



**SOLTERRA RESORT  
COMMUNITY DEVELOPMENT DISTRICT**

*Advanced Meeting Package*

*Regular Meeting*

*Date/Time:*

*Friday*

*June 7, 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

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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, June 7, 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 [bjeskewich@vestapropertyservices.com](mailto:bjeskewich@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Barry Jeskewich*

Barry Jeskewich  
District Manager

Cc: Attorney  
Engineer  
District Records

**SOLTERRA RESORT  
COMMUNITY DEVELOPMENT DISTRICT**

Meeting Date: Friday, June 7, 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: 766 858 449#  
 (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 [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)*

**I. Roll Call**

Karan Wienker (1-C)                  VACANT (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. Budget**

- A. Discussion on Proposed FY 2025 Budget [Exhibit 1](#)
1. Discussion on Capital Improvement Projects
- B. Consideration of August Regular Meeting Date Change to Accommodate Public Hearing Requirements
- C. Consideration and Adoption of **Resolution 2024-07, Approving Proposed FY 2025 Budget and Setting Public Hearing** [Exhibit 2](#)

**IV. Business Items**

- A. Seat 2 Vacancy
1. Acceptancy of Supervisor Resignation [Exhibit 3](#)
2. Discussion on Appointment Process for Seat 2 Vacancy
- B. Consideration and Adoption of **Resolution 2024-08, Appointing and Removing Secretary (Jeskewich)** [Exhibit 4](#)

**IV. Business Items (Continued)**

C. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 5](#)
  2. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
  3. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*
    - a. Consideration of Proposals
      - i. March Irrigation Repairs- \$278.17 [Exhibit 6](#)
      - ii. April Irrigation Repairs- \$402.40 [Exhibit 7](#)
      - iii. Entrance Pots Irrigation Line Repair - \$349.94 [Exhibit 8](#)
      - iv. Additional Sand for Volleyball Court - \$2,873.97 [Exhibit 9](#)
      - v. Palm Trimming - \$26,322.63 [Exhibit 10](#)
      - vi. 9-Hole Mini Golf Course by Lazy River Area - \$61,219.68 [Exhibit 11](#)
      - vii. Hedge Infill Between Oaks Ln and Oaks Spring Ln - \$2,952.99 [Exhibit 12](#)
      - viii. Crushed Concrete Pad for Utility Cart Parking Area at Amenity Center - \$810.53 [Exhibit 13](#)
  4. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*
- D. Consideration of HOA Management Requests – *Joe Bullins, Artemis Lifestyles Services*

**V. Staff Reports**

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Greg Woodcock, Stantec*
  1. Update on Additional Street Parking Options [Exhibit 14](#)
  2. Consideration of Change Order #2 - \$10,000 [Exhibit 15](#)
- C. Review of Traffic Calming Devices Options for Solterra Blvd (*Wienker*)
- D. District Manager – *Barry Jeskewich, Vesta District Services*
  1. General Election – Seats 1 & 4 Qualifying Period Reminder (*Polk County Supervisor of Elections: Noon, June 10 and Noon, June 14*) [Exhibit 16](#)
  2. Discussion on Amenity Privileges Suspension

**V. Staff Reports**

D. District Manager (Continued)

- 3. Consideration of Reserve Study Proposals [Exhibit 17](#)
  - a. Custom Reserves - \$4,900.00
  - b. Expert Reserve Services - \$15,800.00
  - c. Florida Reserve Study – *To be Distributed*
  - d. Reserve Study Institute – *To be Distributed*

DI. Amenity Manager – *Jayme Biggs, Vesta Property Services* [Exhibit 18](#)

- 1. Consideration of Amenity Proposals
  - a. Buddy’s Clubhouse and Guard Gate Roof Pressure Washing - \$2,900.00 [Exhibit 19](#)
  - b. TPG Lighting Front Entrance Permanent Lighting - \$8,604.63 [Exhibit 20](#)
  - c. Patio Furniture [Exhibit 21](#)
    - i. ET&T Distributors 6 Tables and 8 Chairs - \$8,206.97
    - ii. Minoan 8 Polywood Dining Chairs - \$2,489.60
    - iii. Minoan 4 Polywood Round Dining Tables - \$2,236.80
    - iv. Minoan 8 Polywood Folding Chairs - \$1,913.60
    - v. Minoan 4 Polywood Dining Tables - \$1,916.80
  - d. Vesta Social Media Account Management - \$250.00/Set Up, \$100.00/month [Exhibit 22](#)
  - e. Safe Slide Restoration of Fiberglass Waterslide and Steel Structure Refurbishment - \$34,131.00 [Exhibit 23](#)
  - f. Banners [Exhibit 24](#)
    - i. American Power Washing - \$14,244.00 (Includes Installation, Swap, & Storage)
    - ii. Downtown Decorations - \$10,320.00 (Excludes Shipping & Installation)
  - g. Spies Pool Grates - \$2,385.95 [Exhibit 25](#)
  - h. Site Masters Solterra Resort Blvd & Exhibit Lane Inlet Top Repairs - \$4,550.00 [Exhibit 26](#)
  - i. Café Granite Countertop Replacements [Exhibit 27](#)
    - i. Premier Engineering (4) - \$9,998.00
    - ii. Prestige Contractor Services (3) - \$5,100.00
  - j. Truly Nolen Amenity Center Interior Pest Control - \$150 plus \$900/yr [Exhibit 28](#)
  - k. Discussion on Cushions for Pool Loungers (*Wienker*)

**VI. Consent Agenda**

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 5, 2024 [Exhibit 29](#)
- B. Consideration and Acceptance of the April 2024 Unaudited Financial Report [Exhibit 30](#)
- C. Ratification of Spies Broken Marker Tile Replacement Proposal - \$495.00 [Exhibit 31](#)
- D. Ratification of Yellowstone Quarterly Palm Injections Proposal - \$787.69 [Exhibit 32](#)

**VII. Shade Session (Security)**

**VIII. Security**

- A. Consideration of Security Equipment Maintenance Contract *Under Separate Cover*
- B. Consideration of Additional Equipment to Facilitate Guardhouse Guest Check-in *Under Separate Cover*
- C. Consideration of Security Equipment Repair Change Order *Under Separate Cover*

**IX. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)***

**X. Action Items Summary *(To be Included in Meeting Minutes)***

**XI. Next Meeting Quorum Check**

**Friday, July 12, 2024 at 10:00 a.m.**  
Solterra Resort Amenity Center  
5200 Solterra Blvd., Davenport, FL 33837

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

**XII. Adjournment**

# EXHIBIT 1

**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
<b>1 REVENUE</b>					
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			-	45,472	45,472
<b>8 TOTAL REVENUE</b>	<b>2,120,361</b>	<b>2,926,278</b>	<b>3,909,006</b>	<b>3,954,478</b>	<b>45,472</b>
<b>10 EXPENDITURES</b>					
<b>11 GENERAL ADMINISTRATIVE:</b>					
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	25,000	15,000
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	-
<b>24 TOTAL GENERAL ADMINISTRATIVE</b>	<b>135,006</b>	<b>196,294</b>	<b>169,465</b>	<b>184,465</b>	<b>15,000</b>
<b>26 INSURANCE:</b>					
27 INSURANCE (General Liability & Public Officials, & Property)	33,311	34,830	44,256	55,000	10,744
<b>28 TOTAL INSURANCE</b>	<b>33,311</b>	<b>34,830</b>	<b>44,256</b>	<b>55,000</b>	<b>10,744</b>
<b>30 DEBT SERVICE ADMINISTRATION:</b>					
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	-
<b>34 TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>18,987</b>	<b>23,787</b>	<b>22,550</b>	<b>22,550</b>	<b>-</b>
<b>36 UTILITIES:</b>					
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	-
<b>40 TOTAL UTILITIES</b>	<b>435,542</b>	<b>464,696</b>	<b>509,153</b>	<b>509,153</b>	<b>-</b>
<b>42 SECURITY:</b>					
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			-
<b>53 TOTAL SECURITY</b>	<b>259,848</b>	<b>359,765</b>	<b>664,100</b>	<b>664,100</b>	<b>-</b>

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

	<b>FY 2022 ACTUALS</b>	<b>FY 2023 ACTUALS</b>	<b>FY 2024 ADOPTED</b>	<b>FY 2025 PROPOSED</b>	<b>VARIANCE FY24 - FY25</b>
55 <b>CLUBHOUSE/AMENITY ADMINISTRATION:</b>					
56 STAFFING: AMENITY MANAGEMENT	76,200	38,100	231,213	281,213	50,000
57 STAFFING: LIFESTYLE & POOL MONITORING	179,939	372,314	754,075	804,075	50,000
58 CLUBHOUSE FACILITY MAINTENANCE-CLEANING	49,095	102,136	87,600	87,600	-
59 CLUBHOUSE MAINTENANCE & REPAIRS	10,470	14,423	255,143	257,491	2,348
60 CLUBHOUSE & LIFESTYLE SUPPLIES	48,286	38,145	60,000	60,000	-
61 PEST CONTROL & TERMITE BOND	16,518	2,512	20,000	20,780	780
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 <b>TOTAL CLUBHOUSE/AMENITY ADMINISTRATION</b>	<b>393,078</b>	<b>578,526</b>	<b>1,428,545</b>	<b>1,531,673</b>	<b>103,128</b>
67					
68 <b>LANDSCAPE/PROPERTY MAINTENANCE:</b>					
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 <b>TOTAL LANDSCAPE/PROPERTY MAINTENANCE</b>	<b>332,962</b>	<b>315,331</b>	<b>541,867</b>	<b>541,867</b>	<b>-</b>
77					
78 <b>FACILITY MAINTENANCE:</b>					
79 POOL SERVICE - CONTRACT	29,891	30,064	51,000	51,000	-
80 REPAIRS & MAINTENANCE - POOL & LAZY RIVER	84,453	101,619	31,681	48,281	16,600
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 <b>TOTAL FACILITY MAINTENANCE</b>	<b>188,069</b>	<b>231,260</b>	<b>229,031</b>	<b>245,631</b>	<b>16,600</b>
90					
91 <b>CAPITAL IMPROVEMENT &amp; RESERVES</b>					
92 CAPITAL IMPROVEMENT	17,000	67,337	196,039	196,039	-
93 RESERVE STUDY	-	-	4,000	4,000	-
94 INCREASE FOR OPERATING CAPITAL RESERVE	-	-	100,000	-	(100,000)
95 <b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>17,000</b>	<b>67,337</b>	<b>300,039</b>	<b>200,039</b>	<b>(100,000)</b>
96					
97 <b>TOTAL EXPENDITURES</b>	<b>1,813,802</b>	<b>2,271,827</b>	<b>3,909,006</b>	<b>3,954,478</b>	<b>45,472</b>
98					
99 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>306,558</b>	<b>654,451</b>	<b>-</b>	<b>-</b>	<b>-</b>
100					
101 <b>FUND BALANCE - BEGINNING (FY22 AUDITED)</b>	<b>531,410</b>	837,968	1,492,419	1,592,419	100,000
102 FUND BALANCE FORWARD				(45,472)	
103 NET CHANGE IN FUND BALANCE	<b>306,558</b>	654,451	100,000	-	(100,000)
104 <b>FUND BALANCE - ENDING</b>	<b>\$ 837,968</b>	<b>\$ 1,492,419</b>	<b>\$ 1,592,419</b>	<b>\$ 1,546,947</b>	<b>\$ -</b>

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

FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
<b>1 GENERAL ADMINISTRATIVE:</b>			
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	25,000	
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	
<b>14 TOTAL GENERAL ADMINISTRATIVE:</b>		<b>184,465</b>	
<b>15 INSURANCE:</b>			
16 INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	55,000	
<b>17 TOTAL INSURANCE:</b>		<b>55,000</b>	
<b>18 DEBT SERVICE ADMINISTRATION:</b>			
19 ARBRTRAGE 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	
<b>22 TOTAL DEBT SERVICE ADMINISTRATION:</b>		<b>22,550</b>	
<b>23 UTILITIES:</b>			
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	
<b>27 TOTAL UTILITIES</b>		<b>509,153</b>	
<b>28 SECURITY:</b>			
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	
<b>38 TOTAL SECURITY</b>		<b>664,100</b>	
<b>39 CLUBHOUSE/AMENITY ADMINISTRATION:</b>			
40 STAFFING: AMENITY MANAGEMENT	Vesta GM, AGM	281,213	Vesta GM, AGM

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

	<b>FINANCIAL STATEMENT CATEGORY</b>	<b>VENDOR</b>	<b>AMOUNT</b>	<b>COMMENTS (SCOPE OF SERVICE)</b>
41	STAFFING: LIFESTYLE & POOL MONITORING	Vesta LS Coords, Resort Hosts, Concierge	804,075	Vesta LS Coords, Resort Hosts, Concierge
42	CLUBHOUSE FACILITY MAINTENANCE-CLEANING	Vesta Custodian (Amenity Services LLC)	87,600	Vesta Custodian
43	CLUBHOUSE MAINTENANCE & REPAIRS	Vesta Fac Mgr and Maint. Techs	257,491	Vesta Fac Mgr and Maint. Techs - FY25 adding \$2,348 for HVAC Preventative Maint.
44	CLUBHOUSE & LIFESTYLE SUPPLIES		60,000	SOCIAL ACTIVITIES & MOVIE LICENSE; CLUBHOUSE SUPPLIES AND UNIFORMS
45	PEST CONTROL & TERMITE BOND		20,780	FY25 adding indoor pest control (\$780)
46	WATER AND VENDING SERVICES		7,000	
47	SOCIAL ACTIVITY & MOVIE LICENSE		1,000	
48	CLUBHOUSE WIFI		-	
49	PHONE & INTERNET (CLUBHOUSE)	SPECTRUM (BRIGHTHOUSE)	12,514	
50	<b>TOTAL CLUBHOUSE/AMENITY ADMINISTRATION:</b>		<b>1,531,673</b>	
51	<b>LANDSCAPE/PROPERTY MAINTENANCE:</b>			
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	<b>TOTAL LANDSCAPE/PROPERTY MAINTENANCE:</b>		<b>541,867</b>	
60	<b>FACILITY MAINTENANCE:</b>			
61	POOL CHEMICALS	Power Pool Services & Spies	51,000	
62	REPAIRS & MAINTENANCE - POOL & LAZY RIVER & CABANAS		48,281	FY25 adding pool heater preventative maintenance (\$7,500) AND pool filters (\$9,100)
63	POOL PERMIT	N/A	850	FIXED FEE; ANNUAL COMPLIANCE
64	SLIDE MAINTENANCE & REPAIRS	Safe Slide Restorations	2,500	
65	SIGNAGE		2,000	
66	ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUIP REPAIR	Exercise Systems	10,000	
67	REFUSE DUMPSTER SERVICE	Waste Connections	70,000	
68	PRESSURE WASHING		15,000	
69	GENERAL OPERATING EXPENSES			
70	CONTINGENCY		46,000	
71	<b>TOTAL FACILITY MAINTENANCE:</b>		<b>245,631</b>	
72	CAPITAL IMPROVEMENT		196,039	
73	RESERVE STUDY		4,000	
74	INCREASE IN OPERATING CAPITAL RESERVE		-	
75	<b>TOTAL EXPENDITURES</b>		<b>3,954,478</b>	

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

SOLTERRA RESORT BUDGET	
GENERAL ADMINISTRATIVE (90%)	\$166,018.50
INSURANCE (90%)	\$49,500.00
DEBT ADMINISTRATION (90%)	\$20,295.00
UTILITIES (92%)	\$468,421.13
SECURITY (90%)	\$597,690.00
CLUBHOUSE/AMENITY ADMIN (90%)	\$1,378,505.70
LANDSCAPE MAINTENANCE (100%)	\$541,867.00
FACILITY MAINTENANCE (90%)	\$221,067.90
CAPITAL IMPROVEMENTS (90%)	\$180,035.10
LESS: ENTRY FEE REVENUES & FBF (90%)	-\$921,106.80
<b>NET O&amp;M BUDGET</b>	<b>\$2,702,293.53</b>
COUNTY COLLECTION COSTS	\$116,227.68
EARLY PAYMENT DISCOUNT	\$87,170.76
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$2,905,691.97</b>

SOLTERRA SPRINGS BUDGET	
GENERAL ADMINISTRATIVE (10%)	\$18,446.50
INSURANCE (10%)	\$5,500.00
DEBT ADMINISTRATION (10%)	\$2,255.00
UTILITIES (8%)	\$40,732.27
SECURITY (10%)	\$66,410.00
CLUBHOUSE/AMENITY ADMIN (10%)	\$153,167.30
LANDSCAPE MAINTENANCE (0%)	\$0.00
FACILITY MAINTENANCE (10%)	\$24,563.10
CAPITAL IMPROVEMENTS (10%)	\$20,003.90
LESS: ENTRY FEE REVENUES & FBF (10%)	-\$102,345.20
<b>NET O&amp;M BUDGET</b>	<b>\$228,732.87</b>
COUNTY COLLECTION COSTS	\$9,837.97
EARLY PAYMENT DISCOUNT	\$7,378.48
<b>GROSS O&amp;M ASSESSMENT</b>	<b>\$245,949.32</b>

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
<b>SOLTERRA SPRINGS</b>									
SINGLE FAMILY 50' (PPMT)	55			55					
SINGLE FAMILY 50'	63			63					
<b>TOTAL</b>	<b>1189</b>	<b>425</b>	<b>205</b>	<b>559</b>	<b>1071.0</b>	<b>100.00%</b>	<b>\$2,905,691.97</b>		

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
<b>TOTAL</b>	<b>118.0</b>	<b>100.00%</b>	<b>\$245,949.32</b>	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>				PROPOSED TOTAL PER UNIT <sup>(3)</sup>	FY 2024 PER LOT UNIT	VARIANCE PER YEAR PER UNIT	VARIANCE PER MONTH PER UNIT
	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	\$0.00	\$0.00	
SINGLE FAMILY 50'	\$2,713.06	\$1,024.88			\$3,737.95	\$0.00	\$0.00	
SINGLE FAMILY 70'	\$2,713.06	\$1,178.61			\$3,891.68	\$0.00	\$0.00	
AA2								
SINGLE FAMILY 40'-50'	\$2,713.06		\$1,301.00		\$4,014.07	\$0.00	\$0.00	
SINGLE FAMILY 70'	\$2,713.06		\$1,496.15		\$4,209.22	\$0.00	\$0.00	
AA3								
TOWNHOME	\$2,713.06			\$745.44	\$3,458.51	\$0.00	\$0.00	
SINGLE FAMILY 40'-50'	\$2,713.06			\$1,259.95	\$3,973.01	\$0.00	\$0.00	
SINGLE FAMILY 50'	\$2,713.06			\$1,355.55	\$4,068.61	\$0.00	\$0.00	
SINGLE FAMILY 70'	\$2,713.06			\$1,427.51	\$4,140.58	\$0.00	\$0.00	
<b>SOLTERRA SPRINGS</b>								
SINGLE FAMILY 50' (PPMT)	\$2,084.32			\$1,124.21	\$3,208.53	\$0.00	\$0.00	
SINGLE FAMILY 50'	\$2,084.32			\$1,355.55	\$3,439.86	\$0.00	\$0.00	

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

<sup>(2)</sup> 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.

<sup>(3)</sup> 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**

	<b>SERIES 2014</b>	<b>SERIES 2018</b>	<b>SERIES 2023</b>	<b>TOTAL BUDGET</b>
<b>REVENUE</b>				
ASSESSMENT ON -ROLL (NET MADS)	258,744	618,463	375,776	1,252,983
<b>TOTAL REVENUE</b>	<b>258,744</b>	<b>618,463</b>	<b>375,776</b>	<b>1,252,983</b>
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>254,894</b>	<b>615,513</b>	<b>372,532</b>	<b>1,242,938</b>
				-
<b>EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 3,850</b>	<b>\$ 2,950</b>	<b>\$ 3,244</b>	<b>\$ 10,044</b>
<b>FUND BALANCE - ENDING</b>	<b>\$ 3,850</b>	<b>\$ 2,950</b>	<b>\$ 3,244</b>	<b>\$ 10,044</b>

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

**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	-
<b>Total</b>	<b>3,830,000</b>		<b>3,858,928</b>	<b>7,688,928</b>	<b>7,688,928</b>	

**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	-
<b>Total</b>	<b>8,990,000</b>		<b>8,407,544</b>	<b>17,397,544</b>	<b>17,397,544</b>	

**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		-
<b>Total</b>	<b>\$ 4,527,000</b>		<b>\$ 3,009,715</b>	<b>\$ 7,536,715</b>	<b>\$ 7,164,706</b>	

**Footnote:**

Max. annual debt service:

375,776.25

(a) For budgetary purposes only.

# EXHIBIT 2

## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Solterra Resort Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the “**District’s Office**,” Vesta District Services 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. If levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Polk County, Florida, and paid as directed therein.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2024

HOUR: \_\_\_\_\_.

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

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. MAILING OF NOTICE.** Notice of the public hearings shall be mailed to property owners in the manner prescribed in Florida law.

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

**9. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3RD DAY OF MAY, 2024.**

ATTEST:

**SOLTERRA RESORT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A:** Proposed Budget for Fiscal Year 2024/2025

**Exhibit A**  
Proposed Budget for Fiscal Year 2025

*[See following pages]*

# EXHIBIT 3

1st May 2024

**Re: Solterra CDD**

Dear Kyle,

It is with regret that I have to resign my position from the board due to some new work commitments. I would like to take this opportunity to thank you and everyone else connected with the board and the resort, it has been a pleasure working with you all.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Sharon J Harley', with a stylized flourish at the end.

Sharon J Harley

# EXHIBIT 4

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING A SECRETARY OF THE DISTRICT BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove a Secretary the District Board of Supervisors.

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

**SECTION 1.** Barry Jeskewich is appointed Secretary of the District’s Board of Supervisors.

**SECTION 2.** The previously appointed Secretary is hereby removed.

**SECTION 3.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF JUNE, 2024.**

ATTEST:

**SOLTERRA RESORT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

# EXHIBIT 5



## Solterra CDD Aquatics

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**Inspection Date:**

5/24/2024 9:45 PM

**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 near excellent condition. Minor amounts of nuisance grass growth reoccurring. No algae observed within the pond. The beneficial lilies on this pond are in a healthy state. Our technician will address any nuisance growth in the upcoming treatment.

<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:	

**SITE: 1**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. The water level is down from normal but will resume more to normal as rain becomes more apparent. The beneficial vegetation within this pond is thriving. 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	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

## SITE: 2

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond is in excellent condition. Any nuisance vegetation present has been treated by our technician. Some water was present within the middle of this pond. Our technician will continue to monitor the status of the pond and will treat it accordingly.

<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"/> Chara
		<input type="checkbox"/> Other:	

## SITE: 3

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond is also in excellent condition. This pond has little to no water present. When rain becomes more frequent it will start to fill up again. 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"/> Chara
		<input type="checkbox"/> Other:	

# Inspection Report

## SITE: 4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond is in near excellent condition. Most of the nuisance vegetation on this pond has been treated for and is actively decaying. No algae was observed on this pond.

<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:	

## SITE: 5

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Water level is down on this pond but is in excellent condition otherwise. Nuisance grasses on the littoral shelf have been treated and are on their way out. No algae was observed within the 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	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

## SITE: 6

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

The beneficial gulf coast spikerush on this pond is in excellent health. No algae or nuisance grasses were observed within the pond. 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

## SITE: 7

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

The beneficial vegetation in this pond is thriving. Our technician has been monitoring the condition of this pond and treating for any nuisance vegetation observed. 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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

# Inspection Report

**SITE: 8**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The water level is down on this pond. Around the perimeter of the pond, torpedo grass is starting to make a comeback. No algae was observed within the pond however. In the next maintenance visit, our technician will target the torpedo grass.

<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: 9**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The water level is also down on this pond. Some torpedo grass is making a comeback on the exposed bank from the water level being down. In the upcoming treatment our technician will treat for the grasses.

<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:	

## MANAGEMENT SUMMARY



With June almost here, we are about to enter summer. Currently conditions are suited to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, most having recently reached the mid 90's. Rain has been scarce, and few and far between. Water levels across some of the ponds are lower than typical. When rain becomes more apparent these water levels will resume more to normal. These hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, most ponds are in excellent or great condition. Nuisance grasses were still present in minor amounts and will continue to be targeted going forward. No additional algal blooms have formed, but there is still minor amounts of decaying algae around the perimeters of some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms.

## RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



# SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



# EXHIBIT 6



Proposal #: 415141

Date: 4/19/2024

From: Gary Price

Landscape Enhancement Proposal for Solterra CDD

Christopher Cleveland
DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746
ccleveland@dpfgmc.com

LOCATION OF PROPERTY
5200 Solterra Blvd
Davenport, FL 33837

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include Irrigation Labor, Rainbird spray nozzles, and Rainbird Spray Heads 6".

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

Summary table with Subtotal (\$278.17), Sales Tax (\$0.00), and Proposal Total (\$278.17).

# EXHIBIT 7



Proposal #: 426509

Date: 5/22/2024

From: Garrett Huegel

Proposal for Solterra CDD

Christopher Cleveland
DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746
ccleveland@dpfgmc.com

LOCATION OF PROPERTY
5200 Solterra Blvd
Davenport, FL 33837

Irrigation Repairs April 2024

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include General Labor, 6" Spray Head, and Rotor Head.

Irrigation repairs from inspection performed on 4-8-24

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

Summary table with Subtotal (\$402.40), Sales Tax (\$0.00), and Proposal Total (\$402.40).

# EXHIBIT 8



**Proposal #: 417718**

Date: 5/2/2024

From: Gary Price

**Landscape Enhancement Proposal for  
Solterra CDD**

Christopher Cleveland  
DPFG  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746  
ccleveland@dpfgmc.com

**LOCATION OF PROPERTY**

5200 Solterra Blvd  
Davenport, FL 33837

**Re irrigate center island pot at gate house**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor and Dirt removal	4	\$72.00	\$288.00
1/2" flex line	10	\$4.09	\$40.86
Material 1/2" slip coupling 1/2" Female adapter and drip male adapter	3	\$1.31	\$3.94
Soil Mix	2	\$8.57	\$17.14

Line feeding pot was severed and capped off by gate construction.

Dirt will need to be removed from pot in order to access the chase pipe to run a new length of flex line and reconnect to zone line.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

<b>Subtotal</b>	<b>\$349.94</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$349.94</b>

# EXHIBIT 9



Proposal #: 421373

Date: 5/16/2024

From: Virginia Alvarez Cortes

Proposal for Solterra CDD

Christopher Cleveland
DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746
ccleveland@dpfgmc.com

LOCATION OF PROPERTY
5200 Solterra Blvd
Davenport, FL 33837

White sand for volleyball court

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Rows include General Labor (\$2,033.97) and White Sand- CuYd (12 units at \$70.00, total \$840.00).

In Volleyball court (60 feet by 30 feet) install 12 yards of white sand at 2inch depth.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

Summary table with 2 columns: Item, Amount. Rows: Subtotal (\$2,873.97), Sales Tax (\$0.00), Proposal Total (\$2,873.97).

# EXHIBIT 10



**Proposal #: 416709**

Date: 4/25/2024

From: Virginia Alvarez Cortes

**Proposal for  
Solterra CDD**

Christopher Cleveland  
DPFG  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746  
ccleveland@dpfgmc.com

**LOCATION OF PROPERTY**

5200 Solterra Blvd  
Davenport, FL 33837

**Palm Trimming May 2024**

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

Solterra CDD -Palm Trimming	\$26,322.63
-----------------------------	-------------

- Palm Trimming along the BLVD/ Clubhouse/Pool Area- Total of 403 Palm Trees
- Palm Trimming Oak Tree Park - Total of 6 Palms
- Palm Trimming Acorn Park- Total of 5 Palms
- Palm Trimming Oakbourne Entrance - Total of 23 Palms
- Palm Trimming Misty Oak Park - Total of 9 Palms
- Palm Trimming Broad Oak - Total of 6 Palms
- Palm Trimming Villatel island - Total of 3 Palms
- Palm Trimming Solterra Springs common area - Total of 9 Palms
- Palm Trimming Oak Spring & Oakmoss parks/Oaks & Oaks Spring lane Entrance/ Oak Reflection loop - Total of 85 Palms
- Remove and Dispose of ALL debris
- **Solterra CDD total amount of Palms 549.**

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

<b>Subtotal</b>	<b>\$26,322.63</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$26,322.63</b>

# EXHIBIT 11



Proposal #: 417981

Date: 4/30/2024

From: Virginia Alvarez Cortes

Proposal for  
**Solterra CDD**

Christopher Cleveland  
DPFG  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746  
ccleveland@dpfgmc.com

LOCATION OF PROPERTY

5200 Solterra Blvd  
Davenport, FL 33837

**DESCRIPTION**

**9 Hole- Mini Golf by Lazy River Area**

- Design course layout, playing direction, unique features, hole locations, and all other specifics with client prior to installation.
- Remove up to 3" of existing earth/ground/base. Off site disposal included.
- Prepare, level, & grade once base is removed.
- Install 3" of crushed aggregate base to a 95% minimum compaction rate.
- Turf is placed, cut, and seamed according to manufacturer specifications.
- All edges are secured using turf manufacturer specified methods.
- Install 9 industrial grade cups/holes in determined locations. Each cup comes with removable golf poles and flags, ensuring an easily identifiable target for course guests.
- Silica sand infill brushed into turf at a rate of 2-3 lbs. per sq ft.
- Ball roll speed is tested with customer upon installation completion.
- Total square footage includes waste factor.
  
- We do not assume responsibility for permitting if required.
  
- **Turf Product: Easy Putt / Total Area: 3,603 Sq Ft-**

All turf products installed are produced and manufactured in the USA.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Solterra CDD

<b>Subtotal</b>	<b>\$61,219.68</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$61,219.68</b>

# EXHIBIT 12



**Proposal #: 426031**

Date: 5/21/2024

From: Virginia Alvarez Cortes

**Proposal for  
Solterra CDD**

Christopher Cleveland  
DPFG  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746  
ccleveland@dpfgmc.com

**LOCATION OF PROPERTY**

5200 Solterra Blvd  
Davenport, FL 33837

**Plant Infill blvd area b/w Oaks and Oaks Spring.**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$677.99
Viburnum- 7 GAL	6	\$55.00	\$330.00
Thryallis- 7 GAL	3	\$55.00	\$165.00
Anise Shrub- 7 GAL	15	\$55.00	\$825.00
Bottle Brush- 7 GAL	5	\$70.00	\$350.00
Podocarpus- 7 GAL	11	\$55.00	\$605.00

Missing plants infill hedge area between Oaks and Oaks Spring along Blvd. Only area behind townhomes and homes.

For this area- We can install 11 Podocarpus- 7 Gal to complete hedge.



**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

Solterra CDD

<b>Subtotal</b>	<b>\$2,952.99</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$2,952.99</b>

# EXHIBIT 13



Proposal #: 416056

Date: 4/24/2024

From: Virginia Alvarez Cortes

Proposal for Solterra CDD

Christopher Cleveland
DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746
ccleveland@dpfgmc.com

LOCATION OF PROPERTY
5200 Solterra Blvd
Davenport, FL 33837

Install crush concrete to golf cart parking area.

Table with 3 columns: DESCRIPTION, QTY, AMOUNT. Rows include General Labor (\$203.40) and Crush Concrete- Yard (2.5, \$607.13).

- Install 2.5 Yards of crushed concrete at 3" depth.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

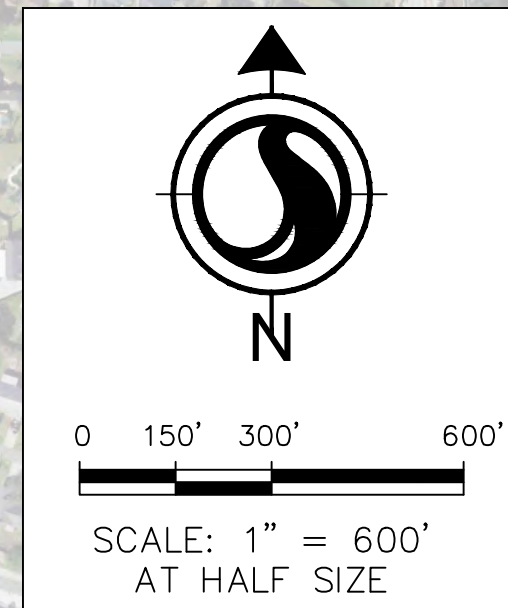
Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

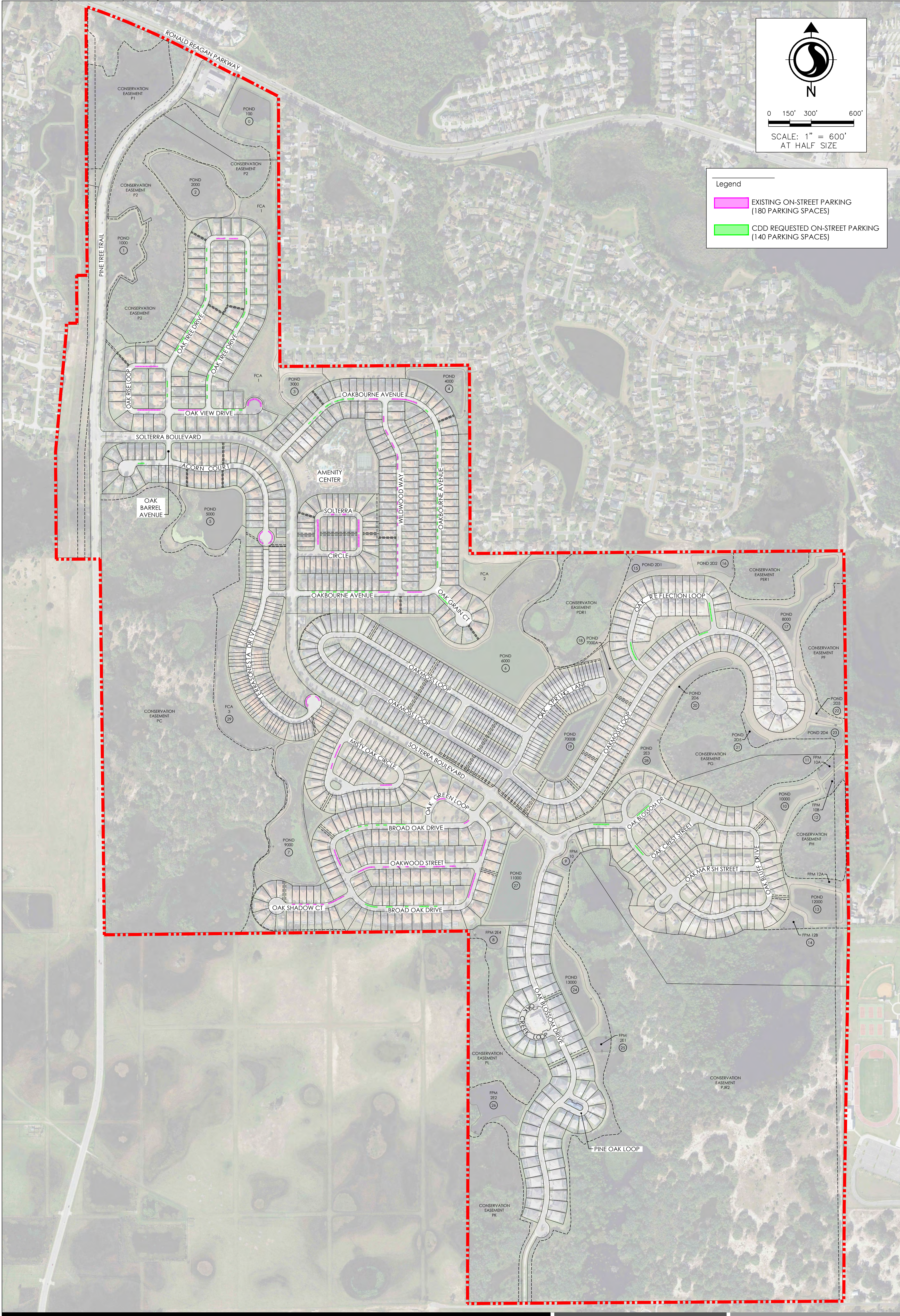
Summary table with 2 columns: Item, Amount. Rows: Subtotal (\$810.53), Sales Tax (\$0.00), Proposal Total (\$810.53).

# EXHIBIT 14



**Legend**

- EXISTING ON-STREET PARKING (180 PARKING SPACES)
- CDD REQUESTED ON-STREET PARKING (140 PARKING SPACES)



Client/Project  
**SOLTERRA RESORT CDD**  
  
**ON-STREET PARKING MAP**  
  
 Davenport, Polk County, Florida

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

Project Number: 215612150  
 File Name: STREET PARKING EXHIBIT  
  
 VN: TLS VN: 24.01.25  
 Dwn: Chkd. Dsgn: YY.MM.DD  
 Drawing No. X04  
 Revision Sheet

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

## Section 709 - Parking Area Design (Rev. 06/08/04 Ord. 03-94; Rev. 01/03/05 - Ord. 04-80)

All Final Development Plans shall include parking, loading, and internal circulation designed in accordance with the following criteria:

**A. Paved Parking (Revised 6/28/11 - Ord. 11-008)**

All required parking areas shall be paved with the exception of the following uses:

1. Agricultural Activity;
2. Event Facility;
3. Religious Institutions;
4. Uses generating less than 27 daily trips per day;
5. Employee parking not publicly accessible.
6. Low intensity recreation.

These uses shall require paved parking spaces for any required handicapped parking spaces.

**B. Parking Lot Landscaping**

All landscaping within parking areas shall comply with the provisions of Section 720.

**C. Parking Area Location**

All required off-street parking spaces shall be located on-site unless the following criteria are met:

1. The location of any off-site parking spaces will adequately serve the use for which it is intended, is in close proximity to the use and has safe pedestrian access.
2. The location of the off-site parking spaces shall not:
  - a. Create hazards;
  - b. Interfere with access for pedestrian or vehicular traffic;
  - c. Create unreasonable traffic congestion;
  - d. Interfere with access to other parking spaces;
  - e. Be a detriment to any nearby use; or
  - f. Be located within a residential Future Land Use designation.
3. The owner supplies a written agreement, parking easement, deed restriction, or similar mechanism, assuring the continued availability of the off-site parking facilities for the use they are intended to serve.

**D. Parking Space Location**

1. All automobile parking spaces required for multi-family residential development shall be located no further than 200 feet from their corresponding residential structures. Visitor and

accessory parking may be located at a greater distance.

2. No parking spaces shall be permitted within 15 feet of a fire hydrant unless alternate access is provided, or according to the SBCCI 1988 Standard Fire Prevention Code.
3. On-street or parallel parking may be located along sides of parking lot drive aisles or on private local roads. No spaces may be located within 25 feet of an intersection stop bar, pedestrian crossing, or drive aisle intersection. The minimum number of off-street parking spaces required for a proposed use shall be reduced by the number of on-street parking spaces provided adjacent to the dwelling unit or use.

**E. Parking Space Size**

Parking spaces shall be sized according to Table 7.11.

**Table 7.11 Parking Space Dimensions (in feet) (Rev. 8/28/02 - Ord. 02-56)**

Angle	Stall Width (A/E)	Stall Depth to Wall (C)	Stall Depth to Interlock (D)	Aisle Width (B)	Modules Interlock to Interlock (G)	Modules Wall to Wall (F)
0	6.5/8.0	24 22		24 20		
45	9.0/ 9.5	19.5	16.5	12	45	51
60	9.0/ 9.5	20.5	18.5	16	53	57
75	9.0/ 9.5	20	19	20	58	60
90	9.0/ 9.5 10	18.5	18.5	25 23.5 22	62 60.5 59	62 60.5 59

A minimum aisle width of 22 feet is required for two-way traffic; twelve (12) feet is required for one-way traffic. Parking stalls shall be measured from the edge of pavement to the top of the stall on the same angle as stripe. The width of the stalls shall be measured from the center of a stripe to the center of the next stripe. The measurement shall be taken perpendicular to the stripes.

- A. Depicts how minimum stall width is measured.
- B. Depicts how minimum aisle width is measured.
- C. Depicts how minimum corridor space depth is measured.
- D. Depicts how minimum stall depth is measured.
- E. Depicts how minimum stall width at aisle is measured.
- F. Depicts how minimum wall to wall module is measured.
- G. Depicts how minimum interlocking module is measured.

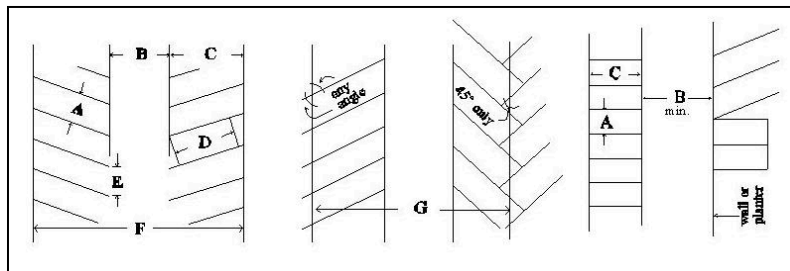
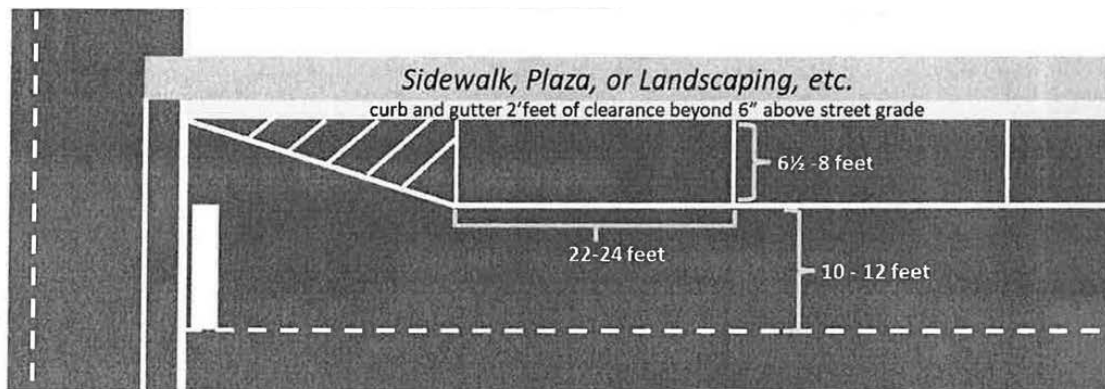


Figure 7.1a On-street or Parallel Parking Dimensions



**F. Loading Space Size**

The number and size of off-street loading spaces to be provided shall be at the applicant's discretion provided loading activity occurs on-site and does not interfere with traffic circulation. No loading activity is permitted on public roads or road rights-of-way.

**G. Parking, Loading, and Internal Circulation Layout**

1. Sidewalks, internal roadways, driveways, and all parking and loading area shall be designed to be safe.
2. Parking and loading areas, aisles, sidewalks, landscaping, and open space shall be designed as integral parts of the development plan.
3. Sidewalks or walkways shall be located to serve the most intense pedestrian traffic, particularly from building entrances to streets, parking areas, and adjacent buildings. Such walkways shall be designed to discourage walking into landscaped areas except at designated crossings.
4. Each off-street parking space shall open directly onto an aisle or drive that is not a public street.
5. Aisles and driveways shall not be used for parking vehicles except under the following conditions:
  - a. Residential driveways, when adequately sized to accommodate the width of two passenger vehicles, may be counted towards the off-street parking requirements in Table 7.10.
  - b. Drive aisles may be used for parking vehicles when the on-street parking requirements in this Section are met.
6. The design of parking areas shall be based on a safe internal circulation system to serve the parking and loading spaces. Parking islands shall be required to separate parking spaces from travel lanes.
7. Parking spaces for all uses shall be designed to permit entry and exit without moving any other vehicle.
8. Parking areas shall be designed using a minimum structural number of 1.58 as determined by the layer coefficient in Table A.7.

#### H. Lighting

All parking and loading areas designated or intended for public use after dark shall have lighting. The illumination for, and glare from, these facilities shall be designed so that the light source is fully shielded or recessed and aimed away from adjacent properties and roadways. Maximum maintained illumination levels measured at finished grade shall average no more than 1.0 foot-candles (fc) at the property line if the adjoining property is in a non-residential future land use district. The illumination criteria shall not be required between two adjacent non-residential properties within the same land use district provided the properties share common parking areas and/or driveways. Compliance with this section shall be noted on Level 2 Review plans but will not require a separate lighting plan submission. When adjoining residential properties, a lighting plan shall be submitted pursuant to the requirements of Section 220 B. Reconfiguration of existing parking on non-residential sites shall adhere to these standards.

**I. Interconnected Parking Areas (Rev. 06/08/04 Ord. 03-94)**

Non-residential developments fronting arterial and Urban collector and Rural Major collector roads shall provide driveway improvements and driveway "stub-outs" to property lines to facilitate existing and future interconnection of parking areas to adjacent sites.

1. Parking lot access driveways and driving aisles shall be designed and located to connect to adjacent properties or to marginal access roadways that serve the subject site and adjacent properties. All access points and interconnecting driveways shall be designed and constructed to accommodate safe and efficient vehicle travel between adjacent sites, as approved by the County Engineer.
2. All connecting driveway improvements shall be paved according to applicable standards, including proper driveway widths, construction specifications and treatment of transition grades.
3. The County Engineer may waive the interconnected parking area requirements at terminal points where non-residential development abuts a residential district, or in circumstances where mixing different types of traffic (e.g., automobile versus truck) is undesirable; where separation of traffic is necessary for traffic safety; where physical design constraints preclude interconnection of adjacent sites; where an adjacent property owner will not provide the necessary easement.

**J. Waivers (Revised 5/20/09 - Ord. 09-023)**

1. The Director of the Development Review Committee may consider waivers from the requirements of this Section as deemed appropriate in accordance with Section 932.
2. An application for a waiver shall be submitted to the Land Development Division as part of the Final Development Plan.
3. One of the following documents shall be submitted to support the request:
  - a. A parking study, in accordance with Section 710, which illustrates that the numbers of parking spaces required by this Section are unnecessary to serve the proposed land use;
  - b. A Deferred Parking Plan, in accordance with Section 710, which illustrates sufficient land area is available to provide the number of spaces required by this Section, and a discussion detailing the reasons for deferring these spaces;
  - c. A Transportation Demand Management Plan, in accordance with Section 710 which illustrates the number of spaces to be exempted;
  - d. The applicant illustrates that an established public transportation system satisfies the transportation demands for a specified portion of the users and provides an on-site transit stop; or
  - e.

The applicant provides a written discussion detailing the reasons for the request that does not meet these standards.

4. All of the following criteria shall be met in order for the Director to approve the request:
  - a. It will not result in illegal parking in the road right-of-way; and
  - b. It will be in harmony with the general intent and purpose of this Section and will not be injurious or detrimental to the public health, safety or welfare.

( Ord. No. 2021-015, § 4, 3-16-2021; Ord. No. 2023-027, § 3, 4-18-2023)

# EXHIBIT 15



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2024-2 Date 15 April 2024

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # Stantec Proj. No.215612150
20215 Cortez Blvd., Brooksville FL 34601
Ph: (352) 777-0183
email: greg.woodcock@stantec.com

Client Solterra Resort Community Development District
Client Project # 215612150
250 International Parkway, Suite 208, Lake Mary FL 32746
Ph: 321-263-0132 X 742
email: kdarin@vestapropertyservices.com

Project Name and Location: Solterra Resort Community Development District, Florida

In accordance with the original Professional Services Agreement dated 31 May 2014 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

(DESCRIPTION)

Table with 2 columns: Description, Amount. Rows include Total fees this Change Order, Original Agreement Amount (\$10,000), Change Order Number 1 (\$15,000), Change Order Number 2 (\$10,000), Change Order Number, and Total Agreement (\$35,000).

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

Solterra Resort Community Development District

Greg Woodcock, Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

# EXHIBIT 16

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Solterra Resort Community Development District will commence at noon on Monday, June 10, 2024, and close at noon on Friday, June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave. Bartow, Florida 33830, (863)534-5888.

All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Solterra Resort Community Development District has two (2) seats up for election, specifically seats one (1) and four (4). Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

**District Manager**  
**Solterra Resort Community Development District**

# EXHIBIT 17

PREPARED FOR:

Solterra Resort

Community Development District

## Reserve Study Proposal

PREPARED BY:

**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist, RS  
Professional Reserve Analyst, PRA  
Licensed Home Inspector

**Custom Reserves**

5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
[www.CustomReserves.com](http://www.CustomReserves.com)



# Solterra Resort Community Development District Reserve Study Proposal

Barry Jeskewich

District Manager

Solterra Resort Community Development District  
Reference #1456

5200 Solterra Blvd  
Davenport, FL 33837

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

## Included in Your Reserve Study:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

A diamond-shaped graphic containing the text "25+ YEARS OF EXPERIENCE" in a blue, stylized font. The "25+" is significantly larger than the words "YEARS OF EXPERIENCE".

# Solterra Resort Community Development District Reserve Study Proposal

## Benefits of a Custom Reserves Report

- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased likelihood** of loans being granted by lenders when adequately funded
- **Decreased stress** in knowing that a special assessment is not looming around the corner!



## Florida Clients Served



# Solterra Resort Community Development District Reserve Study Proposal

## Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool				
Pool				
Pool				

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL	COMMON COMPONENTS (X)			REMAINING COMPONENTS (O)	
	RESERVES	OPERATING	LONG-LIVED	OWNER	OTHER
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Windows and Doors	X				
Driveways at Cluster Homes				O	
Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Less Than \$7,000		X			
...					O
...			X		
... and Associated Components					O
Downspouts, Serving Cluster Homes				O	
System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

# Solterra Resort Community Development District Reserve Study Proposal

## Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

## Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

## Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



# Solterra Resort Community Development District

## Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

### Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

### Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

### Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

# Solterra Resort Community Development District Reserve Study Proposal

[Click Here](#)  
For Sample Report



## Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Clubhouse	Exterior Renovations   HVAC Equipment   Interior Renovations   Roof   Windows and Doors
Pool	Deck   Fence   Finishes (Plaster and Tile)   Furniture   Mechanical Equipment   Waterslide
Property Site	Asphalt Pavement   Club Car   Concrete Flatwork   Fences   Gate Entry Systems   Irrigation System   Perimeter Walls   Playground Equipment   Ponds   Security System   Storm Water System   Signage   Tennis Courts

# Solterra Resort Community Development District Reserve Study Proposal

REF #: 1456

## Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$4,900.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the District and serves as confirmation of services provided by Custom Reserves.

Owner reserves the right to reject any and/or all Proposals received, and to rebid if the Owner deems necessary. Owner is not subject to pay any costs incurred by Vendors in the preparation and submission of their Proposals.

Sincerely,



**Paul Grifoni, PRA, RS**

Engineer  
Reserve Specialist  
Professional Reserve Analyst  
Licensed Insurance Adjuster  
Licensed Home Inspector



5470 E Busch Blvd., Unit 171  
Tampa, FL 33617  
Office: (888) 927-7865  
Fax: (813) 200-8448  
contact@customreserves.com  
www.CustomReserves.com






Accepted By

Title

Date

**OPTIONAL** future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

-   Annual Review of the 30-year expenditures and funding plan(s) only
-   Non-site update
-   Update with site visit

# Solterra Resort Community Development District Reserve Study Proposal

## Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

**Deer Creek RV Golf & Country Club, Inc.** is a planned unit development located in Davenport, Florida responsible for common property shared by six communities established in the late 80's and built up to 2005. The development contains an executive style 18-hole golf course, administration, clubhouse, pool and property site components.

**Sullivan Ranch** is a planned unit development located in Mount Dora, Florida and is responsible for the common components shared by 692 homes established in 2006. The Association is also responsible for the replacement of the roofs and painting of a Service Area that comprises 34 Villas and 32 Garden units. The development contains clubhouse, pool and property site components.

**Harbor Bay Community Development District** owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

**Oak Creek Community Development District** is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

**Ballantrae Community Development District** is a local unit of special purpose government located within Pasco County, FL established by the county in 2004 and is responsible for the common elements shared by 936 homes. The development contains building, pool and property site components.

**Terra Bella Community Development District** is a local unit of special purpose government located within Land O' Lakes, Florida and is responsible for the common elements shared by 253 property owners. Terra Bella CDD was built around 2011. The development contains streets, irrigation, pavers, concrete flatwork, retaining walls, signage and a storm water system.



# **EXPERT**



## **Reserve Services, Inc.**

**Traditional Reserve Studies - Replacement Cost Valuations  
Structural Integrity Reserve Studies - Milestone Inspections**

Custom Quote For:  
**Solterra Resort CDD**  
**5200 Solterra Blvd**  
**Davenport, Florida 33837**



### **(866) 480-8236**

**[www.expertreserveservices.com](http://www.expertreserveservices.com)**

**Proudly Serving Florida's Condominium  
and Homeowner Associations For Over 25 Years**



## Custom Quote For Professional Services

May 30, 2024

Solterra Resort CDD  
 5200 Solterra Blvd  
 Davenport, Florida 33837

Below, please find the quote that you requested for our services.

<u>Service</u>	<u>Cost</u>
Milestone Inspection (Phase 1)	\$ N/A * _____
Structural Integrity Reserve Study	\$ N/A * _____
Traditional Reserve Study	\$15,800 * _____
Replacement Cost Valuation	\$ N/A * _____

**\* - If more than one service is selected, the association will receive a 10% discount off of the total services.**

### Payment Options:

\_\_\_ - Option #1. 50% due at the time of signing the agreement for services. The balance will be invoiced when the site inspection has been completed and must be paid within 30 days.

\_\_\_ - Option #2. 100% of the professional services fees are to be paid at the time of signing the agreement for services. With this option, the client will receive a 5% discount off the above quoted rate for services which will be reflected on the formal agreement and invoice. This discount is in addition to the above 10% discount offered for service combinations.

**--- Regular Updates Available Upon Request ---**

### Terms:

- Quotes are good for 60 days from the above date
- Expert Reserve Services does not interpret the law nor State statues or regulations. Any and all legal questions should be directed to the association's attorney.
- Transfer of information requested by Expert Reserve Services is expected to be made by the Client with-in 5 business days following the request. This will insure that the report(s) will be processed in a timely manner.
- Expert Reserve Services does not approve budgets nor can we advise in the budgeting process.
- Time Frame: Following the initial site visit, Expert Reserve Services will produce and send to The Client Association a reserve study draft report within 45-60 business days.

### Acceptance of Quote

- Please initial on the line next to the service(s) that you would like to contract for as well as the payment option that you chose. Also, please sign below and return this page to Expert Reserve Services. Upon receipt we will process a formal agreement for service and return it to you along with the invoice for services. Scheduling site visit will occur once payment and contract is received.

Name (Printed): \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Milestone Inspections

These are inspections that are required by Florida Statute for all condominium structures that are 25 years of age and older and are three stories or more tall. A “Milestone Inspection” is the structural inspection of a building performed by a licensed architect or engineer. The purpose of a Milestone Inspection is to ensure a building’s safety through an assessment of its structural components and general structural condition. The initial Milestone Inspection must be performed before December 31, 2024 for all buildings of age.

### **A Milestone Inspection consists of two phases:**

Phase 1: Expert Reserve Service’s Florida licensed structural engineer will perform a visual examination of all common habitable and non-habitable areas of your building to detect any signs of structural deterioration. We will also use drone technology (as needed) to inspect your structures and building faces that are typically not accessible.

Once completed, we will provide a signed and sealed copy of the inspection report, a summary of the material findings and recommendations, and supporting materials to the Condominium or Cooperative. If no substantial deterioration\* is found, Phase 2 will not be required.

Phase 2: If substantial structural deterioration is detected during Phase 1, a second phase of testing is required to determine whether the building is structurally sound. This inspection may be as extensive or as limited as necessary to fully assess areas of structural distress and confirm that the building is structurally sound and safe for use. This may also include a restoration plan.

## Structural Integrity Reserve Studies (SIRS)

The Structural Integrity Reserve Study examines the reserve funds required for future major repairs and/or replacement of the common area structural components based on visual examination.

A condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium’s creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof
- Load-bearing walls or other primary structural members
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows & Doors (common areas)

Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-i., as determined by the Profession Reserve Analyst, Reserve Specialist, engineer or architect performing the visual inspection portion of the structural integrity reserve study.

Although Structural Integrity Reserve Studies are not required except every 10 years, we as reserve professionals believe this schedule incurs high risk due to soaring inflation and rising construction costs. Therefore, we offer (see following pages) an annual updated contract for 5 years to assist the association in delivering the most concise budget possible. Annual updates are customized every cycle to the Association for repair or replacement values and the ever-changing economic values.

## Traditional Reserve Studies (TRS)

A traditional reserve study is a financial planning tool used by condominiums, homeowner associations, and other organizations to anticipate and budget for the repair and replacement of common property elements. This is particularly important for shared communities where there are common areas, buildings, and infrastructure that need ongoing maintenance.

In Associations that require a Structural Integrity Reserve Study, a Traditional Reserve Study will address the remaining items the Association is responsible for maintaining and replacing. For example: pavement/ asphalt, pool & equipment, elevators, generators, etc. These items can be quite expensive. In maintaining the goal of less frequent special assessments, a Traditional Reserve Study bridges the missing information a Board needs to formulate its budget.

A detailed inspection of the property is conducted to identify all common elements that will require repair or replacement over time. Each identified component is assessed for its remaining useful life and the estimated cost of repair or replacement. A financial analyst or reserve study specialist evaluates the current reserve fund, future contributions, and anticipated expenses. Factors such as inflation and interest rates, beginning balances, and immediate projects are considered. Based on the analysis, a plan is developed to ensure there will be sufficient funds available when repairs or replacements are needed. This might involve adjusting association fees.

A Traditional Reserve Study helps ensure that a community association has the financial resources in place to address future capital expenditures. It's a proactive approach to managing common property and maintaining the overall value of the community.

Although Traditional Reserve Studies are not required, we as reserve professionals believe waiving this service incurs high risk due to soaring inflation and rising construction costs. Therefore, we offer an annual updated contract for future years to assist the association in delivering the most concise budget possible. Annual updates are customized at every cycle to the Association for repair or replacement values and the ever-changing economic values. Please kindly request a additional update quote and agreement should you be interested in this service.

## Replacement Cost Valuations (RCV)

A Replacement Cost Valuation (RCV) is also sometimes called an Insurance Appraisal. It is used to determine the cost to replace the structure if a total loss was to occur - and therefore how much it needs to be insured for. The State of Florida requires all residential condominium associations to have these completed at a minimum of every 36 months:

### **Florida State Statutes Section 718.111(11)a:**

*"An association is required to obtain and maintain adequate hazard insurance that is based upon the replacement cost of insured property, with the full insured value to be determined by an independent insurance appraisal made at least once every 36 months."*

### **Insure To Value Clause:**

Also, your own insurance carrier can penalize you for not complying with this statute by not having the correct amount of insurance protection in place. This is done under the 'Insure To Value' clause or the 'Co-Insurance' Penalty sections of your insurance policy. Basically the association, as the insured, guarantees the insurance company that they have enough insurance to replace the building. It is the responsibility of the association, not the insurance company, to determine the correct amount of coverage. Under this clause, when you have a claim, the insurance company can pro-rate the amount they pay.

# About Expert Reserve Service , Inc.

Expert Reserve Services has over 25 years experience serving the needs of Florida's condominium and homeowner associations. From our home office in Daytona Beach, as well as our satellite offices, we cover the entire State, all 67 counties. Our company has had the honor of completing literally Tens of Thousands of professional reports for our Client Associations.

Our company has a staff that is some of the most experienced professionals in their respective fields. They include Professional Reserve Analysts (PRA), Reserve Specialists (RS), Structural Engineers (PE) and Certified Replacement Valuation Specialists (CRVS). We are fully licensed and insured.

We pride ourselves on delivering both personal and professional service to our clients. We know that every association is different so it is important to make sure that we customize every report to the specific client. Expert Reserve Services does not believe in 'Boiler-Plating' any of our services nor our client's reports. To that end we make the below commitment to our Client Associations:



## Our Promise To Our Client

**Expert Reserve Specialists takes our commitment seriously & appreciates the confidence and faith that our clients place in us. To that end we make the following promise:**

1. We will strive to provide you with the professional and personalized service that you deserve at a competitive price.
2. The on-site Specialist will be the person who processes your report. No having to deal with several different people who ask you the same questions over and over.
3. The Specialist who is assigned to your Association will be thoroughly trained and certified to conduct both the on-site visit as well as process your report.
4. All emails and phone calls will be returned within two (2) business days by either the Specialist assigned to you or by your Project Manager. Our clients are far too important to have their questions or concerns put off or ignored. We will make sure the person who contacts you back will either have an answer for you or will be in a position to provide you with one quickly.

# EXHIBIT 18



## General Managers Report

Meeting Date: 06/07/24

Submitted by: **Jayme Biggs**

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### **LIFESTYLE**

Lifestyles will be starting summer celebrations this month with the introduction of new themed crafts and activities. We are very excited to be hosting some later-at-night events such as our glow party (tomorrow night 6/8/24 at 6:30) and our Patriotic Paint Party on June 28<sup>th</sup> at 5 PM. We are hoping that these time frames will allow more families to attend and have some fun. We are also fully preparing for July 4<sup>th</sup> activities and will be hosting a fun-filled weekend for both our guests and residents.

### **HOA/CDD (5/24/24) meeting recap:**

- HOA suggested quiet hours signs.
- HOA/CDD are working together to distribute Polk Fire Department provided water safety flyers.
- Next HOA and CDD Meeting will be 7/19/2024.

### **ADMIN**

- All the pool lounge chairs have arrived and are out on the pool deck.
- All the previous slat style lounge chairs have been relocated to the lazy river deck.
- Oakmoss Loop and Red Oak Road street signs have been replaced.
- Exercise systems – general repairs are complete with the exemption on two parts that are back ordered. Once supplies are in they will be installed.
- New Umbrellas are here and on the pool deck. Two umbrellas will be marked for staff use only (back gate and lazy river).
- Cabana furniture has arrived and is being built in stages. Once all the furniture is built and in place the rental rates for cabanas will be adjusted.

**Board Request** – We need to paint the gym, permission to delay gym opening one Tuesday or Wednesday until noon. This may take two days, if so, we will space it out and give notice in the newsletter.

Proptia update:

- Approximately 600+ properties have not registered their proptia account.
- Emails will be sent weekly to the email address on file until the account is registered.
- 27 Property manager vendors have registered their PM accounts with me (PMs with 5 or more properties).



### SQUARE REPORTS as of 5/28/24

#### April:

- Resort fee \$47,385
- Cabanas \$7,700

#### May:

- Resort fee \$45,000
- Cabanas \$7,000

### PROJECT UPDATES:

- The Acorn gate is complete. Reflective tape and no entry signs have been added to the gate to increase visibility.
- Inlet tops – Previous broken inlet tops are complete.
  - The inlet top at the exit lane was hit right after the repair and will need to be fixed again.
  - The inlet top on Solterra Blvd past the entrance will also need to be repaired, included on attached bid.
  - Villatel curb that was damaged by a transportation bus. We were able to work with Villatel and identify the company responsible, this company paid the concrete vendor directly for the repair. This saved the District \$4,800.
- The pickleball courts are scheduled to start on June 17<sup>th</sup>. The project is estimated to take 2 weeks.

### FIELD OPERATIONS AND FACILITY MAINTENANCE

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

- List from April:
- Installed shelves in 2 closets, doubling storage in the clubhouse for holiday decorations and lifestyle supplies.
- Assembled 80 additional pool lounge chairs.
- Built stands for height sticks.
- Replaced hinge on the pool gate.
- Installed 4 parking signs for security.
- Repaired broken tile on the pool deck.
- Installed rock by slide steps, this fixed drainage and dirt issue.
- Repaired stop sign on Broad Oak.
- Resecured tennis court screens.

# SOLTERRA RESORT

- Repaired corn hole board.
- Replaced 4 light fixtures to LED – closets.
- Installed additional no smoking/vaping signs.
- Clubhouse toilets were clogged and in house maintenance snaked the lines to repair.
- Patched and painted hallway in the clubhouse.
- List from May:
- Patched and painted holes on pool gates.
- Removed and dumped old chairs.
- Reinforced clubhouse shelving.
- Installed LED fixture by playground.
- Installed exterior outlet for utility carts.
- Replaced “no soliciting” sign with larger one at the guardhouse.
- Installed charger in utility cart.
- Installed new trash containers.
- Installing misting fan at pool entrance.
- Installed new water cut-off valve for pool and valve cover box.
- Installed new umbrellas.
- Fixed urinal replacing all inner workings.

## **In Process:**

- Additional no fishing/do not feed alligator signs will be purchased for Acorn Pond and Oak Blossom/Solterra Blvd. ponds.

## **BIDS:**

- *Pressure washing*
- *Permanent lights entrance*
- *Furniture for patio*
- *Social media*
- *Slide restoration*
- *New banner proposal*
- *Pole and rope for bus stop area*
- *Spies – pool grates*
- *Inlet Tops*

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



## Before and After Pictures

New No Smoking/Vaping signs



Pool Entrance Fan



Activities and Events – A frame sign at pool entrance – front feature activity



Back full-size calendars



Pool Lounge chairs - complete 125



Closet



Slide entrance drainage and landscaping- Before



After



Stop Sign Broad Oak/Oak Shadow



Acorn Gate - reflective tape and no entry signs added.



Inlet tops - 4 repaired





Do not flush signs



Repaired urnial



Service Animal Sign



No soliciting sign



New Umbrellas



New Trash Bins



# EXHIBIT 19



## Buddys Pressure Washing and Roof Cleaning

3710 County Road 547  
 Davenport, FL 33837 US  
 (813)441-4690  
 buddyroup1@yahoo.com  
<http://buddyspressurewashing.com>

### Estimate

ADDRESS  
 Randy Fredrick  
 5200 Solterra Blvd  
 Davenport, Fl

ESTIMATE 2363  
 DATE 04/22/2024

ACTIVITY	QTY	RATE	AMOUNT
1.02321 Clubhouse roof, guardhouse roof , pool restrooms roof and pool entry. Roof soft wash and rinse. Mildew inhibitors will be applied to keep the roofs cleaners longer.	1	2,900.00	2,900.00

Thank You For Choosing Buddys Pressure Washing

TOTAL

**\$2,900.00**

Accepted By

Accepted Date

# EXHIBIT 20



**TPG Lighting**

**TPG Lighting, LLC**

ESTIMATE	#859
ESTIMATE DATE	Apr 19, 2024
SERVICE DATE	Apr 19, 2024
<b>TOTAL</b>	<b>\$9,206.95</b>

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
<p>Lighting - Permanent Tree Wrap</p> <p>Wrapping the one medium sized oak tree on the exit side of the community gate with low-voltage 'permanent' expandable string lighting (same product as on entrance palms)</p> <p>Circled in Yellow on Installation Map</p> <p>Installation of (1) low-voltage transformer to power the system</p> <p>NOTE: If this is done in conjunction with the landscape lighting, this line item would be reduced to \$1172.00 as we can utilize the low-voltage transformer from the landscape lighting system to power this tree.</p>	1.0	\$1,463.00
<p>Lighting - Landscape Lighting</p> <p>Installation of commercial grade landscape lighting to illuminate landscaping, and accent hardscape features of communities entrance way</p> <p>All fixtures will be Brass construction with Bronze finish All Bulbs will be 3000-4000k as to match the current sign light temperature</p> <p>Lighting system:</p> <ul style="list-style-type: none"> <li>- (2) 300W low-voltage transformers [North/South side of entryway]</li> <li>- (12) Medium up lights mounted at the base of each pillar as to accent the architectural features and tile mosaic (Blue on Install Map)</li> <li>- (8) Medium up lights illuminating the palms on either side of the entrance (Red on Install Map)</li> </ul>	1.0	\$4,610.06
<p>Lighting - Inception Multi-Seasonal Roof Line Lighting</p> <p>Installation of multi-seasonal permanent roof line lighting system around the perimeter of the guard shack at the entrance of the community</p>	1.0	\$2,531.57

System details:

- Brown covers used as to blend into building trim during day time hours
- Fully RGBW
- Static/ Animated displays
- App Based Controls from any smart phone
- Scheduling feature allows multiple themes year round
- 24VDC low-voltage power supply

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Lighting - Permanent Tree Wrap

1.0

\$0.00

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](mailto: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.

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Lighting - Landscape Lighting

1.0

\$0.00

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..

- Quotes are good for 90 calendar days.

- To complete the installation, some areas of the landscaping may be disturbed from burying wires or mounting fixtures. We will do our best to re-cover those areas, but please be aware that landscape disturbance is unavoidable for landscape lighting installations.

- The lights that will be installed on the property are designed to be permanent. If, for any reason, the customer wants to have them removed, 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 fixtures may be exchanged and no refunds will be given. Adding additional fixtures will result in additional cost. Exchanging fixtures will result in additional cost for the new fixtures. A reduction in fixtures will not result in a refund. Re-aiming the lights and small shifts in orientation can be performed for no additional cost.

- All of our landscape lighting products come with a 1 year workmanship and product defect warranty.

After the initial 1 year warranty expires, the customer may choose to purchase an extended warranty (Providing coverage for 12 months from payment date):

- Warranty Agreement (\$25 per light with a \$500 minimum): Covers the labor for any repairs, includes replacement products that have malfunctioned, includes our staff coming once a year to reposition the lights and clean the fixtures.

Exclusions for the warranty options:

- Acts of God (Severe weather, tree branches falling, etc.).
- Damage from animals or insects.
- Theft, Vandalism, Damage, or Tampering with the lighting system by anyone other than TPG Lighting.
- Removing the lighting fixtures or hardware for another project such as painting the building, replacing any landscaping, remodeling, installation of cable/internet/electrical wiring, irrigation changes, 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](mailto: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. If the final balance is not paid within this time-frame, the lights will be turned off and the customer will be locked out of the lighting system. When the final balance payment is made, the lighting functions will be released to the customer.

- 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.

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Lighting - Inception Multi-Seasonal Roof Line Lighting

1.0

\$0.00

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.

- Quotes are good for 90 days.

- The lights that will be installed on the building 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 roof line lighting products come with a 1 year warranty for workmanship and material defect and a 3 year product warranty.

After the first year, the customer may choose to add the following Additional Warranty Options (Providing coverage for 12 months from payment date):

- Warranty Agreement Option 1 (5% of installation cost billed annually): Covers the labor for any repairs but after the 3 year product warranty expires, the cost of the product for any necessary replacements would be billed to the client plus shipping costs.

- Warranty Agreement Option 2 (7% of installation cost billed annually): Covers the labor for any repairs as well as the cost of any product necessary for the repairs.

Exclusions for all warranties:

- Acts of God (Weather, tree branches falling, etc.).

- Damage from animals or insects.

- Theft, Vandalism, or Tampering with the lighting system by anyone other than TPG Lighting.

- Removing the lights and covers (not the back mounting rails) for another project such as painting the house, replacing the roof, 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.

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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.

- Upon completion of the installation, the final 50% balance payment is due within 1 day for Residential customers and 30 days for Commercial customers. If the final balance is not paid within this time-frame, the lights will be turned off and the customer will be locked out of the lighting system. When the final balance payment is made, the lighting functions will be released to the customer.

- 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: \$8,604.63

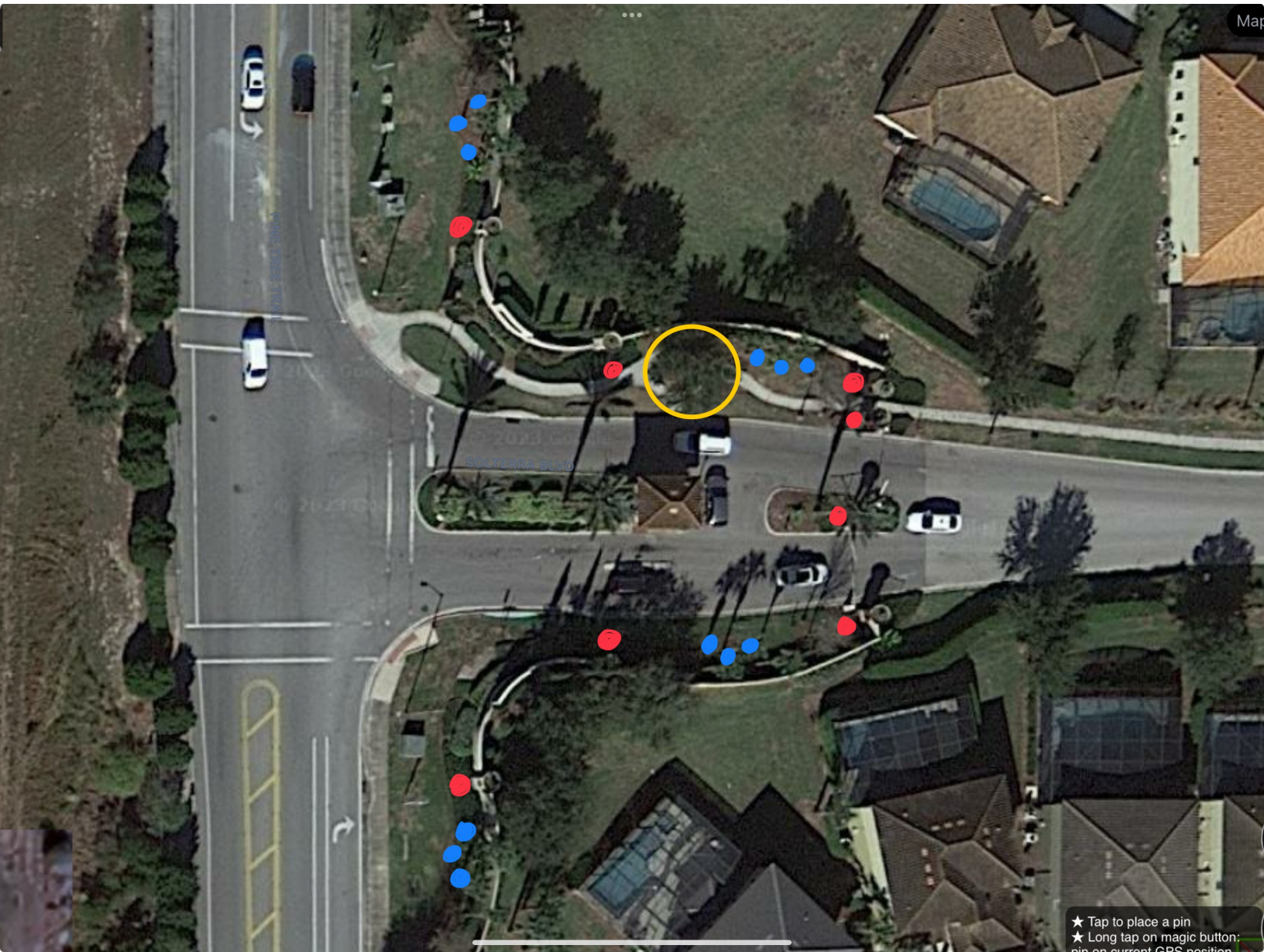
Subtotal	\$8,604.63
Tax (Sales Tax 7%)	\$602.32

---

**Total** **\$9,206.95**

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 21





# ET&T Distributors, Inc.

South Daytona, FL 32119  
386-322-7789 Fax 386-322-4289

## Estimate

DATE	ESTIMATE NO.
4/11/24	85436

**Certified National Women Owned Business**  
**State of Florida Minority Business Enterprise**  
[www.ettflorida.com](http://www.ettflorida.com)

Bill to:	Ship To
Solterra Resort Jayme Biggs 5200 Solterra Blvd. Davenport, Fl 33837	Solterra Resort 5200 Solterra Blvd. Davenport, FL 33837

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
407-436-4993	Jayme Biggs	Vesta	50% Dep/Net...	CK	2024 APR Tables and chairs

ITEM	QTY	DESCRIPTION	COST	Total
KD4828NU	4	48" Round Dining Table Newport Marine Grade Polymer With Umbrella hole..W48 H28..comes with a coordinating MGP plug that sits flush..Available Table Top Colors: River White, Greco & Grey...Color Choice: _____..Ships knocked down - some as...	672.47	2,689.88T
Frame Greco		Frame and Tabletop GRCO Greco	0.00	0.00T
HRT0038D - 38" ...	2	Harbor 38" Round Dining Height Table..Standard Finish..38" x 30.5" H Some assembly required	652.31	1,304.62T
Berlin Gardens		Light Grey	0.00	0.00T
BDC2037	8	Bristol Dining Chair..Standard Color..19.875" W x 24.75" D x 36.6" H some assembly required	332.31	2,658.48T
Berlin Gardens		Light Grey on Slate Grey	0.00	0.00T
Berlin Gardens	8	Manufacturer one time VIP discount - this order only	-44.31	-354.48T
BAK1022	8	Bristol Arm Kit..Standard Colors..25.5 W x 21.5" D x 10.125" H some assembly required	67.69	541.52T
Berlin Gardens		Light Grey	0.00	0.00T
Berlin Gardens	8	Manufacturer one time VIP discount - this order only	-9.02	-72.16T
Shipping	1	Shipping Handling - shipping - Good for Seven 7 Days ONLY. Unless otherwise noted shipping charges include STANDARD DELIVERY ONLY! DOES NOT INCLUDE Lift gate or Notify before delivery. SERVICES ARE available at an additional charge. To accept this proposal please sign here.	965.35	965.35
Call Before delivery		Call Before delivery - The shipping company will call you & schedule an appointment to deliver. If you don't have this service, the shipping company will just show up with no prior notice. Contact Name _____ Phone # _____		0.00

Always believe that something wonderful is about to happen!	<b>Sales Tax (0.0%)</b>
	<b>Total</b>

**\*Our quotes are normally honored for 30 days.\* Due to economic supply chain issues, pricing can increase without notice.\* Prepay or prearranged terms are necessary to process the order.\* \*Your signature indicates your agreement to place the order, and approval of colors, quantities, pricing and addresses exactly as they appear on this estimate.\***

Signature Required \_\_\_\_\_

Date \_\_\_\_\_





# ET&T Distributors, Inc.

South Daytona, FL 32119  
386-322-7789 Fax 386-322-4289

## Estimate

DATE	ESTIMATE NO.
4/11/24	85436

**Certified National Women Owned Business**  
**State of Florida Minority Business Enterprise**  
[www.ettflorida.com](http://www.ettflorida.com)

Bill to:	Ship To
Solterra Resort Jayme Biggs 5200 Solterra Blvd. Davenport, Fl 33837	Solterra Resort 5200 Solterra Blvd. Davenport, FL 33837

Customer Phone	Contact	Management Co.	Terms	REP	Job Name
407-436-4993	Jayme Biggs	Vesta	50% Dep/Net...	CK	2024 APR Tables and chairs

ITEM	QTY	DESCRIPTION	COST	Total
		SALES TAX IS CALCULATED FOR FINAL DESTINATION OF GOODS & SERVICES AND MAY BE ADJUSTED AT TIME OF SHIPPING IF REQUIRED BY LAW.	473.76	473.76

Always believe that something wonderful is about to happen!	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	<b>\$8,206.97</b>

**\*Our quotes are normally honored for 30 days.\* Due to economic supply chain issues, pricing can increase without notice.\* Prepay or prearranged terms are necessary to process the order.\* \*Your signature indicates your agreement to place the order, and approval of colors, quantities, pricing and addresses exactly as they appear on this estimate.\***

Signature Required \_\_\_\_\_

Date \_\_\_\_\_





# Solterra Resort

5200 Solterra Blvd  
Davenport, FL 33837

ET&T Distributors, Inc.

947 Beville Rd. Suite 15 South Daytona,  
FL 32119  
1-888-642-2226

4- 48" Round Newport Dining tables  
Aluminum Frame – MGP TOP  
Frame: Greco



2 – Harbor 38" Round  
Frame: Light Grey

8 – Bristol Dining Chairs  
Frame: Light Grey  
Slate grey

8 - Bristol Arm Kits  
Frame: Light Grey



Solterra Resort Estimate 85436  
ET&T Distributors, Inc. www.ettflorida.com

# Minoan

344 Grove Street, #4034  
Jersey City, NJ 07302

## Invoice

Submitted on 04/24/2024

### Ship to

Jayne Biggs  
5200 Solterra Boulevard  
Davenport, Florida 33837

### Invoiced by


Minoan Experience Inc.

### Invoice #

#431E6070

### Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Nautical Curveback Adirondack Dining Chair // Slate Grey	POLYWOOD	8	\$389.00	\$311.20	\$2,489.60

Total Retail Price	\$3,112.00
Minoan Discount	\$622.40
Subtotal	<b>\$2,489.60</b>
Shipping Fees	\$0.00
Sales Tax	\$0.00

**\$2,489.60**



# Minoan

344 Grove Street, #4034  
Jersey City, NJ 07302

## Invoice

Submitted on 04/24/2024

### Ship to

Jayne Biggs  
5200 Solterra Boulevard  
Davenport, Florida 33837

### Invoiced by


Minoan Experience Inc.

### Invoice #

#41790668

### Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Nautical Trestle 48" Round Dining Table // Slate Grey	POLYWOOD	4	\$699.00	\$559.20	\$2,236.80

Total Retail Price	\$2,796.00
Minoan Discount	\$559.20
Subtotal	<b>\$2,236.80</b>
Shipping Fees	\$0.00
Sales Tax	\$0.00

**\$2,236.80**



# Minoan

344 Grove Street, #4034  
Jersey City, NJ 07302

# Invoice

Submitted on 04/24/2024

### Ship to

Jayne Biggs  
5200 Solterra Boulevard  
Davenport, Florida 33837

### Invoiced by


Minoan Experience Inc.

### Invoice #

#D9247830

### Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	Nautical Folding Highback Chair // Slate Grey	POLYWOOD	8	\$299.00	\$239.20	\$1,913.60

Total Retail Price	\$2,392.00
Minoan Discount	\$478.40
Subtotal	<b>\$1,913.60</b>
Shipping Fees	\$0.00
Sales Tax	\$0.00

**\$1,913.60**



# Minoan

344 Grove Street, #4034  
Jersey City, NJ 07302

## Invoice

Submitted on 04/24/2024

### Ship to

Jayne Biggs  
5200 Solterra Boulevard  
Davenport, Florida 33837

### Invoiced by


Minoan Experience Inc.

### Invoice #

#F668C15E

### Account Name

Solterra CDD

Image	Product Name + Color	Vendor	Qty	Unit Price	Discount Price	Total Price
	48" Round Farmhouse Dining Table in Vintage Finish // Vintage Coffee	POLYWOOD	4	\$599.00	\$479.20	\$1,916.80

Total Retail Price	\$2,396.00
Minoan Discount	\$479.20
Subtotal	<b>\$1,916.80</b>
Shipping Fees	\$0.00
Sales Tax	\$0.00

**\$1,916.80**



# EXHIBIT 22





## Proposal for District Approved Social Media

Brand: Instagram – Account will need to be created in Meta to manage all settings correctly. Should be set as a private account so only those that follow (residents and renters) can view posts. This does not affect our ability to provide information for public record.

Purpose: Another form of marketing, communication of information to the community and it's renters.

Description: For Districts that approve of Vesta's creation and management of the community's social media, we will utilize it in the following ways:

- Posting flyers about events
- Videos recapping activities and events
- Conveying important information to the community such as inclement weather, pool closures, board meeting dates and more.
- **We will monitor and manage the account daily and NOT allow comments or utilize the platform as a form of two-way communication. If there is any attempt to communicate directly with management via the platform, we will instruct them to email us directly. Social will only be used for informational purposes.**

Cost to District:

- Initial Setup - \$250.00
- Management Fee - \$100.00 a month
  - Staff Hours – 5 hours a month



# EXHIBIT 23



# Safe Slide Restoration®

"Restoring confidence in your slide."

Dale Cooper LLC DBA Safe Slide Restoration

P.O. Box 102, Farmington, MO 63640

O: 855-639-7543 / C: 989-954-6235, 317-437-2217, 314-448-7233

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

April 18, 2024

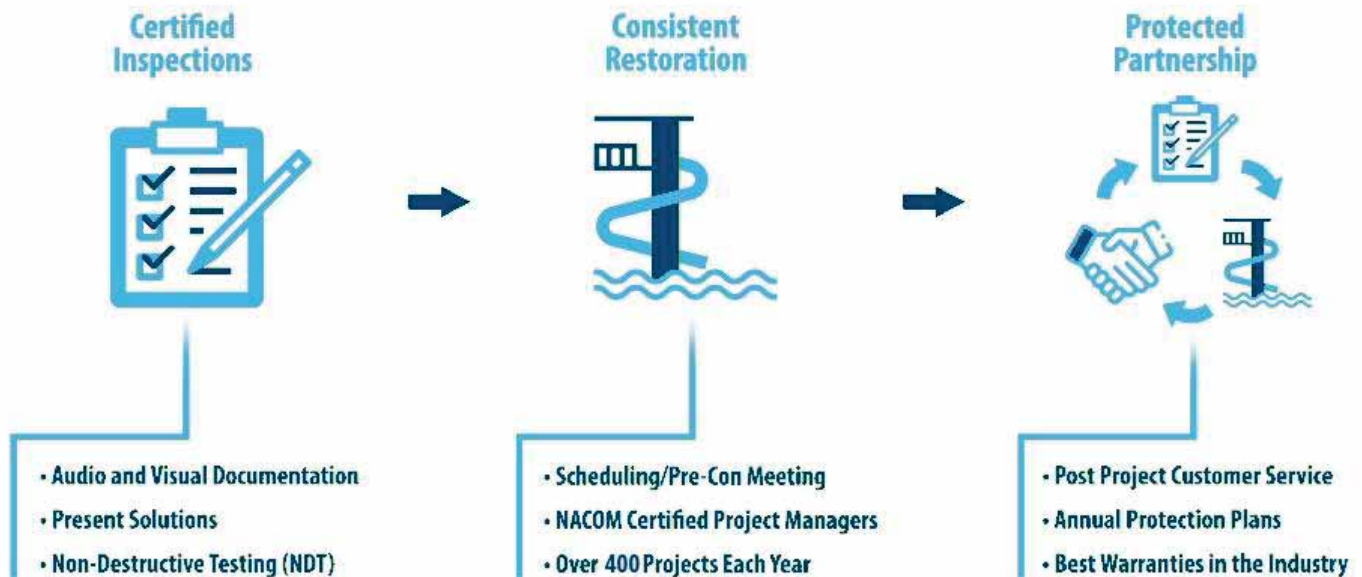
**Solterra Resort** / Attn: Randy Fredrick  
5200 Solterra Blvd, Davenport, FL 33837  
407-235-8984 / [rfredrick@vestapropertyservices.com](mailto:rfredrick@vestapropertyservices.com)

Hello Randy,

The following is a proposal for the restoration of your water slides and steel structure. This proposal is based on the inspection done by Safe Slide Restoration on 04.18.2024. Our company is certified in fiberglass composites by the American Composite Manufacturer's Association (ACMA). We have over **30 years** of experience working with fiberglass and gel coat. Our company is certified by the Association for Materials Protection and Performance (AMPP) for steel. We are also NDT-certified to provide non-destructive testing. We have over **12 years** of experience working with steel structures.

## We Have The Industry's Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 – year warranty** on paint for adhesion – Fiberglass (with yearly protection plan)
- There is a **5 – year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)



## Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive





**Slide Description:**

**Open Flume Body Slide – Blue & Ivory**

**Work Description:**

**Recaulk Seams: As Needed**

- Recaulk seams as needed (recaulking is not a guarantee to stop leaking seams) \*\*
- Seams will be sealed with premium caulk

**Chemical Wash - Start Tub:**

- Clean interior of start tub
- Apply chemicals to start tub
- Hand agitate, as needed
- Final rinse

**Steel Structure Description:**

**Steel Slide Tower Columns and Slide Support Arms**

**Work Description:**

**Spot Blast and Paint**

- Hot water/high pressure columns and support arms , (5,000 PSI) per NACE SSPC-SP1
- Spotblast and strip two columns and support arms as needed
- Hand Tool rusted areas as needed, per NACE SSPC-SP2
- Power Tool rusted areas as needed, per NACE SSPC-SP3
- Prime Coat with 2-part as needed
- Apply finish coat with poly-siloxane paint

**Project Amount: ..... \$34,131.00**

*\*\*Additional charges may apply if components need replacement\*\**







**Note: This Proposal/Contract expires in 30 days from the date on the first page of this document.**

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world; and we look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 989-954-6235 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,  
Joshua Lones  
Senior Director of Customer Service  
[joshua@safeslides.com](mailto:joshua@safeslides.com)



# Safe Slide Restoration

"Restoring confidence in your slide."®

## EXPANDED SERVICE OFFERINGS



**STEEL RESTORATION**

- Sandblasting
- Rust Removal
- New Fabrication for Steel Components



**FLOORING INSTALL**

- Thermoplastics
- Textured Flooring
- Life Floor Certified Installers



**CERTIFIED INSPECTIONS**

- Full Park Inspection
- State Certification
- Non-Destructive Testing



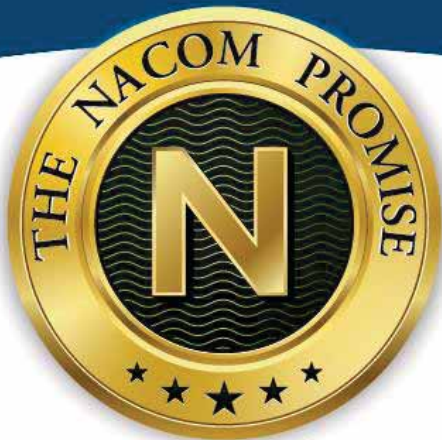
**PROJECT INSTALLS**

- Slide Installations
- Splash Pad Installations
- Hardware and Bolts Replacement



**POOL RECOAT**

- Thermoplastic Coating
- Fiberglass Repairs
- Lazy Rivers, Wave Pools, Catch Pools, etc.



## Safe Slide NACOM

**Specialty Coatings and Maintenance Services**  
 NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



## Terms & Conditions

**\*Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.**

**\*\* Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).**

### **Customer Expectations**

Safe Slide Restoration reserves the right to have adequate access to the project area in order to complete the project as efficiently as Safe Slide Restoration deems necessary. This may require, but is not limited to: working 12 hours per day and seven days per week. The facility is responsible for providing access to an adequate water source (5 gallons per minute), electrical power (multiple circuits will be needed), and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide's technicians are capable of in-field color matching the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down, but requests must be made 45 days before the Safe Slide crew arrives on-site. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the very best finish that can be achieved; however, some pinholes may be present. **Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes.** This Agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

### **Customer Responsibilities**

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide Restoration, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. The customer is required to provide lodging and access to restrooms to the Safe Slide crew for the duration of the project. A walk through of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. Missing the post project walk through is equivalent to an approved sign off by the customer. Safe Slide Restoration will not be responsible for unscheduled return work in the case that the customer misses scheduled post project walk-through and subsequent sign-off. We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation.

### **Possible Additional Charges (Fiberglass)**

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

### **Possible Additional Charges (Steel)**

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in



areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

### [Lien Information \(Regarding CA, FL, IL, MO, OH, TX\)](#)

#### **Warranty Information**

##### **2 – year fiberglass paint Workmanship warranty:**

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

##### **1 – year steel paint workmanship warranty:**

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

##### **5 – year structural repair workmanship warranty:**

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

##### **5 – year gel coat and paint workmanship warranty:**

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates. This warranty does not cover substrates previously coated after the manufacturer's original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor.

**Safe Slide Restoration does not offer any warranty for caulking of seams.**

#### **Confidentiality Agreement**

**The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.**



# EXHIBIT 24



ACCEPT

DECLINE

# Estimate

Date: Apr 3, 2024

No. 554

www.american-powerwashing.com

**Presented To:**

Solterra Resort CDD  
 Jayme Biggs  
 5200 Solterra Boulevard  
 Davenport, FL 33837



Description	Qty	Each	Amount
<b>30" x 60" Banner</b> 24 Banners per season (3) Seasons total - Spring/Summer, Winter, & Patriotic holidays 72 Banners total	72	\$132.00	\$9,504.00
<b>Pole Mounting Hardware</b> (2) Mounting brackets & hardware per banner required 24 Poles requiring brackets & hardware 48 brackets & hardware total	48	\$50.00	\$2,400.00
<b>Banner Initial Setup</b> Labor to install Pole Mounted Hardware on 24 poles. Includes the labor for the first season of banners as well. (\$780 per swap moving forward)	24	\$97.50	\$2,340.00
<b>Banner Swap Fee</b> Includes labor and materials. Also includes cleaning and storing banners that are removed. This will be your cost to budget for after the initial purchase of all equipment. (\$780/swap as configured)	24	\$32.50	\$780.00
<p><b>Additional Details:</b> This banner program includes maintenance/cleaning of the banners to help extend the life and vibrance of the banners.            It also includes the storage of the banners, but Solterra Resort CDD may store them if they prefer.</p> <p>Once approved, American Power Washing LLC will coordinate with the District's General Manager or other representative to schedule installation, number of banner swaps per year, and swap date schedule.</p>			

<b>Subtotal</b>	\$15,024.00
<b>New Client Promotion</b>	-\$780.00
<b>Total</b>	\$14,244.00

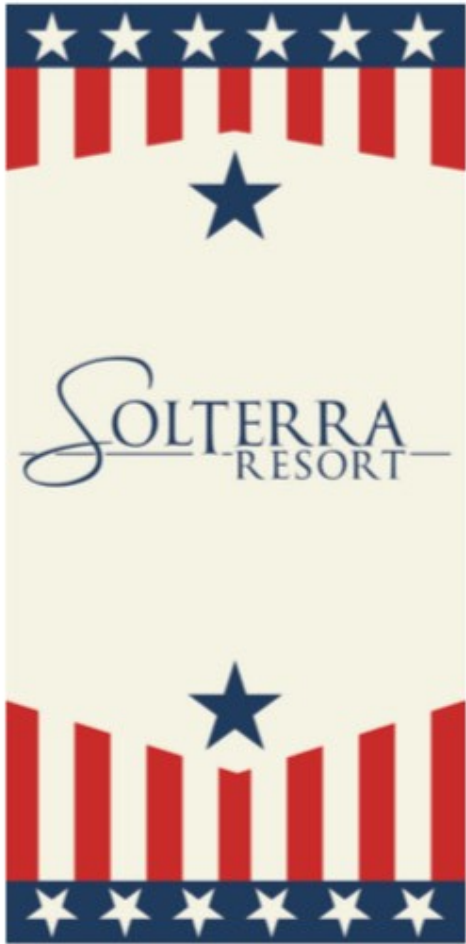


**Deposit Due**

**\$11,904.00**

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





**Price Quote**

Jayne T. Biggs  
Assistant Director  
jbiggs@vestapropertyservices.com>

April 25, 2024

Jayne,

Listed is a few ideas for your 30 x 60 banners – this at least can get you approval for budgeting :>

For stock sunbrella (best and strongest material) patriotic banners

Listed is your choices: \$95 Each

24 @ \$95 each: \$2,280



For stock 18 oz blockout vinyl patriotic banners

Listed is your choices: \$95. Each

24 @ \$95 each: \$2,280

For windy conditions would suggest Custom coated main street fabric: \$119.Each

24 @ \$119 each: \$2,856.





### **Custom banners**

#### **Ideas below – all can be customized**

For stock 18 oz blockout vinyl

Listed is your choices : \$95. Each (based upon 24 of all of the same design )

24 @ \$95 each: \$2,280

For windy conditions would suggest Custom coated main street fabric: \$119. Each

24 @ \$119 each: \$2,856.



# Digital Seasonal Stock Designs

PRINTED ON 18 OZ VINYL OR ACRYLIC COATED POLYESTER



19D883



17D837



08D938 C



10D973



10D974



05D904



17D846



08D938 D



17D838



12D989



10D956



16D829



16D830



10D975



17D839



05D902



16D836 A



16D836 B



09D945



10D969



10D985A



10D988B



12D991



10D985



19D851



10D976



12D992



10D971



16D836 E



10D970



17D841



17D840



09D944



08D940



05D905



10D958





STOCK DIGITAL



05D909



05D911



05D912



06D913



06D914



05D915



05D916



06D917



06D918



08D938



08D941



08D942



08D943



08D945



08D946



08D947



09D949



09D950



08D951



08D952



08D953



10D954



10D955



10D958



10D963



10D964



10D965



10D977



10D979



10D980



10D981



12D986



12D986



14D902



14D800



14D812



14D813



14D817



14D818



15D820



15D821



15D826



16D832



16D833



16D834



16D836



16D836 D



17D842



17D843 A



17D843 B



17D843 C



17D844



17D845





**Fibreflex 1 brackets (silver)**

Includes:

- Top/bottom bracket
- 2-rods
- 2 pins
- 4 ideal bands
- 2 ty-wraps

Cost per set \$73.

24 sets @ \$73: \$1,752.

The above does not include shipping or installation.

Ted Peterson

President

Downtown Decorations, Inc.

309 Wavel Street

Syracuse, NY 13206

Direct: 315-565-7404

Toll Free: 877-369-6332

Cell: 315-430-3013

[Tpeterson@downtowndecorations.com](mailto:Tpeterson@downtowndecorations.com)

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

<https://downtownbanners.com/>



# BANNERS.

## 18oz BLOCKOUT VINYL.

All of our banners are manufactured to the industry's highest standards. Our vinyl banner features include the following:

### MATERIAL

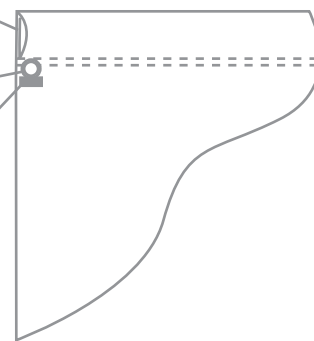
- 18 oz. opaque white blockout vinyl (SINGLE PLY)
- Printed at 720 dpi maximum
- Printed using true outdoor UV resistant inks
- Unlimited colors available
- Photographic looks
- Finished with scratch resistant UV clear coat, the same clear coat that is used by DOT on road signs, but formulated to allow for flexibility
- Water, mildew and fade resistant
- UV treated heavy duty thread to match fabric
- UV resistant material
- Full double rolled rod pockets constructed with our unique "one piece" design

### CONSTRUCTION

Full double rolled rod pockets constructed with our unique "one piece" integral design.

Solid brass grommets in all four corners so that banner can be installed from either side. This also extends the life of the banner by rotating them each year.

Durable webbing sewn in behind grommets to help prevent tearing.



### WARRANTY

Exterior banners manufactured on Vinyl Fabric in standard sizes up to 30"x 84" are warranted for **three full years** under normal conditions. This warranty is in effect from the date of purchase against defects in the material and craftsmanship when installed taut and reasonably maintained on Fibreflex® Brackets or approved bracketing systems. Banners are not warranted against defective or improperly installed brackets. Banners attached on hardware that allow the banner to "fly" at the bottom are not warranted after installation.



CALL **1.877.369.6332** AND ORDER TODAY

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



# BANNER HARDWARE

## FIBREFLEX 1

FibreFlex 1 Single Base System: (For Banners up to 30" x 60") Ideal for 30" x 60" and smaller banners. Installed on metal, concrete and fiberglass poles.



FibreFlex 1

- Non rusting solid cast aluminum base
- Heavy duty construction
- Canted arms keep banners taut
- Engineered to deflect wind from poles
- Attaches with 3/4" banding & buckles
- 13/16" fiberglass rods
- Not recommended for wooded poles
- Rods are pinned at base for easy removal
- Can be painted

### Includes:

- Two - 2" x 6" aluminum bases
- Two - 13/16" removable cantilevered rod arms
- "D" clips to hold rod arm to base & cable ties to hold banner to base
- 10' - 3/4" stainless steel banding with buckles or 27" stainless steel ideal bands

### WARRANTY

All Fibreflex Banner Hardware is warranted for EIGHT FULL YEARS when installed according to approved methods and under normal weather conditions.



CALL **1.877.369.6332** FOR MORE INFORMATION [www.downtowndecorations.com](http://www.downtowndecorations.com)



# EXHIBIT 25





# QUOTE

Number: Q100413

Date: 5/29/2024

Account No: 1694-6712

Prepared For:

Terms: Net 30 Days

Reference:

801 Sawdust Tr  
 Kissimmee, FL 34744  
 Phone: (407)847-2771  
 Fax: (407)847-8242

**Billing Address**

SOLTERRA - SOLTERRA RESORT  
 CDD  
 C/O DPGF  
 250 INTERNATIONAL PARKWAY, SUI  
 LAKE MARY, FL 32746

**Service Address**

SOLTERRA - POOL ADDRESS  
 5200 SOLTERRA BLVD  
 DAVENPORT, FL 33837

**REQUEST**

Item	Description	Qty	Unit	Price	Extended
NEP-10-1000	PE-12-WT NEPTUNE-BENSON PERPENDICULAR GRATING	38.0000	EA	\$62.00	\$2,356.00
DEL-00-0000-S	DELIVERY FEE	1.0000	EA	\$29.95	\$29.95

**ORDER NOTES**

.....

THIS IS ONLY AN ESTIMATE, YOU MUST  
 EMAIL OR CALL TO MAKE THIS AN  
 ORDER! NO WARRANTY ON MOTORS  
 UNLESS INSTALLED BY SPIES.

Sub Total: \$2,385.95  
 Sales Tax: \$0.00  
 Freight: \$0.00  
**Total: \$2,385.95**

Accepted By \_\_\_\_\_



# EXHIBIT 26



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

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**PROPOSAL**

**Solterra CDD**

**Replace and Repair Inlet Tops**

**4/25/2024**

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**Location 1**

**Re-construct curb inlet top located on Solterra Blvd. at  
oubound lane next to guardhouse. Intent is to enhance  
its capacity to withstand repeated impact by heavy vehicles.**

**\*\*\* (This inlet top has already been "repaired" 3 times)**

**Scope of work:**

- completely remove existing inlet top
- re-construct with 50% larger reinforcement bars
- new bars to be doweled into walls of inlet structure
- steel "C" channel will be added across the "face" of inlet top
- concrete will be 2" thicker than original inlet top

	<b>Sub-total</b>	<b>\$4,200</b>
("Preferred Client" discount - 25%)	<b>Discount</b>	<b><u>(\$1,050)</u></b>
	<b>TOTAL</b>	<b>\$3,150</b>

**Location 2**

**Repair damaged inlet top located on north side of Solterra Blvd  
between entrance and Oak Tree Drive.**

	<b>TOTAL</b>	<b>\$1,400</b>
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	<b><u>GRAND TOTAL</u></b>	<b><u>\$4,550</u></b>
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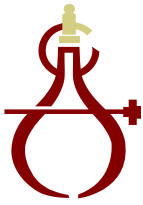
**NOTE -**

**Temporary barricades will be provided for 2 weeks to reduce  
potential for vehicle impact while new concrete "cures"**



# EXHIBIT 27





**Premier Engineering, Inc.**  
10910 Curley Rd, San Antonio, FL 33576  
Phone: (813) 293-7481

August 30, 2023

Randy Fredrick  
Facility Operations Manager  
Solterra Resort  
5200 Solterra Blvd  
Davenport, FL 33837

**Re: Proposal – Countertops (4) Replacement**

Mr. Fredrick,

Thank you for the opportunity to provide you with this proposal for construction services. We have outlined our proposal below for your review.

**I. SCOPE OF SERVICES:**

To replace four (4) countertops on the bar/restaurant facing the pool deck. The work will include the following activities:

1. Removal and disposal of four (4) granite countertops. Existing countertops dimensions:
  - 31" x 120"
  - 31" x 120"
  - 31" x 112-3/4"
  - 20" x 70"
2. Furnishing and installation of four (4) new granite countertops, matching existing as best possible.
3. New countertops will be 1-3/16" thick throughout the whole slab. The existing countertops are 1-3/4" thick to about 2-3/4" from the edges. The remaining portion of the slabs are 1/2" thick. The thickness of the new countertops should provide a slab with more resistance to impact.
4. Clean area.

**Additional Notes:**

- a. All safety precautions and measures per **OSHA** and state regulations will be followed throughout the project duration.
- b. Before starting the project, we will present the client with a countertop sample for approval.



**II. PROJECT CONSTRUCTION FEE SCHEDULE:**

Our proposed fee for the construction of this project to include the above-referenced services is **\$9,998.00 (Nine Thousand Nine Hundred Ninety-Eight Dollars and 00/100)**. A deposit of **\$4,999.00 (Four Thousand Nine Hundred Ninety-Nine Dollars and 00/100)** will be required upon the signing of this proposal. Due to the material cost's volatility, this offer of professional services is valid for fifteen (15) days after its date.

Invoices shall be submitted by the Contractor monthly and are due upon presentation. Invoices shall be considered past due if not paid within (30) thirty calendar days of the invoice date. If the Client should fail to pay any bill within (30) thirty calendar days of the due date, the Contractor may stop work on the project.

If payment is not received by the Contractor within (60) sixty calendar days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, whichever is lower) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Contractor shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorney's fees, court costs and expenses incurred by the Contractor in connection therewith and, the reasonable value of the Contractor's time and expenses spent in connection with such collection action, computed at the Contractor's prevailing fee schedule and expense policies.

We appreciate the opportunity to offer you this proposal and we look forward to the above-listed scope of services.

Sincerely,

Jerry Keith, P.E.

The undersigned acknowledges a full understanding of the services to be performed by Premier Engineering, Inc.

Client:  
Solterra Resort

Contractor:  
Premier Engineering, Inc.

\_\_\_\_\_  
Title

\_\_\_\_\_  
Jerry Keith, P.E.

PO Number: \_\_\_\_\_



### **III. GENERAL TERMS AND CONDITIONS:**

#### **HIDDEN CONDITIONS**

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Contractor has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all cost necessary to correct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) the Contractor has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Contractor shall not be responsible for the existing condition nor any resulting damages to persons or property.

#### **OWNERSHIP OF DOCUMENTS**

All reports, plans, specifications, computer files, field data, notes and other documents and instruments produced by the Contractor as instruments of service shall remain the property of the Contractor and may not be used by this Client for any other endeavor without the written consent of the Contractor. The Contractor shall retain all common law, statutory and other reserved rights, including the copyright thereto.

#### **LIMITATIONS OF LIABILITY**

In recognition of the relative risks, rewards and benefits of the project to both the client and contractor, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, the contractor's total liability to the client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the contractor's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

#### **SCHEDULE TIME OF PERFORMANCE**

Work will commence upon receipt of background files, geotechnical report, other necessary information, and signed proposal. Direction to proceed with the work whether written or oral will be deemed as acceptance of all terms and conditions contained herein. Best efforts will be used to achieve stated project design schedules provided they are reasonable and consistent with the professional care required to properly complete this work. The services and fees in this proposal anticipate orderly and contiguous progress of the project through completion. Unless otherwise noted it is assumed this project will be completed in one phase with one set of documents.

#### **TERMINATION OF AGREEMENT**

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONTRACTOR will be paid for all services requested by written notice and rendered to the date of termination. Upon written notice by the owner, the CONTRACTOR will supply one copy of all documents related to the PROJECT.





**Vesta Property Services**

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

**Prepared by:**

Jose Pinto  
President  
Office: 407-852-6018  
Fax: 407-852-7981  
Cell: 407-468-9193  
jp@prestigecontractorservices.com

**1) Scope of Work**

A preliminary inspection of this project has been completed on the existing surfaces and conditions by a Prestige Contractor Services, Inc. representative listed on the cover page. The areas have been evaluated and the scope of work within this specification has been provided. The scope is an important key to a successful job and describes the tasks to be completed by the contract between contractor and owner. This specification covers the details of the surface preparation and application. The scope and the specifications become part of the requirements for the job and are measured against which satisfactory completion of the project is evaluated. Close adherence to all instructions and conditions is required.

**2) General**

A. The Written Specifications contained herein are freely submitted as a courtesy of Prestige Contractor Services, Inc. and designed to coordinate the work being conducted on the project for the specified product to be offered. Complying with the products specified will provide the maximum beauty, performance, and protection required. The written specification herein is final, and any changes must be submitted in writing and approved by Prestige Contractor Services, Inc.

**3) Field Quality Assurance**

A. Before starting, to avoid a dispute over existing damage it is suggested that the contractor and owner or owner's representative walk the project and make a list of all existing damage. This list should contain the identification of any building or unit showing the damage and dated record by both. In the event of a dispute, the record will help resolve the issue.

**4) Included in the scope of work)**

- a. Remove the granite countertop slabs in 3 areas of the bar located at the roll-up windows
- b. Install 3 new 1 3/4 in. slabs to match the existing color





- 5) **Excluded in the scoop of work**
  - a. Anything not mentioned in the scoop of work above, item #4.
- 6) **Project Completion Time** (Note: A project schedule can be provided after the signed contract is received)
  - a. 2-3 days for total completion, weather dependent
- 7) **Deposit Terms**
  - a. Please be advised that a deposit may be required due to the extremely high material demand.
  - b. The deposit is not to be greater than 10% of the contract amount.
- 8) **Payment Schedule** (Note: A payment schedule can be provided after the signed contract is received)
  - a. An invoice will be sent upon completion.





Granite Slab Replacement

October 19<sup>th</sup>, 2023

### Contract

**Vesta Property Services**  
Randy Fredrick  
5200 Solterra Blvd.  
Davenport, FL 33837  
Phone: 407-235-8984  
Email: rfredrick@vestapropertyservices.com

**Prepared by:**  
Jose Pinto  
President  
Office: 407-852-6018  
Fax: 407-852-7981  
Cell: 407-468-9193  
jp@prestigecontractorservices.com

**We are pleased to submit our proposal for the mentioned scope of work at Solterra Resort.,**

- o 3 Granite Slab Replacements \_\_\_\_\_ \$5,100.00

**All paint & materials will be supplied by Prestige Contractor Services, Inc.**

**Payment Schedule:** Invoiced upon completion

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsible for any equipment cost associated with work delays due to the approval of colors, samples, mockups, etc.... After payment terms have been negotiated, the payment schedule will follow and become part of this contract. We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents, or any other cause beyond our control. We are not responsible for damage due to following our scope of work. Owner to carry fire, tornado, and any other necessary insurance coverage. Prestige Contractor Services, Inc. Painting to carry General Liability and Workman's Compensation Insurance coverage. **This proposal and contract are valid for 30 days.**

*Prestige Contractor Services, Inc.*

By: Jose Pinto  
*Jose Pinto / President*

The enclosed prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



# EXHIBIT 28





# TRULY Commercial Services

### Service Address

Company Solterra Resort CDD  
 Contact Person Randy Fredrick  
 Address 5200 Solterra Blvd  
 City/State/Zip Davenport FL 33837  
 Primary Phone 407-235-8984  mobile  landline  
 Secondary Phone \_\_\_\_\_  mobile  landline  
 Email rfredrick@vestapropertyservices.com  
 TEPS Account  Yes  No Governing Body \_\_\_\_\_  
 Business Type  Office  Retail  Food Svc  Hospitality  Medical  
 Other Club house

### Billing Information

Company Solterra Resort CDD  
 Contact Person Randy Fredrick  
 Address 1060 Maitland CC BLVD STE 340  
 City/State/Zip Maitland FL 32751  
 Primary Phone 407-235-8984  mobile  landline  
 Secondary Phone \_\_\_\_\_  mobile  landline  
 Email rfredrick@vestapropertyservices.com  
 Portal Access  Yes  No  
 Portal Email rfredrick@vestapropertyservices.com

**SATISFACTION GUARANTEE:** TRULY NOLEN guarantees your "SATISFACTION." If there is a problem with any part of your service, we will continue to service your business at no extra charge until you are "SATISFIED" or you will be issued a full credit for your last scheduled service (not applicable to special services or monitoring programs). We provide complimentary callbacks with a 24-hour response time should your pest problems persist between services.

This is a 12-month agreement that renews on a service-to-service basis. TRULY NOLEN will provide continuous service throughout the period specified. This service plan includes regular treatments and additional visits as deemed necessary by the technician or requested by the customer in order to maintain control of crawling insects on the covered property. Note: Termites are a structural problem and treatment is not covered by this agreement. We recommend a complimentary termite inspection for your structure.

## TRULY Commercial Services



Commercial Pest Program  Fly Program  Rodent Program  Bed Bug  
 Mosquito  Other (type) \_\_\_\_\_

\$ 150



\$ 75

Monthly  Other (frequency) \_\_\_\_\_  
 Insulation - Separate Agreement

Initial Start-up	\$ 150
Sales Tax (if applicable)	\$ 0
Total Due to Start	\$ 150
Monthly/Other Service Rate	\$ 75
Exclusion Renewal(s) (if applicable)**	\$ 0

Terms of this Agreement: This agreement covers area(s) as defined within the original Scope of Work as indicated in the accepted proposal and/or the agreement and the Terms & Conditions for this service as indicated on the reverse side of this agreement. By signing below, the customer acknowledges that he/she has read, understands and has agreed to the stated Terms & Conditions. TRULY NOLEN reserves the right to reject the submitted proposal unless accepted within 30 days from the date of inspection.

ONE TIME ONLY SERVICE - 30 Day Guarantee Only

Terms of Service  COD  Monthly Billing

Special Billing (PO Required) PO # \_\_\_\_\_

Cash Receipt # \_\_\_\_\_ Check # \_\_\_\_\_

Amount \$ \_\_\_\_\_

ACH/EFT DEDUCTION Account # \_\_\_\_\_

Name on Account \_\_\_\_\_

Banking Name \_\_\_\_\_

Routing # \_\_\_\_\_

AUTO PAY MONTHLY

Initial amount due \$ 150 Monthly Deduction \$ 75

Monthly auto payment begins the second month of the agreement.

2082 33rd Street, Orlando, FL 32839

(TRULY NOLEN OFFICE ADDRESS)

BY: [Signature] License # Jb2203

(REPRESENTATIVE)

BY: \_\_\_\_\_ (MANAGER)

Location 71123702 Branch # Truly Nolen Branch 711

407-241-1400

(OFFICE PHONE)

BY: [Redacted Signature] (OWNER OR AUTHORIZED AGENT)

Start Date \_\_\_\_\_ Start Time \_\_\_\_\_

Route # \_\_\_\_\_ Follow-Up Date \_\_\_\_\_

TEXT MESSAGING - I agree to be contacted via text message at the mobile number I have provided. TRULY NOLEN will use this for updating you on the status of your account or service. If you wish to unsubscribe, please reply STOP to the message or contact your local branch to be removed from the texting program.

BUYERS RIGHT TO CANCEL - If the agreed upon terms are not met, BUYER agrees to pay all reasonable attorney's fees and court costs in addition to any other necessary fees for collection. It is mutually agreed that any dispute under the terms of this agreement shall be submitted to arbitration pursuant to the rules of the American Arbitration Association. You, the BUYER, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

TRULY NOLEN OF AMERICA, INC - AZ License #4020 | CA License #PR285

TN7730 Rev 9/27/21

Warning - Pesticides can be harmful. See caution statement on reverse side.

**LIMITATION OF LIABILITY.** The liability of TRULY NOLEN for treatment, re-inspection, re-treatment, or claims arising out of or relating to the interpretation, performance, or breach of this AGREEMENT or any claim for damages under statute or common law injury caused by performance, and/or negligence or any other tort claim in the inducement or performance of the AGREEMENT, shall not exceed the cumulative aggregate sum of \$5,000.00 for the entire period covered by this AGREEMENT. In no event shall either party be liable to the other for indirect, special, or consequential damages including, but not limited to, diminished resale value of a home or its contents, loss of use of the home or its contents, punitive damages, attorneys' fees, or loss of anticipated profits.

**Disclaimer:** This disclaimer does not cover any structural interior, exterior or contents damage that has and may occur as a result of the pest infestation. TRULY NOLEN is not liable for any claims of personal injury or other bodily harm that may result from pest activity on the property. TRULY NOLEN is not responsible for any claim(s) that a pest was transported from a customer's location to another location, resulting in a secondary infestation. TRULY NOLEN may subcontract any or all of the work herein described.

## GENERAL TERMS, CONDITIONS AND DISCLAIMERS

- 1. WARNING:** Pesticides can be harmful. Keep children and pets away from pesticide application until dry, dissipated or aerated. Any person sensitive to chemicals should check with his/her physician before treatment. TRULY NOLEN will provide technical information about the products use upon the customer's request.
  - 2. RODENT GUARANTEE:** Agreement carries a one year guarantee covering re-infestation, workmanship, and materials within original scope of work. If the initial exclusion effort fails, then TRULY NOLEN will re-inspect and repair or replace damaged materials at no additional charge. If structure is re-infested, TRULY NOLEN will render services needed to control the infestation (e.g. trapping, etc.) at no additional charge. Guarantee excludes any property or contents damage sustained due to rodent infestation. Guarantee does not cover additional trapping and/or exclusion work beyond original scope of work. Should BUYER remodel or construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee. At the end of the guarantee period, BUYER can renew the agreement. \*\* Payment of this renewal fee re-establishes the guarantee as provided for in the first year and includes an annual inspection of the structure. After the first renewal year, TRULY NOLEN may modify the renewal fee amount.
  - 3. ADDITIONS AND ALTERATIONS.** The BUYER understands that the Agreement does not cover additions or alterations to the premises that create new rodent entry points into the covered structure. In the event of such alterations, BUYER should notify TRULY NOLEN so that appropriate exclusion work can be performed for an additional fee and the contract can be amended to reflect the altered premises. Should BUYER construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee.
  4. Depending on the service selected, the pest management plan may include the utilization of pesticide products, mechanical devices and exclusionary materials. At the end of each visit, the service technician will provide the customer with a service ticket that outlines his/her findings and actions taken. TRULY NOLEN realizes that any successful pet management program is based on a true partnership between the customer and his/her TRULY NOLEN team.
  - 5. ACCESS.** TRULY NOLEN'S liability under this Agreement shall terminate if access to the premises, structure(s), or any part of the structure is refused to TRULY NOLEN for the purpose of conducting inspections.
  - 6. ACTS OF GOD AND OTHER EVENTS.** Certain events beyond TRULY NOLEN'S control may affect TRULY NOLEN'S ability to perform obligations provided for under this AGREEMENT. These events include, but are not limited to, heavy rain, strong winds, hurricanes, or any other act of God or circumstances or causes beyond the control of TRULY NOLEN. TRULY NOLEN shall have no liability if, at its discretion, it becomes necessary to postpone, cancel, or terminate treatment as a result of such events.
  - 7. SETTLEMENT OF DISPUTES.** BUYER and TRULY NOLEN mutually agree that any dispute or controversy arising out of or relating to: (1) this AGREEMENT, (2) any treatment or service rendered by TRULY NOLEN, (3) any damage or injury to person or property, whether direct, incidental, or consequential, allegedly caused by TRULY NOLEN, (4) the enforcement of any claim under Guarantee, or (5) any claim regarding the sale shall be settled and resolved exclusively by arbitration. It is further agreed there shall be no class actions or joinder brought through the arbitration or any other proceedings. As a condition precedent to any action, the parties shall engage in a mediation and each party shall bear their own costs. The mediation shall be non-binding. It is further agreed that there shall be a single neutral arbitrator, and the National Arbitration Forum (NAF) shall conduct the arbitration under its rules. If the NAF is not available, then the American Arbitration Association may conduct the arbitration under its own rules. Discovery shall be permitted as provided for under the State Rules of Civil Procedure, except discovery shall not be permitted as to transactions with other customers. The arbitrators must apply all legal and equitable defenses. The arbitrator shall not have the authority to award indirect, special, or consequential damages including, but not limited to, diminished resale value of a house, building, or its contents, loss of use, lost anticipated profits, punitive damages, or attorney's fees, such damages being specifically waived. Any award of damages shall include a written decision that states reasons upon which the award is based, including all elements involved in the calculation of any award of damages. Either party may appeal the arbitrator's award to any court of competent jurisdiction. The court having jurisdiction over the appeal may adjudicate any issues as if the matter had been an appeal from a court of law or equity.
  - 8. NOTICE TO TRULY NOLEN.** Any disputes or claims under this AGREEMENT must be made promptly in writing to TRULY NOLEN OF AMERICA, INC., 432 S. Williams Blvd., Tucson, Arizona 85711, during this AGREEMENT term or any approved extension. The BUYER agrees not to file any action against TRULY NOLEN without allowing TRULY NOLEN to first enter and re-inspect the building. The BUYER also agrees not to file any action unless the BUYER files it within one (1) year after sending a written claim.
  - 9. INDEMNIFICATION BY CUSTOMER.** Customer shall indemnify, defend, and hold TRULY NOLEN and its officers, directors, shareholders, employees, and agents free and harmless from any and all claims, damages, or lawsuits (including reasonable attorneys' fees) arising out of or relating in any way to (1) any of the services provided by TRULY NOLEN under this service agreement, (2) any lawsuit or claim arising out of anyone who may be impacted or come into contact with areas serviced by TRULY NOLEN, and (3) any lawsuit or claim arising from anyone who may have come into contact with anyone who visited areas serviced by TRULY NOLEN.
  - 10. ENTIRE AGREEMENT.** This AGREEMENT, including any attached graphs and specifications, checklists, or other documents, constitutes the entire AGREEMENT between the parties, and may not be varied, altered, or modified in any way except by written agreement between the parties and approved in writing by a TRULY NOLEN corporate officer. No verbal changes in the terms of the AGREEMENT or verbal approval of deviations from performance of this AGREEMENT shall be permitted. Any provision deemed unlawful shall be considered severed. The parties agree this is an arms-length transaction and neither intends to create a fiduciary relationship.
- NOTE: PLEASE REFER TO BOTH SIDES OF THIS AGREEMENT FOR ALL DETAILS OF ANY GUARANTEE AND GENERAL TERMS AND CONDITIONS.  
ACKNOWLEDGMENT: BY SIGNING THE FACE OF THIS AGREEMENT, THE BUYER ACKNOWLEDGES THAT THE BUYER HAS READ, UNDERSTANDS, AND AGREES TO ABIDE BY THIS AGREEMENT AND ANY AND ALL ATTACHED CHECKLISTS, GRAPHS, SPECIFICATIONS, OR OTHER DOCUMENTS. BUYER ACKNOWLEDGES RECEIVING THE ATTACHED DIAGRAM OF THE STRUCTURE(S) TO BE TREATED.

I have read both sides of this agreement: \_\_\_\_\_

BUYER



# Service Summary

Customer Solterra Resort CDD

Location Number 71123702

## PEST CONTROL SERVICE OPTIONS

Monthly

Other

\$ 75 Commercial Pest Control # Services per Month 1 Service Frequency \_\_\_\_\_

## RODENT CONTROL OPTIONS

\$ \_\_\_\_\_ Complete Rodent Control - Truly's best value - includes exclusion, trapping, vector control & sanitation

\$ \_\_\_\_\_ Trapping & Exclusion - Eliminate rodent access openings in conjunction with trapping & removal service until structure is rodent-free. One year renewable warranty available.

Trapping Schedule: Visits per Week \_\_\_\_\_ x Number of Weeks \_\_\_\_\_

\$ \_\_\_\_\_ Sanitation/Vector Treatment - Treatment to rodent infected surfaces to prevent spread of disease and other health issues. Applied to accessible areas only.

\$ \_\_\_\_\_ Trapping Only - No guarantee

\$ \_\_\_\_\_ Monthly Bait Box Service - Most effective when done in conjunction with mechanical trapping & exclusion

Number of Devices (Exterior) \_\_\_\_\_ x \$ \_\_\_\_\_  Purchase  Lease Cost \$ \_\_\_\_\_

Number of Devices (Interior) \_\_\_\_\_ x \$ \_\_\_\_\_  Purchase  Lease Cost \$ \_\_\_\_\_

### Initial Service Instructions

Interior/exterior of the clubhouse.

### Service Instructions

Interior/exterior of the clubhouse.

Follow-Up Date(s) \_\_\_\_\_

Initial Service Rate \$ 150

Monthly/Other Service Rate \$ 75

Equipment Cost \$ 0

2nd Year Rate \$ 75





# Additional Service Summary

Customer Solterra Resort CDD

Location Number 71123702

## Special Services

- |                                   |                                     |                                |                                  |
|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------|
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |

## Initial Service Instructions

## Service Instructions

Follow-Up Date(s) \_\_\_\_\_

Initial Service Rate \$ \_\_\_\_\_ Annual Renewal Rate \$ \_\_\_\_\_

Annual Investment \$ \_\_\_\_\_ 2nd Year Rate \$ \_\_\_\_\_

Equipment Cost \$ \_\_\_\_\_





# TRULY NOLEN COMMERCIAL GRAPH

Name Solterra Resort CDD Date 05/29/2024  
 Address 5200 Solterra Blvd City Davenport State FL Zip 33837  
 Phone(Bus) 407-235-8984 (Cell) \_\_\_\_\_ (E-Mail) rfredrick@vestapropertyservices.com



- |                             |              |                             |                 |                             |                    |
|-----------------------------|--------------|-----------------------------|-----------------|-----------------------------|--------------------|
| <input type="checkbox"/> CR | Cockroaches  | <input type="checkbox"/> E  | Exclusion       | <input type="checkbox"/> EM | Excessive Moisture |
| <input type="checkbox"/> A  | Ants         | <input type="checkbox"/> RB | Rodent Box      | <input type="checkbox"/> D  | Clogged Drain      |
| <input type="checkbox"/> S  | Spiders/Webs | <input type="checkbox"/> TC | Tin Cat         | <input type="checkbox"/> C  | Caulk              |
| <input type="checkbox"/> R  | Rat          | <input type="checkbox"/> T  | Traps           | <input type="checkbox"/> D  | Debris             |
| <input type="checkbox"/> F  | Flies        | <input type="checkbox"/> GB | Glue Board      | <input type="checkbox"/> RE | Rodent Entry       |
| <input type="checkbox"/> BB | Bed Bugs     | <input type="checkbox"/> M  | Monitors        | <input type="checkbox"/> PE | Pest Entry         |
| <input type="checkbox"/> B  | Bees         | <input type="checkbox"/> PT | Pheromone Traps | <input type="checkbox"/> O  | Other              |

### Notes:

Service clubhouse

Inspector's Name: James Hutchens Date 05/29/2024

Manager's Name: \_\_\_\_\_ Date: \_\_\_\_\_



# TRULY NOLEN **COMMERCIAL** PHOTOS

Name Solterra Resort CDD Date 05/29/2024

Treating Address 5200 Solterra Blvd

City Davenport State FL Zip 33837

Phone 407-235-8984 Inspected By James Hutchens Sq Ft 5k Lin Ft \_\_\_\_\_

Structure:  Residential Home  Residential Apt/Condo  Residential Mobile Home  Commercial  Other Fum Only: Cu Ft \_\_\_\_\_






\* CUSTOMER MUST FILL OUT \*

TN Branch # Truly Nolen Branch 711 TN Account # 71123702

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

\_\_\_\_\_ % Residential - *Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.*

100 % Non-Residential - *Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.*

Owner/Representative: Solterra Resort CDD

Address: 5200 Solterra Blvd, Davenport, FL 33837

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

TAX EXEMPT STATEMENT

This is to certify that all services purchased after \_\_\_\_\_ from **Truly Nolen of America, Inc.**, are purchased for the following purposes as check below:

(Note: These are the only valid responses as per the State of Florida sales tax legislation.)

Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of 12A-1.001, F.A.C.

Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.

Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.

Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Owner/Representative: Solterra Resort CDD

Address: 1060 Maitland CC BLVD STE 340, Maitland, FL 32751

By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

trulynolen.com

# EXHIBIT 29



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, Friday, April 5, 2024 at 10 a.m. at Solterra Resort  
6 Clubhouse, 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 at 10:05 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Ariane Casanova (S5) Board Supervisor, Vice Chairwoman  
12 Connie Osner (S3) Board Supervisor, Assistant Secretary  
13 Bobby Voisard (S4) Board Supervisor, Assistant Secretary

14 Also present were:

15 Kyle Darin District Manager, Vesta District Services  
16 Barry Jeskewich District Manager, Vesta District Services  
17 Meredith Hammock District Counsel, Kilinski Van Wyk  
18 Greg Woodcock District Engineer, Stantec (*virtually*)  
19 Jayme Biggs Amenity Manger, Vesta  
20 Lea Stokes Vesta  
21 Dana Bryant Yellowstone Landscape  
22 Vicky Alvarez Account Manager, Yellowstone Landscape  
23 Niklas Hopkins Account Manager, Steadfast Aquatics (*virtually*)  
24 Irmalu Crespo Café Manager, Evergreen  
25 Joey Arroyo Evergreen

26 **SECOND ORDER OF BUSINESS: Audience Comments** (*Limited to 3 minutes per*  
27 *individual*)

28 Comments were heard on microphone placement affecting audio quality and the miniature  
29 golf course proposal.

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

31 A. Vendor Reports

32 1. Exhibit 1: Aquatic Maintenance – *Steadfast Environmental*

33 Mr. Hopkins presented the Aquatic Maintenance report. The removal of  
34 trash and debris items from the ponds within the contract scope was  
35 discussed.

36 a. Consideration of Aquatic Maintenance Proposals

37 Mr. Hopkins discussed the proposals.

38 i. Exhibit 2: Midge Fly Adulticide Surfactant Treatment  
39 Proposal - \$31,275.00 (9 treatments: \$3,745.00/mo.)



- 40 This item was tabled until further notice
- 41 ii. Exhibit 3: Nuisance Insect Fogging Proposal - \$7,650.00  
42 (9 treatments)
- 43 It was suggested that residents could request this service  
44 from Polk County. This item was tabled until further  
45 notice.
- 46 iii. Exhibit 4: Monthly Debris Pickup - \$7,830.00 (9 events:  
47 \$870.00/event)
- 48 This item was tabled until further notice, based on visible  
49 debris being considered to fall within the scope of the  
50 maintenance agreement.
- 51 iv. Exhibit 5: Aquatic Maintenance Service Agreement  
52 Renewal - \$29,724.00 (\$2,477.00/mo.)
- 53 The renewal incorporates a standard cost of living increase  
54 of 3.5%.

55 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board  
56 approved the Aquatic Maintenance Service Agreement renewal at the rate of \$2,477.00/month to  
57 begin October 1, subject to the District's form of agreement, for Solterra Resort Community  
58 Development District.

59 2. Exhibit 6: Amenity Manager – *Jayme Biggs, Vesta Property Services*

60 Ms. Biggs presented the Amenity Manager Report. The next CDD/HOA  
61 meeting is scheduled for April 11. She corrected her manager's report,  
62 citing 10 umbrellas with heavier bases were to be order instead of the  
63 reported 12 and advised that once the new cabana furniture is installed  
64 there will be a price increase for cabana rentals. A "No Solicitation" sign  
65 at the front gate was requested, and it was confirmed that realtor signs  
66 would be removed from CDD property.

67 An update on the Proptia installation was provided; the security equipment  
68 is mostly complete. Discussion followed on the vendor's responsiveness.

69 The Acorn gate is on order for installation later in April. Inlet tops are  
70 scheduled for repair.

71 Ms. Biggs reviewed savings to the District from inhouse repairs along  
72 with product and equipment updates. Signs for the ponds are ordered.

73 She notified the Board that Christmas Lighting Company has elected not  
74 to fulfill the proposal approved at the February meeting.

75 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board  
76 rescinded their approval to purchase banners and brackets from the Christmas Lighting Company,  
77 for Solterra Resort Community Development District.

78 a. Consideration of Amenity Proposals



79 i. Exhibit 7: TGP Lighting – Revised Holiday Lighting -  
80 \$6,609.60

81 A quote was requested for permanent lighting on two oak  
82 trees at the front entrance.

83 On a MOTION by Ms. Casanova, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the  
84 Board approved the TGP Lighting revised holiday lighting proposal in the amount of \$6,600.00,  
85 for Solterra Resort Community Development District.

86 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board  
87 rescinded the prior approval of TGP Lighting holiday lighting proposal in the amount of \$8,262.00,  
88 for Solterra Resort Community Development District.

89 ii. Pickleball Striping

90 A) Exhibit 8: 4-Court

91 1. Cross Court Resurfacing 4-Court -  
92 \$10,900.00

93 2. Stewart Tennis Court & Fencing 4-Court -  
94 \$43,300.00

95 B) Exhibit 9: 2-Court

96 1. Innovative Sport Surfacing 2-Court -  
97 \$29,910

98 2. Stewart Tennis Court & Fencing 2-Court -  
99 \$28,600.00

100 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board  
101 approved the Cross Court Resurfacing 4-court pickleball striping proposal in the amount of  
102 \$10,900, subject to the District’s form of agreement, for Solterra Resort Community Development  
103 District.

104 A timeline will be confirmed with the vendor and included  
105 in the agreement.

106 iii. Exhibit 10: USA Seal and Stripe Lane Divider & Parking  
107 Stall Striping - \$750.00

108 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board  
109 approved the USA Seal and Stripe lane divider and parking stall striping proposal in the amount  
110 of \$750.00, subject to District Engineer’s review and approval, for Solterra Resort Community  
111 Development District.

112 iv. Exhibit 11: Trash Cans - \$1,649.90

113 On a MOTION by Mr. Voisard, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the  
114 Board approved the purchase of trash cans in the amount of \$1,649.90, for Solterra Resort  
115 Community Development District.

116 The purchase of circular tables was discussed.



117 v. Exhibit 12: 9-Hole Mini Golf Course Construction

118 A) Yellowstone - \$40,000

119 Consideration of this item was postponed pending  
120 further quotes.

121 A request was made to implement a push notice to residents and guests  
122 when the pool is at capacity.

123 Trespassers and non-authorized vehicles traversing District property were  
124 discussed. "No Trespass" signs will be ordered.

125 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*

126 Ms. Crespo presented the Café Management report. Replacement of the  
127 bar top and logistics for pick up orders were discussed. It was announced  
128 that the café menu QR code is updated periodically, the most up-to-date  
129 code is included in newsletter and should be shared with guests by rental  
130 owners or their property manager.

131 M. Arroyo discussed an amendment to the Café Management agreement  
132 was discussed due to an error being found in the original proposal which  
133 stated a share of the gross instead of net profits.

134 *Further discussion on this item was postponed until after the Landscape Maintenance*  
135 *Report to enable Mr. Arroyo to discuss the Board's request for a higher percentage of net*  
136 *profits with Evergreen management.*

137 Mr. Arroyo returned with a counter offer of 6% and a return to the current  
138 contract hours if the Board wishes to refuse the 6% and go out for RFP.

139 On a MOTION by Mr. Voisard, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board  
140 approved an amendment to the Café Management agreement revising the profit share to state 6%  
141 of net profits, for Solterra Resort Community Development District.

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

143 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*

144 Ms. Alvarez presented the Landscape Maintenance report. The condition  
145 of the newly installed perennial peanut was discussed.

146 a. Consideration of Landscape and Irrigation Proposals

147 i. Exhibit 13: Clubhouse Irrigation Conversion & Sod  
148 Removal - \$622.19

149 *Discussion moved to the mulch proposal.*

150 The proposal was considered obsolete upon approval of the  
151 mulch installation.

152 ii. Exhibit 14: Coontie Palms Transplanting at Utility Room -  
153 \$237.31



154 Palms will be removed to allow for a parking space for the  
155 utility cart.

156 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board  
157 approved the Yellowstone proposal to transplant Coontie Palms at the utility room in the amount  
158 of \$237.31, for Solterra Resort Community Development District.

159 *The meeting was paused at 11:43 a.m. and resumed at 11:52 a.m.*

160 iii. Exhibit 15: February Irrigation Repairs - \$1,550.55

161 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board  
162 ratified the February irrigation repairs completed by Yellowstone in the amount of \$1,550.55, for  
163 Solterra Resort Community Development District.

164 iv. Exhibit 16: Mulch Installation - \$61,226.95

165 *This item was considered out of order prior to a decision*  
166 *on the Clubhouse irrigation conversion and sod removal*  
167 *proposal.*

168 Cost and mulch options were discussed.

169 On a MOTION by Mr. Voisard, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board  
170 approved the Yellowstone coco brown mulch installation proposal in the amount of \$61,226.95,  
171 for Solterra Resort Community Development District.

172 *Discussion returned to the Clubhouse irrigation conversion*  
173 *and sod removal proposal.*

174 v. Exhibit 17: Oakmoss Loop Easement (CDD-maintained)  
175 Ground Cover Plus Irrigation - \$14,953.54 – *previously*  
176 *presented*

177 Adding Bahia and a pathway without irrigation was  
178 discussed.

179 On a MOTION by Mr. Voisard, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the  
180 Board approved the installation of Bahia sod with a crushed concrete pathway in the Oakmoss  
181 Loop easement in an amount not to exceed \$9,000, for Solterra Resort Community Development  
182 District.

183 vi. Exhibit 18: Solterra Blvd. Boulder Installation -  
184 \$10,997.55

185 This item was tabled pending the efficacy of a post and  
186 rope solution.

187 Mr. Bryant distributed and discussed a proposal to prepare the sandy area  
188 in front of the amenity center for a sand volleyball court. Ms. Osner  
189 discussed the costs involved in creating a parking lot in front of the  
190 amenity center and ideas for additional guest parking that are being  
191 drafted by the District Engineer.

192 The floor was opened for comments on the sand volleyball court proposal.



193 Yellowstone will maintain the court to address weeds.

194 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board  
195 approved the Yellowstone proposal to create a sand volleyball court in an amount not to exceed  
196 \$3,300.00, for Solterra Resort Community Development District.

197 Yellowstone was asked to provide a revised proposal for a 9-hole min-golf  
198 course within the fenced area adjoining the amenity center, with the  
199 inclusion of annual maintenance.

200 *Discussion returned to the amendment of the Café lease agreement.*

201 Ms. Biggs notified the Board that Mr. Bullins will not be able to attend the HOA-CDD  
202 meeting scheduled for April 11. Staff were directed to reschedule the meeting for a time  
203 when all HOA and CDD representatives were available.

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

206 Ms. Fernandez presented the Security Management report. The speed  
207 radar will be moved closer to the trash compactor area. Funding for  
208 additional security staffing to accommodate the pool hours was requested.  
209 Ms. Biggs was directed to provide a schedule of peak problem hours that  
210 need security staffing for the amenity center so a proposal can be provided  
211 by FTI.

212 Mr. Voisard added that off-duty officers enforce county or state laws,  
213 having FTI on-site and utilizing them provides the District with a more  
214 cost-effective option.

215 Ms. Casanova requested an incident against a security officer be reported  
216 to Polk County to take action against the resident involved. Ms.  
217 Hammock added that amenity privileges can be suspended for  
218 endangerment of staff.

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

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

221 Ms. Hammock offered the following dates for ethics training: August 30, August  
222 31, October 29, or October 30. Ethics training is required per calendar year so  
223 Supervisors up for election in November will still need to complete the training  
224 and note it on their Form 1 for the 2024 calendar year.

225 Ms. Hammock noted the candidate application process through Polk County  
226 Supervisor of Elections, with the qualifying period being noon June 10<sup>th</sup> to noon  
227 June 15<sup>th</sup>.

228 Ms. Hammock advised Supervisors of a claim from a pool vendor, currently being  
229 handled by staff.

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

231 Mr. Woodcock discussed the street parking and permitted plans associated with  
232 the roads. The roads are owned by Solterra Resort CDD. Mr. Woodcock will



233 provide a street layout for additional parking spaces – generally only on one side  
234 of the street. Emergency vehicle turning radius analysis will be performed to  
235 determine whether parking spaces can be added to the cul-de-sacs, or whether  
236 asphalt needs to be added to the exterior of those to allow for additional parking.

237 Mr. Woodcock advised that Supervisors should consider funding a reserve fund  
238 for road repairs and replacements since the roads were originally laid in 2008 and  
239 pavement life is generally 20 years.

240 To create a layout and provide a plan for the CDD to provide contractors to obtain  
241 quotes takes a number of man hours, and would cost around \$10,000 for a plan  
242 and cost estimates.

243 Mr. Woodcock was directed to move forward with providing a report outlining  
244 the locations that additional parking could be created through simple striping. Ms.  
245 Biggs was directed to create a handout notifying renters of the additional parking  
246 locations once the spaces are available. Mr. Woodcock added that his report  
247 would include a map that could be used by Ms. Biggs for the handout.

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

249 Mr. Darin notified the Board that Mr. Jeskewich will be taking over as the District  
250 Manager. Mr. Darin will provide an oversight role as needed.

251 1. Exhibit 19: Discussion on Preliminary FY 2025 Budget

252 Mr. Darin discussed the current budget trends for FY 2024. He advised  
253 caution moving forward, but the revenue to offset expenditures is looking  
254 positive.

255 Mr. Darin discussed the preliminary FY 2025 Budget, noting no increase  
256 in assessments thus far, but that may change with additional expenditure  
257 requests that should be accommodated in the high-water mark budget – for  
258 example the quote for insurance has not been received yet, and the District  
259 Engineer may have some recommendations for future projects. The Board  
260 was asked for any capital improvement projects they wish to be  
261 considered.

262 Future funding for road repairs was discussed. Ms. Hammock explained  
263 that the Solterra Resort infrastructure is open to the public, but the base for  
264 funding maintenance and repairs is within the boundaries of the District.  
265 Mr. Darin recommended obtaining a reserve study to provide the Board  
266 with a guide on how much money should be assessed for future  
267 replacement costs of infrastructure. Board consensus was to establish a  
268 reserve fund. Staff will obtain proposals for a Reserve Study.

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

270 A. Exhibit 20: Consideration and Approval of the Minutes of the Board of  
271 Supervisors Regular Meeting Held March 1, 2024

272 B. Exhibit 21: Consideration and Acceptance of the February 2024 Unaudited  
273 Financial Report





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

313 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
314 **noticed meeting held on May 3, 2024.**

315 \_\_\_\_\_

316  Kyle Darin, Secretary

317  \_\_\_\_\_, Assistant Secretary

\_\_\_\_\_

Karan Wienker, Chair

Ariane Casanova, Vice Chair



# EXHIBIT 30



# **Solterra Resort Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2024



**Solterra Resort CDD**  
**Balance Sheet**  
**April 30, 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>
<b>1 Assets:</b>							
2 Cash - Operating Account - BankUnited	629,379	\$ -	\$ -	-	\$ -	\$ 7	\$ 629,387
3 Cash - Operating Account - South State	331,844	-	-	-	-	-	331,844
4 Cash - Money Market - BankUnited	1,401,919	-	-	-	-	-	1,401,919
5 Cash - Merchant Account - BankUnited	282,034	-	-	-	-	-	282,034
<b>6 Investments:</b>							
7 Revenue Fund	-	-	262,888	712,069	389,766	-	1,364,723
8 Reserve Fund	-	-	129,372	309,222	-	-	438,594
9 Interest Fund	-	-	0	-	672	-	673
10 Prepayment Fund	-	-	-	0	-	-	0
11 Sinking Fund	-	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	-	-	-
13 2014 Acquisition & Construction	-	-	-	-	-	8,535	8,535
14 2018 Acquisition & Construction	-	-	-	-	-	20,614	20,614
15 Phase 2B Acquisition & Construction	-	-	-	-	-	43,746	43,746
16 2023 Acquisition & Construction	-	-	-	-	-	-	-
17 Accounts Receivable	-	-	-	-	-	-	-
18 Assessments Receivable On-Roll	131,275	-	11,067	19,023	16,195	-	177,560
19 Allowance for Doubtful Accounts	-	-	-	-	-	-	-
20 Deposits - Utilities	3,530	-	-	-	-	-	3,530
21 Prepaid Items	43,539	-	-	-	-	-	43,539
22 Due from Other Funds	-	-	14,720	35,754	21,379	-	71,853
23 Due from General Fund	-	-	-	-	-	-	-
<b>24 Total Assets</b>	<b><u>2,823,521</u></b>	<b><u>-</u></b>	<b><u>418,047</u></b>	<b><u>1,076,068</u></b>	<b><u>428,012</u></b>	<b><u>72,902</u></b>	<b><u>4,818,550</u></b>
<b>25 Liabilities:</b>							
26 Accounts Payable	192,895	-	-	-	-	-	192,895
27 Due to Other Funds	71,853	-	-	-	-	-	71,853
28 Due to General Fund	-	-	-	-	-	-	-
29 Matured Bonds Payable	-	-	-	-	-	-	-
30 Deferred Revenue - On-Roll	131,275	-	11,067	19,023	16,195	-	177,560
<b>31 Fund Balance:</b>							
<b>32 Nonspendable:</b>							
33 Prepaid & Deposits	47,069	-	-	-	-	-	47,069
<b>34 Restricted for:</b>							
35 Debt Service	-	-	406,980	1,057,045	411,817	-	1,875,842
36 Capital Projects	-	-	-	-	-	72,902	72,902
37 Assigned	-	-	-	-	-	-	-
38 Unassigned	2,380,429	-	-	-	-	-	2,380,429
<b>39 Total Liabilities &amp; Fund Balance</b>	<b><u>2,823,521</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 418,047</u></b>	<b><u>1,076,068</u></b>	<b><u>\$ 428,012</u></b>	<b><u>\$ 72,902</u></b>	<b><u>\$ 4,818,550</u></b>



**Solterra Resort CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

	FY 2024 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
<b>1 Revenue:</b>					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	\$ 82,364	2,799,751	\$ (131,275)	95.52%
3 Special Assessments Off-Roll (Net) Resort Usage Fees, Café Lease Rev, Cabana Rev,	-	-	-	-	0.00%
4 Programming Rev	977,980	84,927	277,511	(700,469)	28.38%
5 Interest	-	5,596	36,667	36,667	0.00%
<b>6 Total Revenue</b>	<b>3,909,006</b>	<b>172,887</b>	<b>3,113,929</b>	<b>(795,077)</b>	<b>79.66%</b>
<b>7 Expenditures:</b>					
<b>8 General Administrative:</b>					
9 Supervisor Fees & Related Payroll Exp	12,000	600	4,600	(7,400)	38.33%
10 District Management	46,000	3,833	26,833	(19,167)	58.33%
11 Mass Mailing & Printing	1,700	13	1,492	(208)	87.74%
12 Legal Advertising	1,600	72	562	(1,038)	35.14%
13 Bank Fees	900	134	812	(88)	90.25%
14 Regulatory & Permit Fees	250	12	1,829	1,579	731.58%
15 Auditing Services	3,000	-	-	(3,000)	0.00%
16 District Engineer	10,000	13,368	23,358	13,358	233.58%
17 Legal Services - General Counsel	36,000	9,228	31,937	(4,063)	88.71%
18 County Assessment Collection Charges	36,000	-	46,668	10,668	129.63%
19 Website Setup & Administration	2,015	30	1,695	(320)	84.12%
20 Miscellaneous Expenses	20,000	-	88	(19,912)	0.44%
<b>21 Total General &amp; Administrative</b>	<b>169,465</b>	<b>27,290</b>	<b>139,875</b>	<b>(29,590)</b>	<b>82.54%</b>
<b>22 Insurance:</b>					
23 Insurance (General Liab, Public Offc & Prop)	44,256	-	49,237	4,981	111.25%
<b>24 Total Insurance</b>	<b>44,256</b>	<b>-</b>	<b>49,237</b>	<b>4,981</b>	<b>111.25%</b>
<b>25 Debt Service Administration:</b>					
26 Arbitrage Reporting	750	-	650	(100)	86.67%
27 Dissemination	4,800	-	4,800	-	100.00%
28 Trustee Fees	17,000	-	7,233	(9,767)	42.55%
<b>29 Total Debt Service Administration</b>	<b>22,550</b>	<b>-</b>	<b>12,683</b>	<b>(9,867)</b>	<b>56.24%</b>
<b>30 Utilities:</b>					
31 Gas	78,750	-	48,302	(30,448)	61.34%
32 Electricity	291,803	21,542	151,997	(139,806)	52.09%
33 Water	138,600	11,441	86,109	(52,491)	62.13%
<b>34 Total Utilities</b>	<b>509,153</b>	<b>32,983</b>	<b>286,408</b>	<b>(222,745)</b>	<b>56.25%</b>
<b>35 Security:</b>					
36 Security Monitoring - Main Entrance & Pool	45,000	2,511	18,406	(26,594)	40.90%
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	1,424	2,440	(6,060)	28.71%
40 Security - Guardhouse - Staffing	500,000	73,200	257,725	(242,275)	51.55%
41 Security - Patrol	50,000	5,200	19,215	(30,785)	38.43%
42 Gate Maintenance & Repair	10,000	168	2,679	(7,321)	26.79%
43 Phone & Internet (Guardhouse)	5,100	428	2,990	(2,110)	58.62%
<b>44 Total Security</b>	<b>664,100</b>	<b>82,930</b>	<b>304,075</b>	<b>(360,025)</b>	<b>45.79%</b>
<b>45 ClubHouse/Amenity Administration:</b>					
46 Staffing - Amenity Management	231,213	63,459	523,789	292,576	226.54%
47 Staffing - Lifestyle & Pool Monitoring	754,075	11,768	210,654	(543,421)	27.94%



48	Clubhouse Facility Maintenance - Cleaning	87,600	5,983	48,272	(39,328)	55.10%
49	Clubhouse Maintenance & Repairs	255,143	25,177	168,570	(86,573)	66.07%
50	Clubhouse & Lifestyle Supplies	60,000	3,127	22,621	(37,379)	37.70%
51	Pest Control & Termite Bond	20,000	182	1,144	(18,856)	5.72%
52	Water & Vending Services	7,000	45	309	(6,691)	4.41%
53	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
54	Phone & Internet (Clubhouse)	12,514	1,012	7,037	(5,477)	56.23%
55	<b>Total Clubhouse/Amenity Administration</b>	<b>1,428,545</b>	<b>110,753</b>	<b>982,396</b>	<b>(446,149)</b>	<b>68.77%</b>
56	<b>Landscape/Property Maintenance:</b>					
57	Pond & Wetland Maintenance	53,800	2,393	20,957	(32,843)	38.95%
58	Landscape Maintenance - Contract	250,000	16,166	113,162	(136,838)	45.26%
59	Landscape Replenishment	116,667	5,455	6,243	(110,424)	5.35%
60	Irrigation Repairs & Maintenance	20,000	-	11,060	(8,940)	55.30%
61	Asphalt Pavement Repair & Monitoring	25,000	-	-	(25,000)	0.00%
62	Landscape/Property Contingency	64,400	5,600	9,538	(54,863)	14.81%
63	Comprehensive Field Services	12,000	833	5,833	(6,167)	48.61%
64	<b>Total Landscape/Property Maintenance</b>	<b>541,867</b>	<b>30,448</b>	<b>166,793</b>	<b>(375,074)</b>	<b>30.78%</b>
65	<b>Facility Maintenance:</b>					
66	Pool Service - Contract	51,000	2,800	19,600	(31,400)	38.43%
67	Repairs & Maintenance - Pool & Lazy River	31,681	19,306	81,236	49,555	256.42%
68	Pool Permit	850	-	-	(850)	0.00%
69	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
70	Signage	2,000	-	1,323	(677)	66.16%
71	Atheletic Facil Maint & Fitness Equipment Repair	10,000	640	7,422	(2,578)	74.22%
72	Refuse Dumpster Service	70,000	1,229	8,897	(61,103)	12.71%
73	Pressure Washing	15,000	-	11,813	(3,188)	78.75%
74	Contingency	46,000	4,107	33,560	(12,440)	72.96%
75	<b>Total Facility Maintenance</b>	<b>229,031</b>	<b>28,082</b>	<b>163,851</b>	<b>(65,180)</b>	<b>71.54%</b>
76	<b>Capital Improvement &amp; Reserves:</b>					
77	Capital Improvement	196,039	49,543	75,642	(120,397)	38.59%
78	Reserve Study	4,000	-	-	(4,000)	0.00%
79	Increase for Operating Capital Reserve	100,000	-	-	(100,000)	0.00%
80	<b>Total Capital Improvement &amp; Reserves</b>	<b>300,039</b>	<b>49,543</b>	<b>75,642</b>	<b>(224,397)</b>	<b>25.21%</b>
81	<b>Total Expenditures</b>	<b>3,909,006</b>	<b>362,028</b>	<b>2,180,960</b>	<b>(1,728,046)</b>	<b>55.79%</b>
82	<b>Excess of Revenue Over (Under) Expenditures</b>	-	(189,141)	932,969		
83	<b>Other Financing Sources (Uses):</b>					
84	Interfund Transfers - In			-		
85	Interfund Transfers - Out			-		
86	<b>Total Other Financing Sources (Uses)</b>			-		
87	<b>Net Change in Fund Balance</b>			<b>932,969</b>		
88	Fund Balance - Beginning			1,494,529		
89	<b>Fund Balance - Ending</b>			<b>2,427,497</b>		



**Solterra Resort CDD**  
**Debt Service - Series 2013**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 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>
<b>1 Revenue:</b>					
2 Special Assessments On-Roll (Net)	\$ -	\$ -	\$ -	\$ -	0.00%
3 Interest	-	-	441	441	0.00%
<b>4 Total Revenue</b>	<u>-</u>	<u>-</u>	<u>441</u>	<u>441</u>	<u>0.00%</u>
<b>5 Expenditures:</b>					
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%
<b>## Total Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
<b>## Excess of Revenue Over (Under) Expenditures</b>	-	-	<b>441</b>		
<b>## Other Financing Sources (Uses):</b>					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			<u>(48,220)</u>		
<b>## Total Other Financing Sources (Uses)</b>			<u>(48,220)</u>		
<b>## Net Change in Fund Balance</b>			<u>(47,779)</u>		
<b>## Fund Balance - Beginning</b>			47,779		
<b>## Fund Balance - Ending</b>			<u>\$ -</u>		



**Solterra Resort CDD**  
**Debt Service - Series 2014**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 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>
<b>1 Revenue:</b>					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 7,271	\$ 247,677	\$ (11,067)	95.72%
3 Interest	-	1,009	6,330	6,330	0.00%
<b>4 Total Revenue</b>	<b>258,744</b>	<b>8,280</b>	<b>254,007</b>	<b>(4,737)</b>	<b>98.17%</b>
<b>5 Expenditures:</b>					
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%
<b>## Total Expenditures</b>	<b>254,144</b>	<b>-</b>	<b>171,697</b>	<b>(82,447)</b>	<b>67.56%</b>
<b>## Excess of Revenue Over (Under) Expenditures</b>	<b>4,600</b>	<b>8,280</b>	<b>82,311</b>		
<b>## Other Financing Sources (Uses):</b>					
## Interfund Transfers - In			-		
## Interfund Transfers - Out		(540)	(3,734)		
<b>## Total Other Financing Sources (Uses)</b>		<b>(540)</b>	<b>(3,734)</b>		
<b>## Net Change in Fund Balance</b>		<b>7,740</b>	<b>78,576</b>		
<b>## Fund Balance - Beginning</b>			<b>328,404</b>		
<b>## Fund Balance - Ending</b>			<b>\$ 406,980</b>		



**Solterra Resort CDD**  
**Debt Service - Series 2018**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 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>
<b>1 Revenue:</b>					
2 Special Assessments On-Roll (Net)	\$ 618,463	\$ 17,660	\$ 599,440	\$ (19,023)	96.92%
3 Interest	-	2,742	15,809	15,809	0.00%
<b>4 Total Revenue</b>	<b>618,463</b>	<b>20,403</b>	<b>615,248</b>	<b>(3,215)</b>	<b>99.48%</b>
<b>5 Expenditures:</b>					
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%
<b>## Total Expenditures</b>	<b>613,588</b>	<b>-</b>	<b>226,241</b>	<b>(387,347)</b>	<b>36.87%</b>
<b>## Excess of Revenue Over (Under) Expenditures</b>	<b>4,875</b>	<b>20,403</b>	<b>389,008</b>		
<b>## Other Financing Sources (Uses):</b>					
## Interfund Transfers - In					
## Interfund Transfers - Out		(1,292)	(8,926)		
<b>## Total Other Financing Sources (Uses)</b>		<b>(1,292)</b>	<b>(8,926)</b>		
<b>## Net Change in Fund Balance</b>		<b>19,111</b>	<b>380,082</b>		
<b>## Fund Balance - Beginning</b>			<b>676,963</b>		
<b>## Fund Balance - Ending</b>			<b>\$ 1,057,045</b>		



**Solterra Resort CDD**  
**Debt Service - Series 2023**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

	<b>FY 2024</b>				<b>% of</b>
	<b>Adopted Budget</b>	<b>Current Month</b>	<b>Year -to-Date</b>	<b>Variance</b>	<b>Budget</b>
<b>1 Revenue:</b>					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ 10,560	\$ 359,581	\$ (16,195)	95.69%
3 Interest	-	717	1,987	1,987	0.00%
<b>4 Total Revenue</b>	<b>375,776</b>	<b>11,277</b>	<b>361,568</b>	<b>(14,208)</b>	<b>96.22%</b>
<b>5 Expenditures:</b>					
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%
<b>12 Total Expenditures</b>	<b>375,776</b>	<b>-</b>	<b>57,718</b>	<b>(318,058)</b>	<b>0</b>
<b>13 Excess of Revenue Over (Under) Expenditures</b>	<b>-</b>	<b>11,277</b>	<b>303,850</b>		
<b>14 Other Financing Sources (Uses):</b>					
15 Interfund Transfers - In			50,012		
16 Interfund Transfers - Out			-		
<b>17 Total Other Financing Sources (Uses)</b>			<b>50,012</b>		
<b>18 Net Change in Fund Balance</b>		<b>11,277</b>	<b>353,862</b>		
19 Fund Balance - Beginning			57,955		
<b>20 Fund Balance - Ending</b>			<b>\$ 411,817</b>		



**Solterra Resort CDD**  
**Construction Fund - 2013**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

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



**Solterra Resort CDD**  
**Construction Fund - 2014**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

	<b>Year -to-Date</b>
<b>1 Revenue:</b>	
2 Bond Proceeds	\$ -
3 Interest	180
<b>4 Total Revenue</b>	<b>180</b>
<b>5 Expenditures:</b>	
6 Construction-in-Progress	-
<b>7 Total Expenditures</b>	-
<b>8 Excess of Revenue Over (Under) Expenditures</b>	<b>180</b>
<b>9 Other Financing Sources (Uses):</b>	
10 Interfund Transfers - In	3,734
11 Interfund Transfers - Out	-
<b>12 Total Other Financing Sources (Uses)</b>	<b>3,734</b>
<b>13 Net Change in Fund Balance</b>	<b>3,915</b>
14 Fund Balance - Beginning	4,620
<b>15 Fund Balance - Ending</b>	<b>\$ 8,535</b>



**Solterra Resort CDD**  
**Construction Fund - 2018**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

	<b>Year -to-Date</b>
<b>1 Revenue:</b>	
2 Bond Proceeds	\$ -
3 Interest	437
<b>4 Total Revenue</b>	<b>437</b>
<b>5 Expenditures:</b>	
6 Construction-in-Progress	-
<b>7 Total Expenditures</b>	<b>-</b>
<b>8 Excess of Revenue Over (Under) Expenditures</b>	<b>437</b>
<b>9 Other Financing Sources (Uses):</b>	
10 Interfund Transfers - In	8,926
11 Interfund Transfers - Out	-
<b>12 Total Other Financing Sources (Uses)</b>	<b>8,926</b>
<b>13 Net Change in Fund Balance</b>	<b>9,363</b>
14 Fund Balance - Beginning	11,251
<b>15 Fund Balance - Ending</b>	<b>\$ 20,614</b>



**Solterra Resort CDD**  
**Construction Fund - 2018 Phase 2B**  
**Statement of Revenues, Expenditures and Change in Fund Balance**  
**For the Period from October 1, 2023 to April 30, 2024**

	<b>Year -to-Date</b>
<b>1 Revenue:</b>	
2 Bond Proceeds	\$ -
3 Interest	1,242
<b>4 Total Revenue</b>	<b>1,242</b>
<b>5 Expenditures:</b>	
6 Construction-in-Progress	-
<b>7 Total Expenditures</b>	-
<b>8 Excess of Revenue Over (Under) Expenditures</b>	<b>1,242</b>
<b>9 Other Financing Sources (Uses):</b>	
10 Interfund Transfers - In	
11 Interfund Transfers - Out	
<b>12 Total Other Financing Sources (Uses)</b>	-
<b>13 Net Change in Fund Balance</b>	<b>1,242</b>
14 Fund Balance - Beginning	42,504
<b>15 Fund Balance - Ending</b>	<b>\$ 43,746</b>



**Solterra Resort CDD  
General Fund  
Cash Reconciliation  
April 30, 2024**

Bank Balance per Statement	\$	489,839.97
Plus: Deposits Outstanding		
Minus: Outstanding Checks		157,995.52
Adjusted Bank Balance		<u>331,844.45</u>
Beginning Balance per Books	\$	251,541.60
Cash Receipts		500,740.84
Cash Disbursements		420,437.99
Balance per Books		<u>331,844.45</u>



## Solterra Resort CDD Check Register - South State FY 24

Date	Number	Vendor	Memo	Debit	Credit	Balance
<b>9/30/2023</b>			<b>Balance Forward</b>			<b>887,956.83</b>
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
<b>10/31/2023</b>				<b>8,583.33</b>	<b>214,364.11</b>
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. <a href="https://dpfg.payableslockbox.com/DocView/InvoiceView...">https://dpfg.payableslockbox.com/DocView/InvoiceView...</a>	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
<b>11/30/2023</b>				<b>11,308.94</b>	<b>300,085.23</b>
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
<b>12/31/2023</b>				<b>520.00</b>	<b>139,967.72</b>
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: Maintenan...)	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
<b>1/31/2024</b>				<b>500,148.15</b>	<b>494,141.74</b>
02/01/2024	1ACH020124	DUKE ENERGY	00 Solterra Blvd LITE 12/02-1/02/24	1,039.59	258,918.86
02/01/2024	4ACH020124	DUKE ENERGY	7310 Oakmoss Loop Irrigation 12/06-1/05/24	30.79	258,888.07
02/01/2024	5ACH020124	DUKE ENERGY	0 Solterra Blvd Lite 12/07-1/08/24	1,344.84	257,543.23
02/01/2024	6ACH020124	DUKE ENERGY	6022 Board Oak Dr Pump 12/06-1/05/24	30.79	257,512.44
02/01/2024	7ACH020124	DUKE ENERGY	7524 Oak Spring Lane 12/6-1/5/24	30.79	257,481.65

02/01/2024	8ACH020124	DUKE ENERGY	5456 Misty Oak Cir Pump 12/6-1/05/24	30.79	257,450.86
02/01/2024	9ACH020124	DUKE ENERGY	4000 OAKMONT BLVD 12/06-1/05/24	63.01	257,387.85
02/01/2024	10ACH020124	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 12/06-1/05/24	123.94	257,263.91
02/01/2024	11ACH020124	DUKE ENERGY	7102 Oakmoss Loop Irrigation 12/06-1/05/24	30.79	257,233.12
02/02/2024	2ACH020224	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 12/12-1/11/24	1,091.36	256,141.76
02/06/2024	3ACH020624	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 12/7-1/08/24	4,576.04	251,565.72
02/06/2024	ACH020624	Waste Connections of FL, Inc	1/1/2024-1/31/2024 5200 Solterra Blvd Davenport,FL	776.59	250,789.13
02/07/2024	12ACH020724	DUKE ENERGY	000 Solterra BLVD Lite 12/15-1/16/24	795.38	249,993.75
02/08/2024	1ACH020824	POLK COUNTY UTILITIES	Various Accounts	57.81	249,935.94
02/08/2024	2ACH020824	POLK COUNTY UTILITIES	Various Accounts	563.20	249,372.74
02/08/2024	4ACH020824	POLK COUNTY UTILITIES	Various Accounts	66.27	249,306.47
02/08/2024	5ACH020824	POLK COUNTY UTILITIES	Various Accounts	49.35	249,257.12
02/08/2024	6ACH020824	POLK COUNTY UTILITIES	Various Accounts	2,923.30	246,333.82
02/08/2024	7ACH020824	POLK COUNTY UTILITIES	Various Accounts	90.82	246,243.00
02/08/2024	8ACH020824	POLK COUNTY UTILITIES	Various Accounts	67.68	246,175.32
02/08/2024	100135	YELLOWSTONE LANDSCAPE	Invoice: OS 639625 (Reference: Landscape Maintenance-Contract. )	16,166.00	230,009.32
02/08/2024	1ACH020824	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 12/16-1/17/24	1,338.96	228,670.36
02/08/2024	9ACH020824	POLK COUNTY UTILITIES	Various Accounts	7,335.63	221,334.73
02/08/2024	3ACH020824	POLK COUNTY UTILITIES	Various Accounts	35.25	221,299.48
02/09/2024	ACH020924	Spectrum Business	1/22/24 - 2/21/24 - 0 Oaktree Drive CBHS Wifi	109.98	221,189.50
02/12/2024	6040	Ariane Casanova	BOS Meeting 2/02/2024	200.00	220,989.50
02/12/2024	6041	Bobby A. Voisard	BOS Meeting 2/02/2024	200.00	220,789.50
02/12/2024	6042	Connie S. Osner	BOS Meeting 2/02/2024	200.00	220,589.50
02/12/2024	6043	Karan L. Wienker	BOS Meeting 2/02/2024	200.00	220,389.50
02/12/2024	ACH021224	Spectrum Business	Phone and Internet. 1/25 - 2/24/24 5200 Solterra Blvd	1,034.40	219,355.10
02/13/2024	ACH021324	FLORIDA PUBLIC UTILITIES	Service 12/20/23-1/23/24	12,548.64	206,806.46
02/15/2024	EFT021524	FLORIDA DEPT OF REVENUE	Jan 2024 Sales Tax Filing	4,180.41	202,626.05
02/16/2024	13ACH021624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 12/23 -1/25/24	478.12	202,147.93
02/20/2024	1ACH022024	DUKE ENERGY	5300 Solterra Blvd Lift 12/23-1/25/24	288.81	201,859.12
02/20/2024	2ACH022024	DUKE ENERGY	5290 Solterra Blvd Irrigation 12/23-1/25/24	30.79	201,828.33
02/20/2024	14ACH022024	DUKE ENERGY	5200 OAKMONT BLVD 12/28-1/26	8,554.70	193,273.63
02/20/2024	ACH022024	Spectrum Business	5200 Solterra Blvd AHMS 2/03/24-03/02/24	277.96	192,995.67
02/20/2024	100136	Cintas	Invoice: 4182824000 (Reference: Facility Maintenance Cleaning. ) Invoice: 4183595429 (Reference...	402.14	192,593.53
02/20/2024	100137	EXERCISE SYSTEMS, INC.	Invoice: 049950 (Reference: Athletic Facilities & Fitness. ) Invoice: 25938 (Reference: Athlet...	4,740.00	187,853.53
02/20/2024	100138	Steadfast Environmental LLC	Invoice: SE-23518 (Reference: Pond & Wetland Maintenance. )	2,393.00	185,460.53
02/20/2024	100139	Kalina Brochowicz Fondo	Invoice: 11 - JAN 2024 (Reference: Clubhouse & Lifestyles Supplies. )	1,200.00	184,260.53
02/20/2024	100140	ACE HOME & SUPPLY CENTER	Invoice: 105477/1 (Reference: CH Maintenance & Repairs. ) Invoice: 105625/1 (Reference: CH Mai...	126.80	184,133.73
02/20/2024	100141	KILINSKI VAN WYK, PLLC	Invoice: 8770 (Reference: Legal Services. )	5,184.86	178,948.87
02/20/2024	100142	Janitorial Superstore	Invoice: 19225 (Reference: CH Maintenance & Repairs. )	853.67	178,095.20
02/20/2024	100143	SPIES POOL, LLC	Invoice: 302636 (Reference: Pool & Lazy R R&M. ) Invoice: 301768 (Reference: Pool and Lazy Riv...	4,500.00	173,595.20
02/20/2024	100144	Amenity Services LLC	Invoice: 2097 (Reference: CH Facility Cleaning Maintenance. ) Invoice: 2098 (Reference: CH Fac...	6,000.00	167,595.20
02/20/2024	100145	Envera Systems	Invoice: 737109 (Reference: Security Monitoring -Pool & Amen. )	2,510.87	165,084.33
02/20/2024	100146	Vesta Property Services, Inc.	Invoice: 417222 (Reference: Amenity Management. )	89,287.59	75,796.74
02/20/2024	100147	Zeno Office Solutions, Inc.	Invoice: IN2584695 (Reference: General Operating Expenses. )	92.77	75,703.97
02/20/2024	15ACH022024	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 12/28-1/26/24	893.32	74,810.65
02/20/2024	16ACH022024	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 12/29-1/26/24	36.30	74,774.35



02/20/2024			Deposit		7,200.00	81,974.35
02/21/2024			Service Charge			81,850.29
02/23/2024	9ACH022324	DUKE ENERGY	00 Solterra Blvd LITE 1/03-2/01/24		124.06	80,810.70
02/28/2024	100148	Cintas	Invoice: 4184245254 (Reference: Mats, Soap, Hand Sanitizer. )		1,039.59	80,633.62
02/28/2024	100149	SPIES POOL, LLC	Invoice: 20307 (Reference: CHEMICAL CONTROLLER MS. ) Invoice: 302734 (Reference: Pool Heater I...		177.08	77,143.09
02/28/2024	100150	VESTA DISTRICT SERVICES	Invoice: 416873 (Reference: Monthly Mgmt. Fee - Feb 2024. )		3,490.53	72,476.42
02/28/2024	100151	Xerox Company	Invoice: 5397581 (Reference: Monthly Remote Support Fee - Feb 2024. )		4,666.67	71,947.52
02/28/2024	100152	Aqua Chill of Orlando LLC	Invoice: 61957 (Reference: Monthly Equipment Rental - March 2024. )		528.90	71,902.52
02/28/2024	100153	Janitorial Superstore	Invoice: 20170 (Reference: Furniture Polish, Paper Products. )		45.00	71,759.18
02/28/2024	100154	Zeno Office Solutions, Inc.	Invoice: IN2532149 (Reference: CN27503-01 12.15.23-01.14.24. )		143.34	71,688.09
02/28/2024	100155	Truly Nolen Of America, Inc	Invoice: 711176506 (Reference: Monthly Pest Control Service - Feb 2024. )		71.09	71,527.59
02/29/2024	1ACH022924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 1/06-2/06/24		160.50	71,350.06
02/29/2024	2ACH022924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 1/06-2/06/24		177.53	71,319.27
02/29/2024	3ACH022924	DUKE ENERGY	7524 Oak Spring Lane 1/6-1/6/24		30.79	71,288.48
02/29/2024	4ACH022924	DUKE ENERGY	7102 Oakmoss Loop Irrigation 1/06-2/06/24		30.79	71,257.69
02/29/2024	5ACH022924	DUKE ENERGY	0 Solterra Blvd Lite 1/09-2/07/24		30.79	69,912.85
02/29/2024	6ACH022924	DUKE ENERGY	4000 OAKMONT BLVD 1/06-2/06/24		1,344.84	69,861.14
02/29/2024	7ACH022924	DUKE ENERGY	5456 Misty Oak Cir Pump 1/6-2/06/24		51.71	69,830.35
02/29/2024	8ACH022924	DUKE ENERGY	6022 Board Oak Dr Pump 1/06-2/06/24		30.79	69,799.56
<b>02/29/2024</b>					<b>7,200.00</b>	<b>197,358.89</b>
03/04/2024	10ACH030424	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 1/9-2/07/24		4,576.04	65,223.52
03/05/2024	1ACH030524	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 1/12/24-2/12/24		1,091.36	64,132.16
03/07/2024	ACH030724	Waste Connections of FL, Inc	2/1/2024-2/31/2924 5200 Solterra Blvd Davenport,FL		776.59	63,355.57
03/08/2024	2ACH0308024	DUKE ENERGY	000 Solterra BLvd Lite 1/17-2/15/24		795.38	62,560.19
03/08/2024			Funds Transfer	500,000.00		562,560.19
03/11/2024	1ACH022024	POLK COUNTY UTILITIES	Various Accounts		32.43	562,527.76
03/11/2024	ACH031124	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 1/18/24-2/16/24		1,338.96	561,188.80
03/11/2024	2ACH031124	POLK COUNTY UTILITIES	Various Accounts		56.40	561,132.40
03/11/2024	3ACH031124	POLK COUNTY UTILITIES	Various Accounts		381.74	560,750.66
03/11/2024	4ACH031124	POLK COUNTY UTILITIES	Various Accounts		67.68	560,682.98
03/11/2024	5ACH031124	POLK COUNTY UTILITIES	Various Accounts		49.35	560,633.63
03/11/2024	6ACH031124	POLK COUNTY UTILITIES	Various Accounts		90.82	560,542.81
03/11/2024	7ACH031124	POLK COUNTY UTILITIES	Various Accounts		46.53	560,496.28
03/11/2024	8ACH031124	POLK COUNTY UTILITIES	Various Accounts		2,948.65	557,547.63
03/11/2024	9ACH031124	POLK COUNTY UTILITIES	Various Accounts		5,895.81	551,651.82
03/11/2024	100156	FTI / Florida Training & Investigations	Invoice: 23204057 (Reference: Security Services: 01.19.2024 - 02.17.2024. )		39,175.00	512,476.82
03/12/2024	6044	Ariane Casanova	BOS Meeting 3/01/2024		200.00	512,276.82
03/12/2024	6045	Bobby A. Voisard	BOS Meeting 3/01/2024		200.00	512,076.82
03/12/2024	6046	Connie S. Osner	BOS Meeting 3/01/2024		200.00	511,876.82
03/12/2024	6047	Karan L. Wienker	BOS Meeting 3/01/2024		200.00	511,676.82
03/12/2024	6048	US BANK	Trustee Fees - Series 2014 (01/01/24-12/31/24)		4,256.13	507,420.69
03/12/2024	ACH030924	Spectrum Business	02/22/24 - 03/21/24 - 0 Oaktree Drive CBHS Wifi		109.98	507,310.71
03/12/2024	ACH031224	Spectrum Business	Phone and Internet. 02/25/24 - 03/24/24 5200 Solterra Blvd		1,059.64	506,251.07
03/13/2024	100157	Envera Systems	Invoice: 738197 (Reference: Alarm Monitoring Svcs - Apr 2024. )		2,510.87	503,740.20
03/13/2024	100158	Truly Nolen Of America, Inc	Invoice: 711176507 (Reference: Pest Control Service 02.02.24. )		214.00	503,526.20
03/13/2024	100159	ALL-RITE FENCE SERVICES, INC	Invoice: 28246 (Reference: 4425 Acorn Court Deposit. )		3,186.50	500,339.70



03/13/2024	100160	STANTEC CONSULTING SERVICES, INC.	Invoice: 2203906 (Reference: Prof. Svcs. thru 03.01.24. )	4,325.88	496,013.82
03/13/2024	100161	YELLOWSTONE LANDSCAPE	Invoice: OS 650482 (Reference: Monthly Landscape Maint - Feb 2024. )	16,166.00	479,847.82
03/13/2024	100162	VESTA DISTRICT SERVICES	Invoice: 417424 (Reference: Monthly Mgmt. Fee - Mar 2024. ) Invoice: 417244 (Reference: Billab...	4,759.49	475,088.33
03/13/2024	100163	TPG Lighting	Invoice: 397 (Reference: Lighting - Permanent Tree Wrap. )	3,250.00	471,838.33
03/13/2024	100164	SPIES POOL, LLC	Invoice: 303419 (Reference: Pool Chemicals. ) Invoice: 302974 (Reference: MEMBRANE REPLACEMENT...	4,275.90	467,562.43
03/13/2024	100165	Amenity Services LLC	Invoice: 2111 (Reference: Cleaning of Clubhouse - March 2024. ) Invoice: 2112 (Reference: Mont...	6,000.00	461,562.43
03/13/2024	100166	Sunrise Solutions Pool Service, LLC	Invoice: 3149 (Reference: Monthly Pool Service - Feb 2024. ) Invoice: 3158 (Reference: Monthly...	5,600.00	455,962.43
03/13/2024	100167	Cintas	Invoice: 4184966655 (Reference: Mats, Scraper, Hand Sanitizer. ) Invoice: 4185670485 (Referenc...	402.14	455,560.29
03/13/2024	100168	Egis Insurance & Risk Advisors	Invoice: 21221 (Reference: Utility Bond - Policy #E381749 04.09.2024-04.09.2025. )	615.00	454,945.29
03/13/2024	100169	EXERCISE SYSTEMS, INC.	Invoice: 051937 (Reference: Leg Machine Cables. ) Invoice: 049922 (Reference: Trip Charge - di...	962.00	453,983.29
03/13/2024	100170	Steadfast Environmental LLC	Invoice: SE-23664 (Reference: Routine Aquatic Maint - Mar 2024. ) Invoice: SE-23737 (Reference...	6,599.00	447,384.29
03/13/2024	100171	Kalina Brochowicz Fondo	Invoice: 12 - FEB 2024 (Reference: DJ Services & Poolside Games - Feb 2024. )	1,200.00	446,184.29
03/13/2024	100172	Florida Wrap Pros, LLC	Invoice: 1419 (Reference: Metal signs, cornhole wraps. ) Invoice: 1721 (Reference: License Pla...	724.00	445,460.29
03/13/2024	100173	The Sherwin Williams Co.	Invoice: 3151-2 (Reference: 5 gal paint (2) - "Sensational Sand". ) Invoice: 3516-6 (Reference...	401.40	445,058.89
03/14/2024	ACH031424	FLORIDA PUBLIC UTILITIES	Service 01.23.24-02.20.24	10,510.54	434,548.35
03/15/2024	100174	SPIES POOL, LLC	Invoice: 20424 (Reference: CHEMICAL CONTROLLER MS (3). )	450.00	434,098.35
03/15/2024	100175	YELLOWSTONE LANDSCAPE	Invoice: OS 662074 (Reference: Monthly Landscape Maintenance March 2024. )	16,166.00	417,932.35
03/15/2024	100176	VESTA DISTRICT SERVICES	Invoice: 418158 (Reference: Billable Expenses - Feb 2024. )	42.56	417,889.79
03/15/2024	100177	Vesta Property Services, Inc.	Invoice: 418099 (Reference: Monthly Mgmt. Fees - Feb 2024. )	89,576.92	328,312.87
03/15/2024	100178	Janitorial Superstore	Invoice: 20786 (Reference: Cups, Bathroom Supplies. ) Invoice: 20850 (Reference: Antimicrobial...	551.32	327,761.55
03/18/2024	3ACH031824	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 1/26 -2/23/24	478.12	327,283.43
03/18/2024	6049	FLORIDA DEPT OF REVENUE	Business Partner 5069133	20.00	327,263.43
03/19/2024	1ACH031924	DUKE ENERGY	5290 Solterra Blvd Irrigation 1/26-2/23/24	30.79	327,232.64
03/19/2024	2ACH031924	DUKE ENERGY	5300 Solterra Blvd Lift 1/26-2/23/24	220.09	327,012.55
03/19/2024	EFT031924	FLORIDA DEPT OF REVENUE	Feb 2024 Sales Tax Filing	2,405.92	324,606.63
03/19/2024	ACH031924	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 01.27.24-02.26.24	893.32	323,713.31
03/20/2024	4ACH032024	DUKE ENERGY	5200 OAKMONT BLVD 1/27-2/26/24	9,159.34	314,553.97
03/20/2024	ACH032024	Spectrum Business	5200 Solterra Blvd AHMS 03/03/24-04/02/24	279.97	314,274.00
03/20/2024	ACH032024	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 01.27.24-02.26.24	36.30	314,237.70
03/20/2024	100179	Cintas	Invoice: 4186400563 (Reference: Mats, Scraper, Hand Sanitizer. )	201.07	314,036.63
03/20/2024	100180	Evergreen Lifestyles Mgmt	Invoice: SRCDD0623C (Reference: Monthly Mgmt Fees (Invoice Dated 06.30.2023). )	49,823.81	264,212.82
03/20/2024	100181	SPIES POOL, LLC	Invoice: 304097 (Reference: Chemicals for Pool and Lazy River. ) Invoice: 303737 (Reference: S...	5,434.25	258,778.57
03/20/2024	100182	KILINSKI VAN WYK, PLLC	Invoice: 8964 (Reference: General Legal Matters - Feb 2024. )	5,720.36	253,058.21
03/20/2024	100183	Xerox Company	Invoice: 5515982 (Reference: Monthly Remote Support Fee - Mar 2024. )	326.95	252,731.26
03/21/2024			Service Charge	150.11	252,581.15
03/26/2024	ACH032624	DUKE ENERGY	00 Solterra Blvd LITE 02.02.24-03.01.24	1,039.55	251,541.60
<b>3/31/2024</b>				<b>500,000.00</b>	<b>318,257.96</b>
04/01/2024	01ACH040124	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 02.08.24-03.07.24	4,575.67	246,965.93
04/01/2024	02ACH040124	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 02.07.24-03.06.24	149.68	246,816.25
04/01/2024	03ACH040124	DUKE ENERGY	7524 Oak Spring Lane 02.07.24-03.06.24	30.79	246,785.46
04/01/2024	04ACH040124	DUKE ENERGY	7310 Oakmoss Loop Irrigation 02.07.24-03.06.24	30.79	246,754.67
04/01/2024	05ACH040124	DUKE ENERGY	5456 Misty Oak Cir Pump 02.07.24-03.06.24	30.79	246,723.88
04/01/2024	06ACH040124	DUKE ENERGY	0 Solterra Blvd Lite 2.08.24-03.07.24	1,344.80	245,379.08
04/01/2024	07ACH040124	DUKE ENERGY	6022 Board Oak Dr Pump 02.07.24-03.06.24	30.79	245,348.29
04/01/2024	08ACH040124	DUKE ENERGY	4000 OAKMONT BLVD 02.07.24-03.06.24	53.85	245,294.44
04/01/2024	09ACH040124	DUKE ENERGY	7102 Oakmoss Loop Irrigation 02.07.24-03.06.24	30.79	245,263.65



04/03/2024	ACH040324	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 02.13.24-03.12.24		1,091.26	244,172.39
04/06/2024	ACH040624	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Mar 2024		1,556.51	242,615.88
04/08/2024	ACH040824	DUKE ENERGY	000 Solterra Blvd Lite 02.16.24-03.15.24		795.36	241,820.52
04/09/2024	ACH040924	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 02.17.24-03.18.24		1,338.84	240,481.68
04/09/2024	01ACH040924	POLK COUNTY UTILITIES	Various Accounts		423.94	240,057.74
04/09/2024	02ACH040924	POLK COUNTY UTILITIES	Various Accounts		6,419.00	233,638.74
04/09/2024	03ACH040924	POLK COUNTY UTILITIES	Various Accounts		100.52	233,538.22
04/09/2024	04ACH040924	POLK COUNTY UTILITIES	Various Accounts		66.27	233,471.95
04/09/2024	05ACH040924	POLK COUNTY UTILITIES	Various Accounts		57.81	233,414.14
04/09/2024	06ACH040924	POLK COUNTY UTILITIES	Various Accounts		827.81	232,586.33
04/09/2024	07ACH040924	POLK COUNTY UTILITIES	Various Accounts		36.66	232,549.67
04/09/2024	08ACH040924	POLK COUNTY UTILITIES	Various Accounts		56.40	232,493.27
04/09/2024	09ACH040924	POLK COUNTY UTILITIES	Various Accounts		53.58	232,439.69
04/09/2024	ACH040924	Spectrum Business	03/22/24 - 04/21/24 - 0 Oaktree Drive CBHS Wifi		109.98	232,329.71
04/09/2024	100184	Prestige Contractor Services, Inc.	Invoice: 187 (Reference: Replace Roof Tiles @ the Guard House. ) Invoice: 188 (Reference: Inst...		5,200.00	227,129.71
04/09/2024			Service Charge		133.69	226,996.02
04/10/2024			Funds Transfer	500,000.00		726,996.02
04/10/2024	6050	SITE MASTERS OF FLORIDA, LLC	Inlet Top Repairs		5,600.00	721,396.02
04/10/2024	100185	Envera Systems	Invoice: 739423 (Reference: Monitoring Svcs - May 2024. )		2,510.87	718,885.15
04/10/2024	100186	METFITNESS LLC	Invoice: INV-4662 (Reference: Weekly Group Fitness Classes - Mar 2024. )		300.00	718,585.15
04/10/2024	100187	Vesta Property Services, Inc.	Invoice: 418723 (Reference: Monthly Mgmt. Fee - Mar 2024. )		87,855.11	630,730.04
04/10/2024	100188	BUSINESS OBSERVER	Invoice: 24-00411K (Reference: Legal Advertising. )		83.13	630,646.91
04/10/2024	100189	SPIES POOL, LLC	Invoice: 304346 (Reference: Main Pool/Lazy River Chemicals. ) Invoice: 304582 (Reference: Main...		6,142.00	624,504.91
04/10/2024	100190	Amenity Services LLC	Invoice: 2131 (Reference: Cleaning of Clubhouse - Apr 2024. ) Invoice: 2132 (Reference: Monthl...		6,000.00	618,504.91
04/10/2024	100191	Sunrise Solutions Pool Service, LLC	Invoice: 3167 (Reference: Monthly Pool Service - Apr 2024. )		2,800.00	615,704.91
04/10/2024	100192	Cintas	Invoice: 4187141806 (Reference: Mats, Scraper, Hand Sanitizer, Soap Dispenser. ) Invoice: 4187...		603.21	615,101.70
04/10/2024	100193	Steadfast Environmental LLC	Invoice: SE-23969 (Reference: Aquatic Maintenance - Apr 2024. )		2,393.00	612,708.70
04/10/2024	100194	Kalina Brochowicz Fondo	Invoice: 13 - MAR 2024 (Reference: DJ Services & Poolside Games - Mar 2024. )		1,500.00	611,208.70
04/10/2024	100195	ACE HOME & SUPPLY CENTER	Invoice: 106527/1 (Reference: Wood, Screws. ) Invoice: 106532/1 (Reference: Clear Vinyl Cable,...		435.10	610,773.60
04/10/2024	100196	Florida Wrap Pros, LLC	Invoice: 1765 (Reference: 2 SAluminum Signs-Red Oak Rd/Oak Moss Loop. )		203.30	610,570.30
04/10/2024	100197	The Sherwin Williams Co.	Invoice: 0116-7 (Reference: 2 gallons - yellow paint. )		58.74	610,511.56
04/10/2024	100198	STANTEC CONSULTING SERVICES, INC.	Invoice: 2216406 (Reference: Prof. Svcs. thru 03.29.24. )		13,368.00	597,143.56
04/10/2024	100199	YELLOWSTONE LANDSCAPE	Invoice: OS 682314 (Reference: Palm Care - Feb 2024. )		787.69	596,355.87
04/10/2024	100200	VESTA DISTRICT SERVICES	Invoice: 418250 (Reference: Monthly Mgmt. Fee - Apr 2024. )		4,666.67	591,689.20
04/10/2024	100201	FTI / Florida Training & Investigations	Invoice: 23204060 (Reference: Guard House 02.18.24-03.18.24. )		39,200.00	552,489.20
04/10/2024	100202	Aqua Chill of Orlando LLC	Invoice: 62813 (Reference: Monthly Equipment Rental - Apr 2024. )		45.00	552,444.20
04/10/2024	100203	Janitorial Superstore	Invoice: 20399 (Reference: Cleaning Supplies. ) Invoice: 21563 (Reference: Cleaning Supplies. )		2,207.78	550,236.42
04/10/2024	100204	TPG Lighting	Invoice: 399 (Reference: Lighting - Permanent Tree Wrap (50% Final Balance). ) Invoice: 396 (R...		4,875.00	545,361.42
04/12/2024	ACH041224	Spectrum Business	Phone and Internet. 03/25/24 - 04/24/24 5200 Solterra Blvd		1,059.64	544,301.78
04/12/2024	ACH041224	FLORIDA PUBLIC UTILITIES	Service 02.20.24-03.20.24		7,824.94	536,476.84
04/15/2024	6051	Ariane Casanova	BOS Meeting 4/05/2024		200.00	536,276.84
04/15/2024	6052	Bobby A. Voisard	BOS Meeting 4/05/2024		200.00	536,076.84
04/15/2024	6053	Connie S. Osner	BOS Meeting 4/05/2024		200.00	535,876.84
04/15/2024	WIRE041524	Minoan Experience, Inc	Furniture		30,912.00	504,964.84
04/16/2024	ACH041624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 02.24.24-03.25.24		478.08	504,486.76
04/16/2024	EFT041624	FLORIDA DEPT OF REVENUE	Mar 2024 Sales Tax Filing		2,754.12	501,732.64

04/17/2024	01ACH041724	DUKE ENERGY	5300 Solterra Blvd Lift 02.24.24-03.25.24	222.72	501,509.92
04/17/2024	02ACH041724	DUKE ENERGY	5290 Solterra Blvd Irrigation 02.24.24-03.25.24	30.79	501,479.13
04/17/2024	03ACH041724	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 01.27.24-02.26.24	893.23	500,585.90
04/18/2024	01ACH041824	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 02.27.24-03.26.24	36.30	500,549.60
04/18/2024	02ACH041824	DUKE ENERGY	5200 OAKMONT BLVD 02.27.24-03.26.24	9,106.82	491,442.78
04/18/2024			Deposit	640.84	492,083.62
04/18/2024			Deposit	100.00	492,183.62
04/20/2024	ACH042024	Spectrum Business	5200 Solterra Blvd AHMS 04/03/24-05/02/24	279.97	491,903.65
04/23/2024	6054	Jeffrey Allen Inc.	Used Golf Cart w/Batteries	7,545.00	484,358.65
04/23/2024	6056	Shade USA	10 9' Patio Umbrellas	4,836.27	479,522.38
04/24/2024	ACH042424	DUKE ENERGY	00 Solterra Blvd LITE 03.02.24-04.01.24	1,039.68	478,482.70
04/24/2024	6057	Polk County Courthouse		1,424.00	477,058.70
04/24/2024	6058	Polk County Courthouse		1,016.00	476,042.70
04/29/2024	1ACH042924	DUKE ENERGY	7102 Oakmoss Loop Irrigation 03.07.24-04.04.24	30.80	476,011.90
04/29/2024	2ACH042924	DUKE ENERGY	4000 OAKMONT BLVD 03.07.24-04.04.24	54.76	475,957.14
04/29/2024	3ACH042924	DUKE ENERGY	6022 Board Oak Dr Pump 03.07.24-04.04.24	30.80	475,926.34
04/29/2024	4ACH042924	DUKE ENERGY	0 Solterra Blvd Lite 03.08.24-04.05.24	1,344.98	474,581.36
04/29/2024	5ACH042924	DUKE ENERGY	5456 Misty Oak Cir Pump 03.07.24-04.04.24	30.80	474,550.56
04/29/2024	6ACH042924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 03.07.24-04.04.24	30.80	474,519.76
04/29/2024	7ACH042924	DUKE ENERGY	7524 Oak Spring Lane 03.07.24-04.04.24	30.80	474,488.96
04/29/2024	8ACH042924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03.07.24-04.04.24	152.45	474,336.51
04/30/2024	100205	Xerox Company	Invoice: 5637292 (Reference: Monthly Remote Support Fee - Apr 2024. )	326.95	474,009.56
04/30/2024	100206	Zeno Office Solutions, Inc.	Invoice: IN2646662 (Reference: Contract CN27503-01, overage 02.15.24-03.14.24. ) Invoice: IN27...	1,031.27	472,978.29
04/30/2024	100207	Truly Nolen Of America, Inc	Invoice: 711178087 (Reference: Monthly Pest Control Service - Mar 2024. ) Invoice: 711178088 (...)	294.25	472,684.04
04/30/2024	100208	YELLOWSTONE LANDSCAPE	Invoice: OS 675193 (Reference: Monthly Lake Maintenance - Apr 2024. ) Invoice: OS 684918 (Refer...	20,833.75	451,850.29
04/30/2024	100209	KILINSKI VAN WYK, PLLC	Invoice: 9216 (Reference: General Legal Matters - Mar 2024. ) Invoice: 9285 (Reference: Small ...)	9,227.56	442,622.73
04/30/2024	100210	VESTA DISTRICT SERVICES	Invoice: 418717 (Reference: Billable Expenses - Mar 2024. ) Invoice: 416521 (Reference: Billab...	284.10	442,338.63
04/30/2024	100211	Aqua Chill of Orlando LLC	Invoice: 64133 (Reference: Monthly Cooler/Tank Rental - Apr 2024. )	45.00	442,293.63
04/30/2024	100212	Janitorial Superstore	Invoice: 22599 (Reference: Janitorial Supplies. )	218.06	442,075.57
04/30/2024	100213	Cintas	Invoice: 4189291023 (Reference: Mats, Scraper, Hand Sanitizer. ) Invoice: 4190008888 (Referenc...	422.34	441,653.23
04/30/2024	100214	ACE HOME & SUPPLY CENTER	Invoice: 106885/1 (Reference: MISC FASTENERS. ) Invoice: 106994/1 (Reference: Lumber/Sheating. )	273.30	441,379.93
04/30/2024	100215	Florida Wrap Pros, LLC	Invoice: 1795 (Reference: "No Smoking" signs. )	160.50	441,219.43
04/30/2024	100216	F & S Janitorial Services LLC	Invoice: 0143 (Reference: Steam Clean Carpeting in Gym. )	400.00	440,819.43
04/30/2024	100217	BUSINESS OBSERVER	Invoice: 24-00617K (Reference: Legal Advertising. )	72.19	440,747.24
04/30/2024	100218	Evergreen Lifestyles Mgmt	Invoice: SRCDD0323C-R (Reference: Monthly Mgmt. Fee - Mar 2023. ) Invoice: SRCDD0423C (Referen...	91,724.24	349,023.00
04/30/2024	100219	SPIES POOL, LLC	Invoice: 20584 (Reference: 3 Chemical Controllers. ) Invoice: 305003 (Reference: Pool Chemical...	17,178.55	331,844.45
<b>04/30/2024</b>				<b>500,740.84</b>	<b>420,437.99</b>
					<b>331,844.45</b>



# EXHIBIT 31





# Invoice

Number: 305897

Date: 5/9/2024

Account No: 1694-6712

Terms: Net 30 Days

Reference: Order 305897

PO Number:

Sales Rep: MICHAEL/NEW

\*\*\* Spies Pool LLC \*\*\*

801 Sawdust TR.  
Kissimmee, FL 34744  
Phone: (407)847-2771  
Fax: (407)847-8242

**Billing Address:**

SOLTERRA - SOLTERRA RESORT CDD  
C/O DPFPG  
250 INTERNATIONAL PARKWAY, SUI  
LAKE MARY, FL 32746

**Service Address:**

SOLTERRA - POOL ADDRESS  
5200 SOLTERRA BLVD  
DAVENPORT, FL 33837

Item	Description	Qty	Unit	Price	Extended
TIL-37-4550	MARKER TILE 6x6 FLAT GLOSSY	1.00	EA	\$32.00	\$32.00
SGM-37-1011	GROUT #25	0.50	Bag	\$36.00	\$18.00
SPI-L00-0010-S	LABOR	3.00	HR	\$135.00	\$405.00
SERVICEFEE	SERVICE FEE	1.00		\$40.00	\$40.00
DESCRIPTION OF WOR-S	Chipped out, one broken tile, created a smooth surface and installed one new 6"x6" flat, smooth marker tile on the inside beam of the pool per approved bid of \$495.00.	0.00		\$0.00	\$0.00

\*\*\*FOR CHEMICAL EMERGENCY CALL INFOTRAC 1-800-535-5053 24HRS\*\*\*

\*\*\*WE CANNOT WARRANTY PARTS THAT WE DO NOT INSTALL\*\*\*

PLEASE NOTE: THERE IS A 3% CONVENIENCE SURCHARGE FOR ALL CREDIT CARD TRANSACTIONS. TO AVOID THIS CHARGE, PLEASE PAY WITH CASH (ACH) OR CHECK

Non-Taxable: \$495.00  
Taxable: \$0.00  
Sub Total: \$495.00  
Sales Tax: \$0.00  
Freight:  
Total: \$495.00  
Total Paid:  
Total Due: \$495.00

Accepted By \_\_\_\_\_



# EXHIBIT 32





Proposal #: 420994

Date: 5/6/2024

From: Virginia Alvarez Cortes

Tree Care Proposal for Solterra CDD

Christopher Cleveland
DPFG
250 International Pkwy
Suite 280
Lake Mary, FL 32746
ccleveland@dpfgmc.com

LOCATION OF PROPERTY
5200 Solterra Blvd
Davenport, FL 33837

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

Table with 2 columns: DESCRIPTION, AMOUNT. Row 1: Arbor Cost, \$787.69. Includes a bulleted list of services: Antibiotic injections on Medjool's w/fertilizer (19) and Fertilize Queen Palms (20).

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By \_\_\_\_\_

Print Name/Title \_\_\_\_\_

Date \_\_\_\_\_

Solterra CDD

Summary table with 2 columns: Item, Amount. Rows: Subtotal (\$787.69), Sales Tax (\$0.00), Proposal Total (\$787.69).

