000
5/1/2027		5.000%	77,822	77,822		2,910,000
11/1/2027	100,000	5.000%	77,822	177,822	255,644	2,810,000
5/1/2028		5.000%	75,322	75,322		2,810,000
11/1/2028	105,000	5.000%	75,322	180,322	255,644	2,705,000
5/1/2029		5.375%	72,697	72,697		2,705,000
11/1/2029	110,000	5.375%	72,697	182,697	255,394	2,595,000
5/1/2030		5.375%	69,741	69,741		2,595,000
11/1/2030	115,000	5.375%	69,741	184,741	254,481	2,480,000
5/1/2031		5.375%	66,650	66,650		2,480,000
11/1/2031	125,000	5.375%	66,650	191,650	258,300	2,355,000
5/1/2032		5.375%	63,291	63,291		2,355,000
11/1/2032	130,000	5.375%	63,291	193,291	256,581	2,225,000
5/1/2033		5.375%	59,797	59,797		2,225,000
11/1/2033	135,000	5.375%	59,797	194,797	254,594	2,090,000
5/1/2034		5.375%	56,169	56,169		2,090,000
11/1/2034	145,000	5.375%	56,169	201,169	257,338	1,945,000
5/1/2035		5.375%	52,272	52,272		1,945,000
11/1/2035	150,000	5.375%	52,272	202,272	254,544	1,795,000
5/1/2036		5.375%	48,241	48,241		1,795,000
11/1/2036	160,000	5.375%	48,241	208,241	256,481	1,635,000
5/1/2037		5.375%	43,941	43,941		1,635,000
11/1/2037	170,000	5.375%	43,941	213,941	257,881	1,465,000
5/1/2038		5.375%	39,372	39,372		1,465,000
11/1/2038	180,000	5.375%	39,372	219,372	258,744	1,285,000
5/1/2039		5.375%	34,534	34,534		1,285,000
11/1/2039	185,000	5.375%	34,534	219,534	254,069	1,100,000
5/1/2040		5.375%	29,563	29,563		1,100,000
11/1/2040	195,000	5.375%	29,563	224,563	254,125	905,000
5/1/2041		5.375%	24,322	24,322		905,000
11/1/2041	210,000	5.375%	24,322	234,322	258,644	695,000
5/1/2042		5.375%	18,678	18,678		695,000
11/1/2042	220,000	5.375%	18,678	238,678	257,356	475,000
5/1/2043		5.375%	12,766	12,766		475,000
11/1/2043	230,000	5.375%	12,766	242,766	255,531	245,000
5/1/2044		5.375%	6,584	6,584		245,000
11/1/2044	245,000	5.375%	6,584	251,584	258,169	-
Total	3,830,000		3,858,928	7,688,928	7,688,928	

Footnote:

Max. annual debt service:

258,744

(a) For budgetary purposes only.



SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2021						8,990,000
11/1/2021		4.000%	232,553	232,553	232,553	8,990,000
5/1/2022	155,000	4.000%	232,553	387,553		8,835,000
11/1/2022		4.000%	229,453	229,453	617,006	8,835,000
5/1/2023	160,000	4.000%	229,453	389,453		8,675,000
11/1/2023		4.000%	226,253	226,253	615,706	8,675,000
5/1/2024	165,000	4.750%	226,253	391,253		8,510,000
11/1/2024		4.750%	222,334	222,334	613,588	8,510,000
5/1/2025	175,000	4.750%	222,334	397,334		8,335,000
11/1/2025		4.750%	218,178	218,178	615,513	8,335,000
5/1/2026	185,000	4.750%	218,178	403,178		8,150,000
11/1/2026		4.750%	213,784	213,784	616,963	8,150,000
5/1/2027	195,000	4.750%	213,784	408,784		7,955,000
11/1/2027		4.750%	209,153	209,153	617,938	7,955,000
5/1/2028	205,000	4.750%	209,153	414,153		7,750,000
11/1/2028		4.750%	204,284	204,284	618,438	7,750,000
5/1/2029	215,000	4.750%	204,284	419,284		7,535,000
11/1/2029		4.750%	199,178	199,178	618,463	7,535,000
5/1/2030	225,000	5.000%	199,178	424,178		7,310,000
11/1/2030		5.000%	193,553	193,553	617,731	7,310,000
5/1/2031	235,000	5.000%	193,553	428,553		7,075,000
11/1/2031		5.000%	187,678	187,678	616,231	7,075,000
5/1/2032	245,000	5.000%	187,678	432,678		6,830,000
11/1/2032		5.000%	181,553	181,553	614,231	6,830,000
5/1/2033	260,000	5.000%	181,553	441,553		6,570,000
11/1/2033		5.000%	175,053	175,053	616,606	6,570,000
5/1/2034	275,000	5.000%	175,053	450,053		6,295,000
11/1/2034		5.000%	168,178	168,178	618,231	6,295,000
5/1/2035	285,000	5.250%	168,178	453,178		6,010,000
11/1/2035		5.250%	160,697	160,697	613,875	6,010,000
5/1/2036	305,000	5.250%	160,697	465,697		5,705,000
11/1/2036		5.250%	152,691	152,691	618,388	5,705,000
5/1/2037	320,000	5.250%	152,691	472,691		5,385,000
11/1/2037		5.250%	144,291	144,291	616,981	5,385,000
5/1/2038	335,000	5.250%	144,291	479,291		5,050,000
11/1/2038		5.250%	135,497	135,497	614,788	5,050,000
5/1/2039	355,000	5.250%	135,497	490,497		4,695,000
11/1/2039		5.250%	126,178	126,178	616,675	4,695,000
5/1/2040	365,000	5.375%	126,178	491,178		4,330,000
11/1/2040		5.375%	116,369	116,369	607,547	4,330,000
5/1/2041	385,000	5.375%	116,369	501,369		3,945,000
11/1/2041	-	5.375%	106,022	106,022	607,391	3,945,000
5/1/2042	405,000	5.375%	106,022	511,022		3,540,000
11/1/2042	-	5.375%	95,138	95,138	606,159	3,540,000
5/1/2043	430,000	5.375%	95,138	525,138		3,110,000
11/1/2043	-	5.375%	83,581	83,581	608,719	3,110,000
5/1/2044	450,000	5.375%	83,581	533,581		2,660,000
11/1/2044	-	5.375%	71,488	71,488	605,069	2,660,000
5/1/2045	475,000	5.375%	71,488	546,488		2,185,000
11/1/2045	-	5.375%	58,722	58,722	605,209	2,185,000
5/1/2046	505,000	5.375%	58,722	563,722		1,680,000
11/1/2046	-	5.375%	45,150	45,150	608,872	1,680,000
5/1/2047	530,000	5.375%	45,150	575,150		1,150,000
11/1/2047	-	5.375%	30,906	30,906	606,056	1,150,000
5/1/2048	560,000	5.375%	30,906	590,906		590,000
11/1/2048	-	5.375%	15,856	15,856	606,763	590,000
5/1/2049	590,000	5.375%	15,856	605,856		-
11/1/2049	-				605,856	-
Total	8,990,000		8,407,544	17,397,544	17,397,544	

Footnote:

(a) For budgetary purposes only.

Max. annual debt service: 618,462.50

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$4,527,000 SERIES 2023 REFI BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
			57,718	57,718	57,718	4,527,000
5/1/2024	129,000	5.53%	125,172	254,172		4,398,000
11/1/2024	-	5.53%	121,605	121,605	375,776	4,398,000
5/1/2025	133,000	5.53%	121,605	254,605		4,265,000
11/1/2025		5.53%	117,927	117,927	372,532	4,265,000
5/1/2026	142,000	5.53%	117,927	259,927		4,123,000
11/1/2026	-	5.53%	114,001	114,001	373,928	4,123,000
5/1/2027	151,000	5.53%	114,001	265,001		3,972,000
11/1/2027	-	5.53%	109,826	109,826	374,827	3,972,000
5/1/2028	160,000	5.53%	109,826	269,826		3,812,000
11/1/2028	-	5.53%	105,402	105,402	375,228	3,812,000
5/1/2029	169,000	5.53%	105,402	274,402		3,643,000
11/1/2029	-	5.53%	100,729	100,729	375,131	3,643,000
5/1/2030	177,000	5.53%	100,729	277,729		3,466,000
11/1/2030	-	5.53%	95,835	95,835	373,564	3,466,000
5/1/2031	186,000	5.53%	95,835	281,835		3,280,000
11/1/2031	-	5.53%	90,692	90,692	372,527	3,280,000
5/1/2032	198,000	5.53%	90,692	288,692		3,082,000
11/1/2032	-	5.53%	85,217	85,217	373,909	3,082,000
5/1/2033	210,000	5.53%	85,217	295,217		2,872,000
11/1/2033	-	5.53%	79,411	79,411	374,628	2,872,000
5/1/2034	223,000	5.53%	79,411	302,411		2,649,000
11/1/2034	-	5.53%	73,245	73,245	375,656	2,649,000
5/1/2035	233,000	5.53%	73,245	306,245		2,416,000
11/1/2035	-	5.53%	66,802	66,802	373,047	2,416,000
5/1/2036	248,000	5.53%	66,802	314,802		2,168,000
11/1/2036	-	5.53%	59,945	59,945	374,748	2,168,000
5/1/2037	263,000	5.53%	59,945	322,945		1,905,000
11/1/2037		5.53%	52,673	52,673	375,618	1,905,000
5/1/2038	276,000	5.53%	52,673	328,673		1,629,000
11/1/2038		5.53%	45,042	45,042	373,715	1,629,000
5/1/2039	290,000	5.53%	45,042	335,042		1,339,000
11/1/2039		5.53%	37,023	37,023	372,065	1,339,000
5/1/2040	307,000	5.53%	37,023	344,023		1,032,000
11/1/2040	-	5.53%	28,535	28,535	372,558	1,032,000
5/1/2041	327,000	5.53%	28,535	355,535		705,000
11/1/2041	-	5.53%	19,493	19,493	375,028	705,000
5/1/2042	343,000	5.53%	19,493	362,493		362,000
11/1/2042	-	5.53%	10,009	10,009	372,503	362,000
5/1/2043	362,000	5.53%	10,009	372,009		-
Total	\$ 4,527,000		\$ 3,009,715	\$ 7,536,715	\$ 7,164,706	

Footnote:

Max. annual debt service:

375,776.25

(a) For budgetary purposes only.

EXHIBIT 21



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 Friday, February 2, 2024 at 10:00 a.m. at Solterra Resort
6 Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Darin called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11	Karan Wienker (S1)	Board Supervisor, Chairwoman
12	Ariane Casanova (S5)	Board Supervisor, Vice Chairwoman
13	Sharon Harley (S2)	Board Supervisor, Assistant Secretary (<i>joined in-</i> <i>progress</i>)
14		
15	Connie Osner (S3)	Board Supervisor, Assistant Secretary
16	Bobby Voisard (S4)	Board Supervisor, Assistant Secretary (<i>joined via</i> <i>phone until joining in person while in-progress</i>)
17		

18 Also present were:

19	Kyle Darin	District Manager, Vesta District Services
20	Meredith Hammock	District Counsel, Kilinski Van Wyk
21	Greg Woodcock	District Engineer, Stantec
22	Jayne Biggs	Amenity Manger, Vesta Property Services
23	Lea Stokes	Vesta Property Services
24	Dana Bryant	Yellowstone Landscape
25	Vicky Alvarez	Account Manager, Yellowstone Landscape

26 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
27 *3 minutes per individual for agenda items*)

28 A pressure cleaning vendor introduced himself and was asked to leave his card with the
29 Amenity Manager.

30 Comments were heard regarding the cost of the wildlife signs, speeding within the
31 community and extra duty officers, a Supervisor posting on social media, the District
32 Management role and duties for the Board and community, a Supervisor’s staffing request,
33 HOA use of the Amenity Center space, improving the sound quality for the Zoom
34 meetings, furniture quotes, community signs, furniture accessibility, signage indicating
35 cabanas are available for rent, and a request for more information on the new security
36 system. Comments were also heard regarding more communication, the
37 Acorn/Terrasonesta gate, and District revenue.

38 **THIRD ORDER OF BUSINESS: Business Items**

39 A. **Vendor Reports**

- 40 1. Exhibit 1: Aquatic Maintenance – *Steadfast Environmental*



- 41 a. Consideration of Proposal to Excavate and Flush Drain at Pond 1 -
- 42 \$4,206.00

43 On a MOTION by Ms. Osner, SECONDED by Ms. Harley, WITH ALL IN FAVOR, the Board
 44 approved Steadfast’s proposal to excavate and flush the drain at pond 1, for Solterra Resort
 45 Community Development District.

- 46 2. Exhibit 2: Amenity Manager – *Jayme Biggs, Vesta Property Services*
- 47 Ms. Biggs presented the Amenity Manager report.
- 48 Pickleball striping proposals were requested.

- 49 a. Exhibit 3: Consideration of TPG Lighting Permanent Tree Wrap
- 50 Proposal

51 It was reported that resident feedback on the holiday lighting was
 52 positive, and permanent lighting would increase visibility in the
 53 area.

54 An extended warranty was requested, as was information on the
 55 repairability of the equipment.

56 A MOTION by Ms. Harley, SECONDED by Mr. Voisard, to approve the TPG Lighting proposal
 57 for the permanent tree wraps was AMENDED to include the additional cost of an annual warranty.
 58 WITH ALL IN FAVOR, the Board approved the permanent tree wrap purchase with annual
 59 warranty, subject to the removal of sales tax, for Solterra Resort Community Development District.

60 A request was made for a proposal to wrap additional trees closer to
 61 the amenity center.

- 62 b. Exhibit 4: Consideration of Exercise System Elliptical Proposal
- 63 Options

64 Ms. Biggs explained that the existing elliptical machine had been
 65 repaired several times and the vendor did not recommend further
 66 repairs.

- 67 i. Purchase New
- 68 ii. Purchase Refurbished
- 69 iii. Repair Existing

70 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
 71 approved the purchase of a new Exercise System elliptical machine in the amount of \$4,445.00,
 72 for Solterra Resort Community Development District.

- 73 c. Exhibit 5: Consideration of Pool and Cabana Furniture Quotes
- 74 Ms. Biggs provided a summary of the proposals, and explained
- 75 direction had been given for furniture to be replaced in phases.

- 76 i. Admiral – Pool: \$50,706.25 / Cabana: \$12,463.40



- 77 ii. LC Furniture - Pool: \$53,125.00 / Cabana: \$16,500.00
 78 iii. Minoan - Pool: \$32,900.00
 79 iv. Texacraft - Pool: \$43,375.00 / Cabana: \$17,790.00

80 It was noted that the Minoan furniture has some assembly
 81 requirements which will affect how quickly staff can place
 82 them.

83 On a MOTION by Mr. Voisard, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board
 84 approved the purchase of Slate Grey Minoan (Polywood) pool loungers in the amount of
 85 \$32,900.00, for Solterra Resort Community Development District.

- 86 d. Exhibit 6: Consideration of Westbrook Pool Heater Preventative
 87 Maintenance Proposal

88 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
 89 approved Westbrook to provide a preventative maintenance service for only the new pool heater,
 90 for Solterra Resort Community Development District.

- 91 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*

92 Ms. Crespo presented the Café Management report. Preparations for guests
 93 with religious dietary requirements were discussed.

- 94 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*

95 The Board discussed parking accommodation in the area of the bus stop. A
 96 quote was requested for crushed concrete and pavers to enable parking for
 97 5-6 vehicles. Mr. Woodcock advised that impervious materials may require
 98 a Water Management permit. He will review the area and communicate his
 99 findings with Ms. Biggs. Ms. Casanova was asked to discuss CDD-
 100 preferred parking locations with residents whose children use the bus.

- 101 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*

102 Ms. Alvarez presented the proposals

- 103 a. Exhibit 7: Consideration of Oakmoss Loop Easement Re-sod
 104 Proposals

105 i. Bahia - \$4,268.59

106 ii. St. Augustine - \$5,616.59

107 Ms. Osner withdrew her motion to approve the St. Augustine
 108 re-sod due to irrigation, pest control, and fertilizer
 109 requirements for St. Augustine.

110 This item was tabled with a request for an alternate ground
 111 cover proposal and a river rock proposal for this area.

- 112 b. Exhibit 8: Consideration of Oakmoss Loop Easement Irrigation
 113 Proposal - \$1,938.58

114 This item was not considered as the project was attached to the
115 previous proposal.

116 The Board gave permission for the Café to use the amenity center TV
117 contingent on working with Amenity Management on scheduling.

118 6. Security Management – *Zuleika Fernandez, Florida Training &*
119 *Investigations LLC (FTI)*

120 Ms. Fernandez provided an update on security management, and noted
121 back-ups are anticipated while residents and guests learn the new system.

122 B. Exhibit 9: Consideration of Perkowski Request for License Agreement Regarding
123 the Use of Certain District Property April 18, 2024 through May 1, 2024

124 Ms. Hammock provided an overview of the agreement.

125 On a MOTION by Mr. Voisard, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
126 Board approved Mr. Perkowski's license agreement request for the use of certain District property
127 on April 18, 2024 through May 1, 2024, for Solterra Resort Community Development District.

128 C. Exhibit 10: Discussion on Community Signs – *Previously Presented*

129 Ms. Wienker lead the discussion on the community signs/banners. Graphics are
130 seasonal, not holiday-based. Pricing is for purchase only, not for installation.

131 Ms. Biggs was directed to contact the vendor for a color adjustment on the selected
132 winter design.

133 On a MOTION by Ms. Osner, SECONDED by Ms. Harley, WITH ALL IN FAVOR, the Board
134 approved the purchase of 48 banners, comprising of 2 seasonal designs, plus 24 brackets, subject
135 to Duke Energy approving installation of the signs on their equipment, for Solterra Resort
136 Community Development District.

137 D. Exhibit 11: Consideration of Acorn Court Gate Repair Proposals – *Previously*
138 *Presented*

139 Ms. Biggs has asked All-Rite Fence Services to provide another quote for a less
140 expensive swing gate.

141 1. All-Rite Fence Services - \$17,570.00

142 2. Fence Depot Supply - \$14,500.00

143 3. Premier Engineering - \$30,555.00

144 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
145 approved a repair of the Acorn Court gate for an amount not to exceed \$12,000, subject to the
146 District's form of agreement, for Solterra Resort Community Development District.

147 A virtual monthly meeting between CDD and HOA management and representatives will
148 be scheduled to discuss joint concerns and report back to the respective Boards. One CDD
149 Supervisor will plan on attending.



150 **FOURTH ORDER OF BUSINESS: Staff Reports**

151 A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*

152 1. Exhibit 12: Discussion on Supervisor Feedback Regarding District
153 Management Services

154 Ms. Hammock presented the feedback received regarding District Manager
155 duties. The Board discussed reasons for going out for RFP.

156 Audience comments were heard.

157 A request was made to update the CDD website’s Contacts page with the
158 Supervisor’s email addresses. Mr. Darin notified the Board that resident
159 requests submitted through the Contacts form on the website could be
160 included as part of the agenda packet each month.

161 Ms. Hammock asked for Supervisor questions and comments on the
162 feedback received regarding District Management Operations

163 A MOTION by Ms. Wienker, SECONDED by Ms. Osner to authorize staff
164 to proceed with an RFP for District Management services failed with Ms.
165 Cassanova, Ms. Harley, and Mr. Voisard opposed.

166 *The District Engineer provided his report out of order at this point in the meeting.*

167 2. Consideration of Café RFP Responses

168 Ms. Hammock presented the Café RFP responses. The Board agreed to
169 waive the RFP deadline and consider the late submission that was originally
170 received in October in response to the initial proposal request. The Board
171 discussed Evergreen Lifestyles Management’s proposal with Joey Arroyo,
172 Evergreen’s Director of Community Association Manager Operations.

173 The Board requested the lease agreement be tied to a service agreement with
174 penalties for failure to perform, and discussed hours of service.

175 On a MOTION by Mr. Voisard, SECONDED by Ms. Harley, WITH ALL IN FAVOR, the Board
176 authorized District Counsel to negotiate a revised agreement with Evergreen Lifestyles for café
177 management and striking the requirement for security, for Solterra Resort Community
178 Development District.

179 B. District Engineer – *Greg Woodcock, Stantec*

180 *The District Engineer report was presented out of order, after Item 4.A.1. Discussion on*
181 *Supervisor Feedback Regarding District Management Services and prior to Item 4.A.2.*
182 *Consideration of Café RFP Responses.*

183 1. Exhibit 13: Discussion on Amenity Center Parking Lot Options

184 a. One ADA-Compliant Space

185 b. Three ADA-Compliant Spaces

186 Mr. Woodcock discussed the concepts presented on additional
187 parking for the amenity center. Total cost for 9 spaces is anticipated



188 at \$227,000.00. Additional parking would require a new stormwater
189 pond as it cannot connect to existing drainage.

190 A decision on this item was postponed pending further engineering
191 information.

192 Mr. Woodcock explained that cul-de-sacs are usually wider to allow emergency
193 vehicles room to turn around, and parking would hinder that. He will review the
194 community for future discussions.

195 2. Exhibit 14: Consideration of District Engineer Change Order

196 The Engineering Services line item was increased by \$15,000. The District
197 is only billed for engineer's actual hours.

198 On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
199 Board approved the District Engineer Change Order, for Solterra Resort Community Development
200 District.

201 Mr. Woodcock advised that some additional changes are to be made to the
202 ownership/maintenance map and then it will be ready to present.

203 C. District Manager – *Kyle Darin, Vesta District Services*

204 **FIFTH ORDER OF BUSINESS: Consent Agenda**

205 A. Exhibit 15: Consideration and Approval of the Minutes of the Board of Supervisors
206 Regular Meeting Held January 5, 2024

207 B. Exhibit 16: Consideration and Acceptance of the December 2023 Unaudited
208 Financial Report

209 C. Exhibit 17: Ratification of Proposals

210 1. Motion Picture Licensing Corporation Umbrella License Agreement -
211 \$1,629.00

212 2. Spies Proposal for Pool Recirculation Pump Motor, Shaft Seal & Sleeve -
213 \$3,850.00

214 3. Spies Pool Filter Grid Replacement - \$2,295.00

215 4. Yellowstone October – December 2023 Irrigation Repairs - \$4,991.09

216 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board
217 approved the Consent Agenda – Items A-C as presented, for Solterra Resort Community
218 Development District.

219 **SIXTH ORDER OF BUSINESS: Shade Session – Security**

220 The Board recessed the regular meeting to enter a shade session at 1:57 p.m. with the sole
221 purpose of discussing security matters. The Board took no action during the session.

222 *Quorum remained when Ms. Harley left the meeting at approximately 2:30 p.m.*

223 The Board returned to complete business in the sunshine at approximately 2:32 p.m.



224 **SEVENTH ORDER OF BUSINESS: Security Matters**

225 A. Consideration of Accurate Electronic Change Order

226 On a MOTION by Mr. Voisard, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
227 Board approved a change order request from Accurate Electronics for security equipment in the
228 amount of \$3,766.20, for Solterra Resort Community Development District.

229 The Board considered Envera’s offer to waive the repair costs of current pool and lazy river
230 security equipment with a one-year extension of the corresponding access and monitoring
231 agreement.

232 On a MOTION by Ms. Casanova, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the
233 Board approved extending the Envera access and monitoring agreement for the pool and lazy river
234 by one year incorporating a waiving of the cost to repair the current equipment, for Solterra Resort
235 Community Development District.

236 **EIGHTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting**
237 **Agenda Item Requests)**

238 Supervisor request included a proposal for additional landscaping along the boulevard and
239 speed bumps.

240 **NINTH ORDER OF BUSINESS: Action Items Summary**

241 **District Engineer**

- 242 • Look into addition of speed bumps

243 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

244 *The next Solterra Resort Community Development District meeting is scheduled for 10:00 a.m. on*
245 *March 1, 2024, at Solterra Resort Amenity Center, 5200 Solterra Blvd., Davenport, FL 33837.*

246 Ms. Wienker, Ms. Osner, and Ms. Casanova affirmed their intent to attend in person. Mr.
247 Voisard affirmed his intent to attend virtually.

248 **ELEVENTH ORDER OF BUSINESS: Adjournment**

249 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
250 adjourned the meeting at 2:39 p.m., for Solterra Resort Community Development District.

251 **Each person who decides to appeal any decision made by the Board with respect to any matter*
252 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
253 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

254 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
255 **noticed meeting held on March 1, 2024.**

256 _____
257 Kyle Darin, Secretary

258 _____, Assistant Secretary

Karan Wienker, Chair
 Ariane Casanova, Vice Chair



EXHIBIT 22



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024



**Solterra Resort CDD
Balance Sheet
January 31, 2024**

	<u>General Fund</u>	<u>Debt Service Series 2013</u>	<u>Debt Service Series 2014</u>	<u>Debt Service Series 2018</u>	<u>Debt Service Series 2023</u>	<u>Capital Projects</u>	<u>Total</u>
1 Assets:							
2 Cash - Operating Account - BankUnited	1,436,723	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ 1,436,731
3 Cash - Operating Account - South State	259,958	-	-	-	-	-	259,958
4 Cash - Money Market - BankUnited	2,512,696	-	-	-	-	-	2,512,696
5 Cash - Merchant Account - BankUnited	120,475	-	-	-	-	-	120,475
6 Investments:							
7 Revenue Fund	-	-	29,224	145,749	50,381	-	225,354
8 Reserve Fund	-	-	129,372	309,222	-	-	438,594
9 Interest Fund	-	-	0	-	664	-	664
10 Prepayment Fund	-	-	-	0	-	-	0
11 Sinking Fund	-	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	58	-	58
13 2014 Acquisition & Construction	-	-	-	-	-	6,854	6,854
14 2018 Acquisition & Construction	-	-	-	-	-	16,595	16,595
15 Phase 2B Acquisition & Construction	-	-	-	-	-	43,212	43,212
16 2023 Acquisition & Construction	-	-	-	-	-	-	-
17 Accounts Receivable	-	-	-	-	-	-	-
18 Assessments Receivable On-Roll	298,026	-	25,787	54,778	37,573	-	416,164
19 Allowance for Doubtful Accounts	-	-	-	-	-	-	-
20 Deposits - Utilities	3,530	-	-	-	-	-	3,530
21 Prepaid Items	42,475	-	-	-	-	-	42,475
22 Due from Other Funds	-	-	232,957	563,685	338,203	-	1,134,845
23 Due from General Fund	-	-	-	-	-	-	-
24 Total Assets	4,673,883	-	417,340	1,073,434	426,879	66,669	6,658,206
25 Liabilities:							
26 Accounts Payable	65,893	-	-	-	-	-	65,893
27 Due to Other Funds	1,134,845	-	-	-	-	-	1,134,845
28 Due to General Fund	-	-	-	-	-	-	-
29 Matured Bonds Payable	-	-	-	-	-	-	-
30 Deferred Revenue - On-Roll	298,026	-	25,787	54,778	37,573	-	416,164
31 Fund Balance:							
32 Nonspendable:							
33 Prepaid & Deposits	46,005	-	-	-	-	-	46,005
34 Restricted for:							
35 Debt Service	-	-	391,554	1,018,656	389,306	-	1,799,515
36 Capital Projects	-	-	-	-	-	66,669	66,669
37 Assigned	-	-	-	-	-	-	-
38 Unassigned	3,129,115	-	-	-	-	-	3,129,115
39 Total Liabilities & Fund Balance	4,673,883	\$ -	\$ 417,340	\$ 1,073,434	\$ 426,879	\$ 66,669	\$ 6,658,206



Solterra Resort CDD
General Fund
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	FY 2024 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	\$ 100,894	2,633,000	\$ (298,026)	89.83%
3 Special Assessments Off-Roll (Net) Resort Usage Fees, Café Lease Rev, Cabana Rev,	-	-	-	-	0.00%
4 Programming Rev	977,980	60,149	118,012	(859,968)	12.07%
5 Interest	-	6,371	12,560	12,560	0.00%
6 Total Revenue	3,909,006	167,413	2,763,572	(1,145,434)	70.70%
7 Expenditures:					
8 General Administrative:					
9 Supervisor Fees & Related Payroll Exp	12,000	800	2,400	(9,600)	20.00%
10 District Management	46,000	3,833	15,333	(30,667)	33.33%
11 Mass Mailing & Printing	1,700	-	1,255	(445)	73.81%
12 Legal Advertising	1,600	81	407	(1,193)	25.43%
13 Bank Fees	900	162	365	(535)	40.60%
14 Regulatory & Permit Fees	250	1,629	1,804	1,554	721.60%
15 Auditing Services	3,000	-	-	(3,000)	0.00%
16 District Engineer	10,000	-	5,664	(4,336)	56.64%
17 Legal Services - General Counsel	36,000	1,122	11,804	(24,196)	32.79%
18 County Assessment Collection Charges	36,000	739	46,668	10,668	129.63%
19 Website Setup & Administration	2,015	-	1,545	(470)	76.67%
20 Miscellaneous Expenses	20,000	-	26	(19,974)	0.13%
21 Total General & Administrative	169,465	8,366	87,272	(82,193)	51.50%
22 Insurance:					
23 Insurance (General Liab, Public Offc & Prop)	44,256	-	48,622	4,366	109.87%
24 Total Insurance	44,256	-	48,622	4,366	109.87%
25 Debt Service Administration:					
26 Arbitrage Reporting	750	-	650	(100)	86.67%
27 Dissemination	4,800	-	4,800	-	100.00%
28 Trustee Fees	17,000	-	4,041	(12,959)	23.77%
29 Total Debt Service Administration	22,550	-	9,491	(13,059)	42.09%
30 Utilities:					
31 Gas	78,750	12,549	29,967	(48,783)	38.05%
32 Electricity	291,803	19,879	86,828	(204,975)	29.76%
33 Water	138,600	11,154	57,021	(81,579)	41.14%
34 Total Utilities	509,153	43,582	173,816	(335,337)	34.14%
35 Security:					
36 Security Monitoring - Main Entrance & Pool	45,000	245	10,874	(34,126)	24.16%
37 Security System - Main Entrance	40,000	-	620	(39,380)	1.55%
38 Security - Access Cards	5,500	-	-	(5,500)	0.00%
39 Security - Penalty False Alarm	8,500	-	-	(8,500)	0.00%
40 Security - Guardhouse - Staffing	500,000	38,400	148,150	(351,850)	29.63%
41 Security - Patrol	50,000	2,600	11,215	(38,785)	22.43%
42 Gate Maintenance & Repair	10,000	2,511	2,511	(7,489)	25.11%
43 Phone & Internet (Guardhouse)	5,100	425	1,701	(3,399)	33.35%
44 Total Security	664,100	44,181	175,070	(489,030)	26.36%
45 ClubHouse/Amenity Administration:					
46 Staffing - Amenity Management	231,213	42,500	196,617	(34,596)	85.04%
47 Staffing - Lifestyle & Pool Monitoring	754,075	22,052	98,038	(656,037)	13.00%



48	Clubhouse Facility Maintenance - Cleaning	87,600	6,649	28,705	(58,895)	32.77%
49	Clubhouse Maintenance & Repairs	255,143	25,053	70,941	(184,202)	27.80%
50	Clubhouse & Lifestyle Supplies	60,000	2,670	12,355	(47,645)	20.59%
51	Pest Control & Termite Bond	20,000	-	400	(19,600)	2.00%
52	Water & Vending Services	7,000	(9)	174	(6,826)	2.48%
53	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
54	Phone & Internet (Clubhouse)	12,514	997	3,989	(8,525)	31.87%
55	Total Clubhouse/Amenity Administration	1,428,545	99,912	411,219	(1,017,326)	28.79%
56 Landscape/Property Maintenance:						
57	Pond & Wetland Maintenance	53,800	2,393	9,572	(44,228)	17.79%
58	Landscape Maintenance - Contract	250,000	16,166	64,664	(185,336)	25.87%
59	Landscape Replenishment	116,667	-	788	(115,879)	0.68%
60	Irrigation Repairs & Maintenance	20,000	4,991	11,060	(8,940)	55.30%
61	Asphalt Pavement Repair & Monitoring	25,000	-	-	(25,000)	0.00%
62	Landscape/Property Contingency	64,400	-	3,938	(60,463)	6.11%
63	Comprehensive Field Services	12,000	833	3,333	(8,667)	27.78%
64	Total Landscape/Property Maintenance	541,867	24,383	93,355	(448,512)	17.23%
65 Facility Maintenance:						
66	Pool Service - Contract	51,000	2,800	11,200	(39,800)	21.96%
67	Repairs & Maintenance - Pool & Lazy River	31,681	20,146	38,962	7,281	122.98%
68	Pool Permit	850	-	-	(850)	0.00%
69	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
70	Signage	2,000	-	235	(1,765)	11.77%
71	Atheletic Facil Maint & Fitness Equipment Repair	10,000	-	780	(9,220)	7.80%
72	Refuse Dumpster Service	70,000	777	5,335	(64,665)	7.62%
73	Pressure Washing	15,000	-	11,813	(3,188)	78.75%
74	Contingency	46,000	21	15,028	(30,972)	32.67%
75	Total Facility Maintenance	229,031	23,743	83,354	(145,677)	36.39%
76 Capital Improvement & Reserves:						
77	Capital Improvement	196,039	783	783	(195,256)	0.40%
78	Reserve Study	4,000	-	-	(4,000)	0.00%
79	Increase for Operating Capital Reserve	100,000	-	-	(100,000)	0.00%
80	Total Capital Improvement & Reserves	300,039	783	783	(299,256)	0.26%
81 Total Expenditures						
		3,909,006	244,951	1,082,981	(2,826,025)	27.70%
82 Excess of Revenue Over (Under) Expenditures						
		-	(77,538)	1,680,591		
83 Other Financing Sources (Uses):						
84	Interfund Transfers - In			-		
85	Interfund Transfers - Out			-		
86	Total Other Financing Sources (Uses)			-		
87 Net Change in Fund Balance						
				1,680,591		
88 Fund Balance - Beginning						
				1,494,529		
89 Fund Balance - Ending						
				3,175,119		



Solterra Resort CDD
Debt Service - Series 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	<u>FY 2024</u>				<u>% of</u>
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ -	\$ -	\$ -	\$ -	0.00%
3 Interest	-	46	441	441	0.00%
4 Total Revenue	<u>-</u>	<u>46</u>	<u>441</u>	<u>441</u>	<u>0.00%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	-	-	-	-	0.00%
8 November 1, 2024	-	-	-	-	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
## Excess of Revenue Over (Under) Expenditures	-	46	441		
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			<u>(48,220)</u>		
## Total Other Financing Sources (Uses)			<u>(48,220)</u>		
## Net Change in Fund Balance			<u>(47,779)</u>		
## Fund Balance - Beginning			47,779		
## Fund Balance - Ending			<u>\$ -</u>		



Solterra Resort CDD
Debt Service - Series 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	<u>FY 2024</u> <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of</u> <u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 8,907	\$ 232,957	\$ (25,787)	90.03%
3 Interest	-	669	4,034	4,034	0.00%
4 Total Revenue	<u>258,744</u>	<u>9,576</u>	<u>236,991</u>	<u>(21,753)</u>	<u>91.59%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	84,572	-	-	(84,572)	0.00%
8 November 1, 2023	84,572	-	86,697	2,125	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2023	85,000	-	85,000	-	0.00%
## Total Expenditures	<u>254,144</u>	<u>-</u>	<u>171,697</u>	<u>(82,447)</u>	<u>67.56%</u>
## Excess of Revenue Over (Under) Expenditures	4,600	9,576	65,294		
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			(2,144)		
## Total Other Financing Sources (Uses)			<u>(2,144)</u>		
## Net Change in Fund Balance			<u>63,149</u>		
## Fund Balance - Beginning			328,404		
## Fund Balance - Ending			<u>\$ 391,554</u>		



Solterra Resort CDD
Debt Service - Series 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	<u>FY 2024</u> <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of</u> <u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 618,463	\$ 21,633	\$ 563,685	\$ (54,778)	91.14%
3 Interest	-	1,918	9,374	9,374	0.00%
4 Total Revenue	618,463	23,551	573,059	(45,404)	92.66%
5 Expenditures:					
6 Interest					
7 May 1, 2024	226,254	-	-	(226,254)	0.00%
8 November 1, 2023	222,334	-	226,241	3,907	0.00%
9 Principal					
## May 1, 2024	165,000	-	-	(165,000)	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	613,588	-	226,241	(387,347)	36.87%
## Excess of Revenue Over (Under) Expenditures	4,875	23,551	346,818		
## Other Financing Sources (Uses):					
## Interfund Transfers - In					
## Interfund Transfers - Out			(5,126)		
## Total Other Financing Sources (Uses)			(5,126)		
## Net Change in Fund Balance			341,693		
## Fund Balance - Beginning			676,963		
## Fund Balance - Ending			\$ 1,018,656		



Solterra Resort CDD
Debt Service - Series 2023
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	FY 2024				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ 12,935	\$ 338,203	\$ (37,573)	90.00%
3 Interest	-	215	854	854	0.00%
4 Total Revenue	375,776	13,150	339,057	(36,719)	90.23%
5 Expenditures:					
6 Interest					
7 May 1, 2024	125,172	-	-	\$ (125,172)	0.00%
8 November 1, 2023	121,604	-	57,718	(63,886)	47.46%
9 Principal					
10 May 1, 2024	129,000	-	-	(129,000)	0.00%
11 November 1, 2024	-	-	-	-	0.00%
12 Total Expenditures	375,776	-	57,718	(318,058)	0
13 Excess of Revenue Over (Under) Expenditures	-	13,150	281,339		
14 Other Financing Sources (Uses):					
15 Interfund Transfers - In			50,012		
16 Interfund Transfers - Out			-		
17 Total Other Financing Sources (Uses)			50,012		
18 Net Change in Fund Balance			331,351		
19 Fund Balance - Beginning			57,955		
20 Fund Balance - Ending			\$ 389,306		



Solterra Resort CDD
Construction Fund - 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	16
4 Total Revenue	16
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	16
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	(1,792)
12 Total Other Financing Sources (Uses)	(1,792)
13 Net Change in Fund Balance	(1,776)
14 Fund Balance - Beginning	1,776
15 Fund Balance - Ending	\$ -



Solterra Resort CDD
Construction Fund - 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	90
4 Total Revenue	90
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	90
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	2,144
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	2,144
13 Net Change in Fund Balance	2,234
14 Fund Balance - Beginning	4,620
15 Fund Balance - Ending	\$ 6,854



Solterra Resort CDD
Construction Fund - 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	218
4 Total Revenue	218
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	218
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	5,126
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	5,126
13 Net Change in Fund Balance	5,343
14 Fund Balance - Beginning	11,251
15 Fund Balance - Ending	\$ 16,595



Solterra Resort CDD
Construction Fund - 2018 Phase 2B
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru January 31, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	709
4 Total Revenue	709
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	709
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	-
13 Net Change in Fund Balance	709
14 Fund Balance - Beginning	42,504
15 Fund Balance - Ending	\$ 43,212



**Solterra Resort CDD
General Fund
Cash Reconciliation
January 31, 2024**

Bank Balance per Statement	\$	362,935.42
Plus: Deposits Outstanding		
Minus: Outstanding Checks		102,976.97
Adjusted Bank Balance		<u>259,958.45</u>
Beginning Balance per Books	\$	253,952.04
Cash Receipts		500,148.15
Cash Disbursements		494,141.74
Balance per Books		<u>259,958.45</u>



Solterra Resort CDD Check Register - South State FY 24

Date	Number	Vendor	Memo	Debit	Credit	Balance
9/30/2023			Balance Forward			887,956.83
10/01/2023	6011	Egis Insurance & Risk Advisors	FY Insurance Policy # 100123585 10/01/23-10/01/24		48,622.00	839,334.83
10/02/2023	2ACH100223	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 8/8 -9/07		4,654.85	834,679.98
10/02/2023	100021	VESTA DISTRICT SERVICES	Invoice: 413528 (Reference: Monthly Fee.) Invoice: 413529 (Reference: Dissemination Agent.)		9,466.67	825,213.31
10/04/2023			Deposit	25.00		825,238.31
10/04/2023	ACH100423	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 08/11-09/12		1,112.75	824,125.56
10/05/2023	100022	Cintas	Invoice: 4169230804 (Reference: CH Facility Cleaning Maintenance.)		224.17	823,901.39
10/05/2023	100023	Innersync	Invoice: 21643 (Reference: Website setup & Administration.)		1,515.00	822,386.39
10/05/2023	100024	Power Pool Services, LLC	Invoice: 3104 (Reference: Pool Service Contract.)		2,800.00	819,586.39
10/05/2023	100025	SPIES POOL, LLC	Invoice: 407315 (Reference: Pool & Lazy R R&M.) Invoice: 407431 (Reference: Pond & Lazy R-R&M...		3,644.40	815,941.99
10/05/2023	100026	Steadfast Environmental LLC	Invoice: SE-22901 (Reference: Pool & Wetland Maintenance.)		2,393.00	813,548.99
10/05/2023	100027	Amenity Services LLC	Invoice: 2020 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2021 (Reference: CH Fac...		6,000.00	807,548.99
10/05/2023	100028	METFITNESS LLC	Invoice: INV-4472 (Reference: Athletic Facilities & Fitness.)		300.00	807,248.99
10/09/2023	1ACH100923	DUKE ENERGY	000 Solterra BLvd Lite 08/16-09/15		801.22	806,447.77
10/10/2023	1ACH101023	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 8/19-09/18/23		1,362.43	805,085.34
10/11/2023			Deposit	3,600.00		808,685.34
10/16/2023	6012	Ariane Casanova	BOS Meeting 10/6/23		200.00	808,485.34
10/16/2023	6013	Bobby A. Voisard	BOS Meeting 10/6/23		200.00	808,285.34
10/16/2023	6015	Karan L. Wienker	BOS Meeting 10/6/23		200.00	808,085.34
10/16/2023	100029	Cintas	Invoice: 4169937888 (Reference: Mats, Misc. Supplies.) Invoice: 4170641295 (Reference: Mats, ...		448.34	807,637.00
10/16/2023	100030	Envera Systems	Invoice: 732792 (Reference: Alarm Monitoring Svcs - Nov 2023.)		2,510.87	805,126.13
10/16/2023	100031	YELLOWSTONE LANDSCAPE	Invoice: OS 597610 (Reference: Monthly Landscape Maintenance - Oct 2023.)		16,166.00	788,960.13
10/16/2023	100032	KILINSKI VAN WYK, PLLC	Invoice: 7814 (Reference: District Meeting - Sep 2023.)		5,205.33	783,754.80
10/16/2023	100033	VESTA DISTRICT SERVICES	Invoice: 412405 (Reference: Billable Expenses - Jul 2023.)		53.04	783,701.76
10/16/2023	100034	Westbrook Service Corporation	Invoice: C26837 (Reference: Quarterly HVAC PM/Quarterly Billing.) Invoice: 515840 (Reference:...		2,002.65	781,699.11
10/16/2023	100035	Brocato Entertainment LLC	Invoice: 110269 (Reference: Poolside Entertainment - Sep 2023.)		700.00	780,999.11
10/16/2023	100036	Pouncey Recycling & Sanitation, Inc	Invoice: 20966 (Reference: Monthly Trash Compactor Fee - Sep 2023.)		1,380.00	779,619.11
10/17/2023	1ACH101723	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 008/26 -09/25/23		486.00	779,133.11
10/18/2023	2ACH101823	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 8/29-9/26/23		908.95	778,224.16
10/18/2023	3ACH101823	DUKE ENERGY	5290 Solterra Blvd Irrigation 08/26-09/25/23		30.79	778,193.37
10/18/2023	4ACH101823	DUKE ENERGY	5300 Solterra Blvd Lift 08/26-9/25/23		176.71	778,016.66
10/18/2023			Deposit	1,000.00		779,016.66
10/19/2023	1ACH101923	DUKE ENERGY	5200 OAKMONT BLVD 08/29-09/26		9,478.84	769,537.82
10/19/2023	5ACH101923	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 8/29-9/26/23		36.29	769,501.53
10/20/2023	EFT102023	FLORIDA DEPT OF REVENUE	Sep 2023 Sales Tax Filing		25.59	769,475.94
10/23/2023	100037	BUSINESS OBSERVER	Invoice: 23-01470K (Reference: Legal Advertising.)		80.94	769,395.00
10/23/2023	100038	Janitorial Superstore	Invoice: 14747 (Reference: Disinfectants & Dispensers.) Invoice: 14649 (Reference: Restroom S...		1,178.41	768,216.59
10/24/2023	1ACH102423	DUKE ENERGY	00 Solterra Blvd LITE 09/02-10/02/23		1,047.25	767,169.34
10/24/2023	100039	Vesta Property Services, Inc.	Invoice: 414228 (Reference: Amenity Management.)		87,274.20	679,895.14
10/27/2023			Stonebrier reimb	3,958.33		683,853.47



10/30/2023	2ACH103023	DUKE ENERGY	VOID: 7102 Oakmoss Loop Irrigation 09/07-10/05	30.79	683,822.68
10/30/2023	3ACH103023	DUKE ENERGY	0 Solterra Blvd Lite 09/08-10/06	1,354.74	682,467.94
10/30/2023	4ACH103023	DUKE ENERGY	7524 Oak Spring Lane 9/7-10/5/23	30.79	682,437.15
10/30/2023	5ACH103023	DUKE ENERGY	4000 OAKMONT BLVD 09/07-10/05	46.74	682,390.41
10/30/2023	6ACH103023	DUKE ENERGY	6022 Board Oak Dr Pump 09/07-10/07	30.79	682,359.62
10/30/2023	7ACH103023	DUKE ENERGY	5456 Misty Oak Cir Pump 09/7-10/05	30.79	682,328.83
10/30/2023	9ACH103023	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 09/07-10/05	152.78	682,176.05
10/31/2023				8,583.33	214,364.11
11/01/2023	10ACH110123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 9/8 -10/06	4,654.85	677,521.20
11/02/2023	11ACH110223	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 09/13-10/11	1,112.75	676,408.45
11/03/2023	6016	Ngen Services	Refrigerator Repairs	3,035.00	673,373.45
11/03/2023	6017	Buddy's Pressure Washing	Reference: Paver sealing materials deposit. https://dpfg.payableslockbox.com/DocView/InvoiceView...	3,937.50	669,435.95
11/06/2023	100040	Cintas	Invoice: 4171353352 (Reference: Mats.) Invoice: 4172062709 (Reference: Mats.)	448.34	668,987.61
11/06/2023	100041	Power Pool Services, LLC	Invoice: 3117 (Reference: Pool Service.)	2,800.00	666,187.61
11/06/2023	100042	SPIES POOL, LLC	Invoice: 407889 (Reference: Pool Chemicals.) Invoice: 408011 (Reference: Pool Chemicals.) ...	3,004.50	663,183.11
11/06/2023	100043	Steadfast Environmental LLC	Invoice: SE-23115 (Reference: Routine Aquatic Maintenance.)	2,393.00	660,790.11
11/06/2023	100044	METFITNESS LLC	Invoice: INV-4503 (Reference: Aqua Zumba Classes.)	240.00	660,550.11
11/06/2023	100045	VESTA DISTRICT SERVICES	Invoice: 414260 (Reference: Billable Expenses - Sep 2023.) Invoice: 414402 (Reference: Monthl...	4,708.24	655,841.87
11/06/2023	100046	Kalina Brochowicz Fondo	Invoice: 7 - SEPTEMBER 2023 (Reference: DJ Services & Poolside Games w/ Prizes.)	1,500.00	654,341.87
11/06/2023	100047	FTI / Florida Training & Investigations	Invoice: 23204042 (Reference: Security Services 09.21.2023 - 10.20.2023.)	38,800.00	615,541.87
11/06/2023	100048	ACE HOME & SUPPLY CENTER	Invoice: 103206/1 (Reference: Parts.) Invoice: 103224/1 (Reference: Wire & Rebar.) Invoice...	232.96	615,308.91
11/06/2023	100049	Janitorial Superstore	Invoice: 15362 (Reference: Janitorial Supplies.) Invoice: 15718 (Reference: Janitorial Produc...	916.98	614,391.93
11/06/2023	100050	Pouncey Recycling & Sanitation, Inc	Invoice: 21043 (Reference: Trash Compactor rent & disposal.)	1,840.00	612,551.93
11/06/2023	100051	The Sherwin Williams Co.	Invoice: 7298-9 (Reference: Paint.)	550.71	612,001.22
11/06/2023	100052	TPG Lighting	Invoice: 45 (Reference: 50% deposit for the 2023 Christmas Lights.)	5,471.00	606,530.22
11/07/2023	ACH120723	DUKE ENERGY	000 Solterra BLvd Lite 10/18-11/15	801.22	605,729.00
11/08/2023	2ACH110823	DUKE ENERGY	000 Solterra BLvd Lite 009/16-10/17	801.22	604,927.78
11/08/2023	ACH11/08/23	Spectrum Business	10/22/23 - 11/21/23 - 4000 Oaktree Drive CBHS Wifi	109.98	604,817.80
11/09/2023	1ACH110923	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 9/19-10/18/23	1,362.43	603,455.37
11/09/2023	1ACH110923	POLK COUNTY UTILITIES	Various Accounts	63.45	603,391.92
11/09/2023	2ACH110923	POLK COUNTY UTILITIES	Various Accounts	536.45	602,855.47
11/09/2023	3ACH110923	POLK COUNTY UTILITIES	Various Accounts	36.66	602,818.81
11/09/2023	4ACH110923	POLK COUNTY UTILITIES	Various Accounts	226.67	602,592.14
11/09/2023	5ACH110923	POLK COUNTY UTILITIES	Various Accounts	90.82	602,501.32
11/09/2023	6ACH110923	POLK COUNTY UTILITIES	Various Accounts	2,255.75	600,245.57
11/09/2023	7ACH110923	POLK COUNTY UTILITIES	Various Accounts	5,669.55	594,576.02
11/09/2023	8ACH110923	POLK COUNTY UTILITIES	Various Accounts	254.82	594,321.20
11/09/2023	ACH110923	POLK COUNTY UTILITIES	Various Accounts	9,970.65	584,350.55
11/09/2023			Service Charge	10.51	584,340.04
11/12/2023	ACH111223	Spectrum Business	Phone and Internet. 10/25 - 11/24/23 5200 Solterra Blvd	1,034.40	583,305.64
11/14/2023			Deposit	860.00	584,165.64
11/14/2023	6018	YELLOWSTONE LANDSCAPE	Refund for duplicate payment ret to us 2x - inv 390686	16,166.00	567,999.64
11/14/2023	6019	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	567,824.64
11/15/2023			Deposit	10,448.94	578,273.58
11/16/2023	ACH111623	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 9/26 -10/25/23	486.00	577,787.58
11/16/2023	100053	ACTION SECURITY, INC.	Invoice: 24500 (Reference: Gate Arm Repair.)	620.00	577,167.58

11/16/2023	100054	Cintas	Invoice: 4172772305 (Reference: CH Facility Cleaning Maintenance.) Invoice: 4173484103 (Refer...	672.51	576,495.07
11/16/2023	100055	ENVERA	Invoice: 33856 (Reference: Alarm Monitoring Svcs - Dec 2023.)	2,510.87	573,984.20
11/16/2023	100056	Power Pool Services, LLC	Invoice: 3118 (Reference: Pond & Lazy R-R&M.)	268.00	573,716.20
11/16/2023	100057	SPIES POOL, LLC	Invoice: 408640 (Reference: Pool & Lazy R-R&M.) Invoice: 408731 (Reference: Pool & Lazy R R&M...	1,676.90	572,039.30
11/16/2023	100058	YELLOWSTONE LANDSCAPE	Invoice: OS 621298 (Reference: Irrigation Maintenance & Repair.) Invoice: OS 621297 (Referenc...	25,233.24	546,806.06
11/16/2023	100059	Amenity Services LLC	Invoice: 2040 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2041 (Reference: CH Fac...	6,000.00	540,806.06
11/16/2023	100060	Brocato Entertainment LLC	Invoice: 110389 (Reference: Solo live performance 10/7 & 10/21.)	700.00	540,106.06
11/16/2023	100061	Vesta Property Services, Inc.	Invoice: 414837 (Reference: Monthly Fee - Oct 2023.)	82,676.45	457,429.61
11/16/2023	100063	The Sherwin Williams Co.	Invoice: 935-3 (Reference: Maintenance & Repairs.) Invoice: 9445-4 (Reference: 6 LIDS FOR BLU...	904.11	456,525.50
11/16/2023	100064	Kalina Brochowicz Fondo	Invoice: 8 - OCTOBER 2023 (Reference: Clubhouse & Lifestyles Supplies.)	600.00	455,925.50
11/17/2023	ACH111723	DUKE ENERGY	5290 Solterra Blvd Irrigation 09/26-10/25/23	30.79	455,894.71
11/17/2023	2ACH111723	DUKE ENERGY	5300 Solterra Blvd Lift 09/26-10/25/23	194.92	455,699.79
11/17/2023	1ACH111723	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 9/27-10/26/23	908.95	454,790.84
11/20/2023	ACH112023	DUKE ENERGY	5200 OAKMONT BLVD 09/27-10/26	9,968.53	444,822.31
11/20/2023	ACH112023	Spectrum Business	5200 Solterra Blvd AHMS 11/03/23-12/02/23	277.96	444,544.35
11/21/2023	ACH112123	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 9/27-10/26/23	0.93	444,543.42
11/27/2023	1ACH112723	DUKE ENERGY	00 Solterra Blvd LITE 010/03-11/01/23	1,047.25	443,496.17
11/27/2023	EFT112723	DUKE ENERGY		106.74	443,389.43
11/28/2023	6020	Jessy Deshane	Club House Rental Refund for Cancellation	860.00	442,529.43
11/29/2023	1ACH112923	DUKE ENERGY	6022 Board Oak Dr Pump 10/06-11/06	30.79	442,498.64
11/29/2023	3ACH112923	DUKE ENERGY	0 Solterra Blvd Lite 10/07-11/07	1,354.74	441,143.90
11/29/2023	4ACH112923	DUKE ENERGY	7310 Oakmoss Loop Irrigation 10/06-11/06	30.79	441,113.11
11/29/2023	5ACH112923	DUKE ENERGY	5456 Misty Oak Cir Pump 10/6-11/06	30.79	441,082.32
11/29/2023	6ACH112923	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 10/06-11/06	129.11	440,953.21
11/29/2023	7ACH112923	DUKE ENERGY	4000 OAKMONT BLVD 10/06-11/06	51.37	440,901.84
11/29/2023	8ACH112923	DUKE ENERGY	7102 Oakmoss Loop Irrigation 10/06-11/06	30.79	440,871.05
11/29/2023	9ACH112923	DUKE ENERGY	7524 Oak Spring Lane 10/6-11/6/23	30.79	440,840.26
11/29/2023	6021	Ariane Casanova	BOS Meeting 11/3/23	200.00	440,640.26
11/29/2023	6022	Bobby A. Voisard	BOS Meeting 11/3/23	200.00	440,440.26
11/29/2023	6023	Connie S. Osner	BOS Meeting 11/3/23	200.00	440,240.26
11/29/2023	6024	Karan L. Wienker	BOS Meeting 11/3/23	200.00	440,040.26
11/29/2023	6025	F & S Janitorial Services LLC	Reference: CH Facility Cleaning Maintenance.	450.00	439,590.26
11/29/2023	6026	POLK COUNTY PROPERTY APPRAISER	1% Admin Fee.	45,929.05	393,661.21
11/29/2023	100066	Zeno Office Solutions, Inc.	Invoice: IN2335915 (Reference: General Operating Expenses.)	157.47	393,503.74
11/30/2023			Service Charge	103.98	393,399.76
11/30/2023				11,308.94	300,085.23
12/01/2023	1ACH120123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 10/7-11/07	4,654.85	388,744.91
12/04/2023	2ACH120423	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 10/13-11/10	1,112.75	387,632.16
12/04/2023	6027	Connie S. Osner	BOS Meeting 10/6/23	200.00	387,432.16
12/04/2023	100067	BUSINESS OBSERVER	Invoice: 23-01675K (Reference: Legal Advertising.)	80.94	387,351.22
12/04/2023	100068	Cintas	Invoice: 4174117686 (Reference: Mats, wipes, hand sanitizer.) Invoice: 4174761101 (Reference:...	672.51	386,678.71
12/04/2023	100069	LLS TAX SOLUTIONS, INC	Invoice: 003196 (Reference: Arbitrage Services.)	650.00	386,028.71
12/04/2023	100070	SPIES POOL, LLC	Invoice: 300052 (Reference: Degreaser.) Invoice: 300046 (Reference: Install new ladder step. ...	5,050.70	380,978.01
12/04/2023	100071	Steadfast Environmental LLC	Invoice: SE-23231 (Reference: Monthly Maintenance - Dec 2023.)	2,393.00	378,585.01
12/04/2023	100072	METFITNESS LLC	Invoice: INV-4534 (Reference: Weekly Group Fitness Classes - Nov 2023.)	240.00	378,345.01
12/04/2023	100073	KILINSKI VAN WYK, PLLC	Invoice: 8014 (Reference: General Legal Matters - Oct 2023.)	6,202.49	372,142.52

12/04/2023	100074	VESTA DISTRICT SERVICES	Invoice: 414936 (Reference: Billable Expenses - Oct 2023.)		127.56	372,014.96
12/04/2023	100075	FTI / Florida Training & Investigations	Invoice: 23204048 (Reference: Security Services: 10.21.2023 - 11.19.2023.)		39,325.00	332,689.96
12/04/2023	100076	Goldner Associates Inc	Invoice: IN5257326 (Reference: Staff Polos and Jackets.)		739.17	331,950.79
12/04/2023	100077	Aqua Chill of Orlando LLC	Invoice: 59397 (Reference: Drinking Water.)		96.30	331,854.49
12/04/2023	100078	Janitorial Superstore	Invoice: 16812 (Reference: Supplies.)		1,000.80	330,853.69
12/04/2023	100079	Florida Wrap Pros, LLC	Invoice: 1331 (Reference: Aluminum Sign.) Invoice: 1332 (Reference: 4ml Coroplast sign single...		235.40	330,618.29
12/04/2023	100080	Buddy's Pressure Washing	Invoice: 12077 (Reference: Lazy River/Pool Deck Sealing.)		11,812.50	318,805.79
12/04/2023	100081	Zeno Office Solutions, Inc.	Invoice: IN2415355 (Reference: Contract CN27503-01, overage 09.15.23-10.14.23.)		17.83	318,787.96
12/04/2023	6028	POLK COUNTY WATER RESOURCE ENFOR	Water Violation (10/04/2023)		500.00	318,287.96
12/06/2023	6030	US BANK	Trustee Fees - Series 2018 11/01/23-10/31/24		4,040.63	314,247.33
12/08/2023	ACH120823	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 10/19-11/16/23		1,362.43	312,884.90
12/09/2023	ACH120923	Spectrum Business	11/22/23 - 12/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	312,774.92
12/11/2023	1ACH121123	POLK COUNTY UTILITIES	Various Accounts		21.15	312,753.77
12/11/2023	2ACH121123	POLK COUNTY UTILITIES	Various Accounts		3,117.65	309,636.12
12/11/2023	3ACH121123	POLK COUNTY UTILITIES	Various Accounts		91.60	309,544.52
12/11/2023	4ACH121123	POLK COUNTY UTILITIES	Various Accounts		121.14	309,423.38
12/11/2023	5ACH121123	POLK COUNTY UTILITIES	Various Accounts		90.82	309,332.56
12/11/2023	6ACH121123	POLK COUNTY UTILITIES	Various Accounts		133.80	309,198.76
12/11/2023	7ACH121123	POLK COUNTY UTILITIES	Various Accounts		71.91	309,126.85
12/11/2023	8ACH121123	POLK COUNTY UTILITIES	Various Accounts		2,872.60	306,254.25
12/11/2023	9ACH121123	POLK COUNTY UTILITIES	Various Accounts		6,730.82	299,523.43
12/11/2023	6031	TPG Lighting	Reference: Decorative Lights.		5,471.00	294,052.43
12/11/2023			Service Charge		88.78	293,963.65
12/12/2023	ACH121223	Spectrum Business	Phone and Internet. 11/25 - 12/24/23 5200 Solterra Blvd		1,034.40	292,929.25
12/12/2023			Deposit	520.00		293,449.25
12/13/2023	EFT121323	FLORIDA DEPT OF REVENUE	Nov 2023 Sales Tax Filing		58.70	293,390.55
12/13/2023	100082	Bolton's Towing Service	Invoice: 588061 (Reference: Security -other.)		315.00	293,075.55
12/13/2023	100083	Power Pool Services, LLC	Invoice: 3128 (Reference: Pool Service Contract.)		2,800.00	290,275.55
12/13/2023	100084	SPIES POOL, LLC	Invoice: 300960 (Reference: Pool & Lazy R-R&M.)		1,787.10	288,488.45
12/13/2023	ACH121323	FLORIDA PUBLIC UTILITIES	Service 10/19/23-11/20/23		4,699.63	283,788.82
12/14/2023	100085	Cintas	Invoice: 4176323790 (Reference: Facility Cleaning Maintenance.)		224.17	283,564.65
12/14/2023	100086	Envera Systems	Invoice: 734859 (Reference: Security Monitoring -Pool.)		2,510.87	281,053.78
12/14/2023	100087	SPIES POOL, LLC	Invoice: 300162 (Reference: Pool & Lazy R R&M.) Invoice: 300974 (Reference: Pool and Lazy Riv...		2,145.00	278,908.78
12/14/2023	100088	YELLOWSTONE LANDSCAPE	Invoice: OS 633854 (Reference: Landscape Replen & Misc.)		787.69	278,121.09
12/14/2023	100089	Amenity Services LLC	Invoice: 2057 (Reference: Facility Maintenance Cleaning.) Invoice: 2058 (Reference: Facility M...		6,000.00	272,121.09
12/14/2023	100090	Kalina Brochowicz Fondo	Invoice: 9 - NOVEMBER 2023 (Reference: Clubhouse & Lifestyles Supplies.)		1,200.00	270,921.09
12/14/2023	100091	Pouncey Recycling & Sanitation, Inc	Invoice: 21327 (Reference: Refuse Dumpster Service.)		1,380.00	269,541.09
12/19/2023	1ACH121923	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 10/26 -11/27/23		486.00	269,055.09
12/20/2023	2ACH122023	DUKE ENERGY	5300 Solterra Blvd Lift 10/26-11/27/23		254.72	268,800.37
12/20/2023	3ACH122023	DUKE ENERGY	5290 Solterra Blvd Irrigation 10/26-11/27/23		30.79	268,769.58
12/20/2023	1ACH122023	Spectrum Business	5200 Solterra Blvd AHMS 12/03/23-01/02/24		277.96	268,491.62
12/21/2023	1ACH122123	DUKE ENERGY	5200 OAKMONT BLVD 10/27-11/28		10,868.51	257,623.11
12/21/2023	4ACH122123	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 10/27-11/28/23		36.29	257,586.82
12/21/2023	ACH122023	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 10/27-11/28/23		908.95	256,677.87
12/26/2023	ACH122623	DUKE ENERGY	00 Solterra Blvd LITE 011/02-12/01/23		1,047.25	255,630.62
12/28/2023	1ACH122823	DUKE ENERGY	7524 Oak Spring Lane 11/7-12/5/23		30.79	255,599.83

12/28/2023	2ACH122823	DUKE ENERGY	4000 OAKMONT BLVD 11/07-12/05	59.47	255,540.36
12/28/2023	3ACH122823	DUKE ENERGY	7310 Oakmoss Loop Irrigation 11/07-12/05	30.79	255,509.57
12/28/2023	4ACH122823	DUKE ENERGY	0 Solterra Blvd Lite 11/08-12/06	1,354.74	254,154.83
12/28/2023	5ACH122823	DUKE ENERGY	6022 Board Oak Dr Pump 11/07-12/05	30.79	254,124.04
12/28/2023	6ACH122823	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11/07-12/05	110.42	254,013.62
12/28/2023	7ACH122823	DUKE ENERGY	5456 Misty Oak Cir Pump 11/7-12/05	30.79	253,982.83
12/28/2023	8ACH122823	DUKE ENERGY	7102 Oakmoss Loop Irrigation 11/07-12/05	30.79	253,952.04
12/31/2023				520.00	139,967.72
01/02/2024	1ACH010224	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 11/13-12/11	1,112.75	252,839.29
01/02/2024	2ACH010224	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 11/9-12/06	4,654.85	248,184.44
01/05/2024	1ACH010524	DUKE ENERGY	000 Solterra BLvd Lite 11/16-12/14	801.22	247,383.22
01/05/2024	100092	Cintas	Invoice: 4177074525 (Reference: CH Facility Cleaning Maintenance.) Invoice: 4177789039 (Refer...	672.51	246,710.71
01/05/2024	100093	SPIES POOL, LLC	Invoice: 20053 (Reference: Pool & Lazy R R&M.) Invoice: 301332 (Reference: Pool & Lazy R R&M...	4,884.35	241,826.36
01/05/2024	100094	Amenity Services LLC	Invoice: 2077 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2076 (Reference: CH Fac...	6,000.00	235,826.36
01/05/2024	100095	BUSINESS OBSERVER	Invoice: 23-01791K (Reference: Legal Advertising.)	80.94	235,745.42
01/05/2024	100096	Envera Systems	Invoice: 00074513 (Reference: Security Monitoring -Pool.)	1,281.00	234,464.42
01/05/2024	100097	STANTEC CONSULTING SERVICES, INC.	Invoice: 2177243 (Reference: District Engineer.)	5,664.39	228,800.03
01/05/2024	100098	Steadfast Environmental LLC	Invoice: SE-23398 (Reference: Pond & Wetland Maintenance.)	2,393.00	226,407.03
01/05/2024	100099	METFITNESS LLC	Invoice: INV-4562 (Reference: Athletic Facilities & Fitness.)	300.00	226,107.03
01/05/2024	100100	KILINSKI VAN WYK, PLLC	Invoice: 8242 (Reference: Legal Services.)	4,479.58	221,627.45
01/08/2024	ACH010823	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 11/17-12/15/23	1,362.43	220,265.02
01/08/2024	1ACH010824	POLK COUNTY UTILITIES	Various Accounts	60.63	220,204.39
01/08/2024	2ACH010824	POLK COUNTY UTILITIES	Various Accounts	271.71	219,932.68
01/08/2024	3ACH010824	POLK COUNTY UTILITIES	Various Accounts	33.84	219,898.84
01/08/2024	4ACH010824	POLK COUNTY UTILITIES	Various Accounts	215.41	219,683.43
01/08/2024	5ACH010824	POLK COUNTY UTILITIES	Various Accounts	260.45	219,422.98
01/08/2024	6ACH010824	POLK COUNTY UTILITIES	Various Accounts	90.82	219,332.16
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	3,945.75	215,386.41
01/09/2024	2ACH010924	POLK COUNTY UTILITIES	Various Accounts	2,044.50	213,341.91
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	6,587.87	206,754.04
01/09/2024	ACH010924	Waste Connections of FL, Inc	12/1/2023-12/31/2023 5200 Solterra Blvd Davenport,FL	776.59	205,977.45
01/09/2024	ACH010924	Spectrum Business	12/22/23 - 1/21/24 - 4000 Oaktree Drive CBHS Wifi	109.98	205,867.47
01/11/2024	6034	Klinger Electrical Services LLC	Invoice dated 12.15.2022	783.00	205,084.47
01/11/2024			Service Charge	162.12	204,922.35
01/12/2024	ACH011224	FLORIDA PUBLIC UTILITIES	Service 11/20/23-12/20/23	11,010.69	193,911.66
01/12/2024	ACH011224	Spectrum Business	Phone and Internet. 12/25 - 1/24/24 5200 Solterra Blvd	1,034.40	192,877.26
01/12/2024	100101	YELLOWSTONE LANDSCAPE	Invoice: OS 628910 (Reference: Landscape Maintenance-.) Invoice: 010524- (Reference: Irrigati...	21,157.09	171,720.17
01/12/2024	100102	ACE HOME & SUPPLY CENTER	Invoice: I21318/1 (Reference: Misc Facility Maintenance.) Invoice: 104520/1 (Reference: CH Fa...	503.44	171,216.73
01/12/2024	100103	Cintas	Invoice: 4179140778 (Reference: CH Facility Cleaning Maintenance.)	224.17	170,992.56
01/12/2024	100104	ENVERA	Invoice: 736056 (Reference: Sec Gate Maintenance & Rep.)	2,510.87	168,481.69
01/12/2024	100105	Envera Systems	Invoice: 00074992 (Reference: Security Monitoring -Pool & Amen.) Invoice: INV000006909 (Refer...	2,060.00	166,421.69
01/12/2024	100106	JOE G TEDDER, TAX COLLECTOR	Invoice: 010324- (Reference: Cty Assessment Collection Fee.)	739.04	165,682.65
01/12/2024	100107	Power Pool Services, LLC	Invoice: 3139 (Reference: Pool Service Contract.)	2,800.00	162,882.65
01/12/2024	100108	SPIES POOL, LLC	Invoice: 301892 (Reference: Pool & Lazy R R&M.)	2,217.70	160,664.95
01/12/2024	100109	VESTA DISTRICT SERVICES	Invoice: 415877 (Reference: District Management Services.) Invoice: 415810 (Reference: Websit...	9,458.34	151,206.61
01/12/2024	100110	Kalina Brochowicz Fondo	Invoice: 10 - DECEMBER 2023 (Reference: Clubhouse & Lifestyles Supplis.)	1,500.00	149,706.61

01/12/2024	100111	Goldner Associates Inc	Invoice: IN5261842 (Reference: Clubhouse & Lifestyles Supplies.)	321.41	149,385.20
01/12/2024	100112	Aqua Chill of Orlando LLC	Invoice: 60239 (Reference: Coffee, Water & Vending Services.)	45.00	149,340.20
01/12/2024	100113	Westbrook Service Corporation	Invoice: C27218 (Reference: CH Maintenance & Repairs.)	587.50	148,752.70
01/12/2024	100114	Brocato Entertainment LLC	Invoice: 110501 (Reference: Clubhouse & Lifestyles Supplies.)	900.00	147,852.70
01/12/2024	100115	Pouncey Recycling & Sanitation, Inc	Invoice: 21403 (Reference: Solid Waste Disposal.)	562.00	147,290.70
01/12/2024	100116	The Sherwin Williams Co.	Invoice: 8139-1 (Reference: CH Maintenance & Repairs.)	438.27	146,852.43
01/16/2024	ACH011624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 11/28 -12/22/23	404.98	146,447.45
01/16/2024	6035	Ariane Casanova	BOS Meeting 1/5/24	200.00	146,247.45
01/16/2024	6036	Bobby A. Voisard	BOS Meeting 1/5/24	200.00	146,047.45
01/16/2024	6037	Connie S. Osner	BOS Meeting 1/5/24	200.00	145,847.45
01/16/2024	6038	Karan L. Wienker	BOS Meeting 1/5/24	200.00	145,647.45
01/17/2024	EFT011724	FLORIDA DEPT OF REVENUE	Dec 2023 Sales Tax Filing	3,948.70	141,698.75
01/17/2024	6039	Aqua Chill of Orlando LLC	Reference: Coffee, Water & Vending Services.	35.55	141,663.20
01/17/2024			Funds Transfer	500,000.00	641,663.20
01/18/2024	1ACH011824	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 11/29-12/27/23	908.95	640,754.25
01/18/2024	2ACH011824	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 11/29-12/27/23	36.29	640,717.96
01/18/2024	3ACH011824	DUKE ENERGY	5300 Solterra Blvd Lift 11/28-12/22/23	168.07	640,549.89
01/18/2024	4ACH011824	DUKE ENERGY	5290 Solterra Blvd Irrigation 11/28-12/22/23	25.66	640,524.23
01/18/2024	100117	Evergreen Lifestyles Mgmt	Invoice: SRCDD0723C (Reference: Pool Monitors and Lifeguards Monthly Inv. 7/31/23.)	12,829.77	627,694.46
01/18/2024	100118	FTI / Florida Training & Investigations	Invoice: 23204051 (Reference: Security Guardhouse Maintenance.)	39,925.00	587,769.46
01/18/2024	100119	Vesta Property Services, Inc.	Invoice: 415662 (Reference: Amenity Management.) Invoice: 416305 (Reference: Amenity Maintena...	169,825.10	417,944.36
01/19/2024	5ACH011924	DUKE ENERGY	5200 OAKMONT BLVD 11/29-12/27	9,141.35	408,803.01
01/20/2024	ACH012024	Spectrum Business	5200 Solterra Blvd AHMS 1/03/24-02/02/24	277.96	408,525.05
01/22/2024	100120	BUSINESS OBSERVER	Invoice: 23-00904K (Reference: Legal Advertising Inv. 6/30/23.)	83.13	408,441.92
01/22/2024	100121	Cintas	Invoice: 4179934571 (Reference: Facility Maintenance Cleaning.)	224.17	408,217.75
01/22/2024	100122	SPIES POOL, LLC	Invoice: 20163 (Reference: Pool & Lazy R R&M.) Invoice: 302133 (Reference: Pool & Lazy R R&M.)	1,389.70	406,828.05
01/22/2024	100123	KILINSKI VAN WYK, PLLC	Invoice: 8450 (Reference: Legal Services.)	1,122.00	405,706.05
01/22/2024	100124	ACE HOME & SUPPLY CENTER	Invoice: 105025/1 (Reference: Maintenance & Repairs.)	15.16	405,690.89
01/23/2024			Deposit	48.15	405,739.04
01/24/2024			Deposit	100.00	405,839.04
01/30/2024	100125	BUSINESS OBSERVER	Invoice: 24-00127K (Reference: Legal Advertising.)	80.94	405,758.10
01/30/2024	100126	Cintas	Invoice: 4180716860 (Reference: CH Facility Cleaning Maintenance.)	201.07	405,557.03
01/30/2024	100127	SPIES POOL, LLC	Invoice: 302218 (Reference: Pool & Lazy R R&M.) Invoice: 302045 (Reference: Pool & Lazy R R&M...	16,538.45	389,018.58
01/30/2024	100128	FTI / Florida Training & Investigations	Invoice: 23204054 (Reference: Security-Guardhouse /Mgmt.)	41,000.00	348,018.58
01/30/2024	100129	Aqua Chill of Orlando LLC	Invoice: 61099 (Reference: Coffee, Water & Vending Services.)	45.00	347,973.58
01/30/2024	100130	ACE HOME & SUPPLY CENTER	Invoice: 195149/1 (Reference: Maintenance & Repairs.) Invoice: 105244/1 (Reference: Maintenanc...	168.54	347,805.04
01/30/2024	100131	Vesta Property Services, Inc.	Invoice: 416719 (Reference: Amenity Management.)	85,000.00	262,805.04
01/30/2024	100132	Janitorial Superstore	Invoice: 18033 (Reference: Maintenance & Repairs.)	1,083.81	261,721.23
01/30/2024	100133	Zeno Office Solutions, Inc.	Invoice: IN2377417 (Reference: General Operating Expenses Inv Date 09/13/23.) Invoice: IN2461...	133.78	261,587.45
01/30/2024	100134	Motion Picture Licensing Corp	Invoice: 504433331 (Reference: Regulatory & Permit Fees.)	1,629.00	259,958.45
1/31/2024				500,148.15	494,141.74
					259,958.45



EXHIBIT 23





Proposal #383779

Date: 02/07/2024

From: Gary Price

Proposal For

Solterra CDD
 c/o DPFPG
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Emergency Call 01/21 Valve replacement

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	4.00	\$288.00
Rainbird PGA150	1.00	\$194.28
1806 6" popups	7.00	\$71.80
1812 12" popups	4.00	\$102.86

Client Notes

- Proposal from irrigation emergency call on Sunday 01/21.
- Labor to replace valve at front controller zone 42.
- Labor to replace older non functioning heads.

	SUBTOTAL	\$656.94
Signature	SALES TAX	\$0.00
x	TOTAL	\$656.94

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

Gary Price

Office:

gprice@yellowstonelandscape.com