



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

May 3, 2024

10:00 a.m.

Location:

Solterra Resort Amenity Center

5200 Solterra Blvd.,

Davenport, FL 33837

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

Solterra Resort Community Development District

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

Board of Supervisors
Solterra Resort Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District is scheduled for **Friday, May 3, 2024 at 10:00 a.m. at Solterra Resort Amenity Center – 5200 Solterra Blvd., Davenport, FL 33837.**

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

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

Sincerely,

Barry Jeskewich

Barry Jeskewich
District Manager

Cc: Attorney
Engineer
District Records

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, May 3, 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

I. Roll Call

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

II. Audience Comments – Agenda Items and New Business

Public Conduct Notice:

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

III. Budget

- A. Discussion on Proposed FY 2025 Budget [Exhibit 1](#)
- B. Consideration and Adoption of **Resolution 2024-07, Approving Proposed FY 2025 Budget and Setting Public Hearing** [Exhibit 2](#)

IV. Business Items

- A. Vendor Reports
1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 3](#)
 2. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
 3. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*
 - a. Consideration of March Irrigation Repairs Proposal - \$278.17 [Exhibit 4](#)
 4. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

IV. Business Items (Continued)

- B. Consideration of HOA Management Requests – *Joe Bullins, Artemis Lifestyles Services*
- C. Consideration and Adoption of **Resolution 2024-08, Designating Officers** [Exhibit 5](#)

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 6](#)
- C. District Manager – *Barry Jeskewich, Vesta District Services*
- D. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 7](#)
 - 1. Consideration of Amenity Proposals
 - a. Buddy’s Clubhouse and Guard Gate Roof Pressure Washing - \$2,900.00 [Exhibit 8](#)
 - b. TPG Lighting Front Entrance Permanent Lighting - \$8,604.63 [Exhibit 9](#)
 - c. Vesta Social Media Account Management - \$250/Set Up, \$100/month [Exhibit 10](#)
 - d. Safe Slide Restoration of Fiberglass Waterslide and Steel Structure Refurbishment - \$34,131.00 [Exhibit 11](#)
 - e. Banners [Exhibit 12](#)
 - i. American Power Washing - \$14,244.00 (Includes Installation, Swap & Storage)
 - ii. Downtown Decorations - \$10,320.00 (Excludes Shipping & Installation)
 - f. Patio Furniture [Exhibit 13](#)
 - 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
 - g. Site Masters Solterra Resort Blvd & Exhibit Lane Inlet Top Repairs - \$4,550.00 [Exhibit 14](#)
 - h. Crushed Concrete Pad for Utility Cart Parking Area at Amenity Center - \$810.53 [Exhibit 15](#)



V. Staff Reports

D. Amenity Manager

1. Consideration of Amenity Proposals (Continued)

i. Café Granite Countertop Replacements

[Exhibit 16](#)

i. Premier Engineering (4) - \$9,998.00

ii. Prestige Contractor Services (3) - \$5,100.00

ii. Spies Broken Marker Tile Replacement - \$495.00

[Exhibit 17](#)

VI. Consent Agenda

**A. Consideration and Approval of the Minutes of the Board of Supervisors
Regular Meeting Held April 5, 2024**

[Exhibit 18](#)

B. Consideration and Acceptance of the March 2024 Unaudited Financial Report

[Exhibit 19](#)

VII. Shade Session (Security)

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

A. Discussion on Traffic Calming Devices for Solterra Blvd (Wienker)

B. Discussion on Cushions for Pool Loungers (Wienker)

IX. Action Items Summary

X. Next Meeting Quorum Check

Friday, June 7, 2024 at 10:00 a.m.

Solterra Resort Amenity Center

5200 Solterra Blvd., Davenport, FL 33837

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

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

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

		FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
56	STAFFING: AMENITY MANAGEMENT	76,200	38,100	231,213	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	255,143	-
60	CLUBHOUSE & LIFESTYLE SUPPLIES	48,286	38,145	60,000	60,000	-
61	PEST CONTROL & TERMITE BOND	16,518	2,512	20,000	20,000	-
62	WATER AND VENDING SERVICES	620	645	7,000	7,000	-
63	SOCIAL ACTIVITY & MOVIE LICENSE	700	4,983	1,000	1,000	-
64	CLUBHOUSE WIFI	9,689	2,502	-	-	-
65	PHONE & INTERNET (CLUBHOUSE)	1,560	2,767	12,514	12,514	-
66	TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	393,078	578,526	1,428,545	1,528,545	100,000
67						
68	LANDSCAPE/PROPERTY MAINTENANCE:					
69	POND & WETLAND MAINTENANCE	33,236	28,716	53,800	53,800	-
70	LANDSCAPE MAINTENANCE - CONTRACT	213,301	181,045	250,000	250,000	-
71	LANDSCAPE REPLINISHMENT	39,370	88,375	116,667	116,667	-
72	IRRIGATION REPAIRS & MAINTENANCE	19,508	5,569	20,000	20,000	-
73	ASPHALT PAVEMENT REPAIR & MONITORING	16,690		25,000	25,000	-
74	LANDSCAPE/PROPERTY CONTINGENCY	857	1,626	64,400	64,400	-
75	COMPREHENSIVE FIELD SERVICES	10,000	10,000	12,000	12,000	-
76	TOTAL LANDSCAPE/PROPERTY MAINTENANCE	332,962	315,331	541,867	541,867	-
77						
78	FACILITY MAINTENANCE:					
79	POOL SERVICE - CONTRACT	29,891	30,064	51,000	51,000	-
80	REPAIRS & MAINTENANCE - POOL & LAZY RIVER	84,453	101,619	31,681	31,681	-
81	POOL PERMIT	700	701	850	850	-
82	SLIDE MAINTENANCE & REPAIRS	-	-	2,500	2,500	-
83	SIGNAGE	1,082	10,432	2,000	2,000	-
84	ATHLETIC FACILITIES MAINT. & FITNESS EQUIP. REPAIR	2,920	7,808	10,000	10,000	-
85	REFUSE DUMPSTER SERVICE	65,182	59,111	70,000	70,000	-
86	PRESSURE WASHING	3,000	-	15,000	15,000	-
87	GENERAL OPERATING EXPENSES	-	11,416	-	-	-
88	CONTINGENCY	841	10,110	46,000	46,000	-
89	TOTAL FACILITY MAINTENANCE	188,069	231,260	229,031	229,031	-
90						
91	CAPITAL IMPROVEMENT & RESERVES					
92	CAPITAL IMPROVEMENT	17,000	67,337	196,039	196,039	-
93	CAPITAL IMPROVEMENT SPECIAL ASSESSMENT	-	-	-	-	-
94	RESERVE STUDY	-	-	4,000	4,000	-
95	INCREASE FOR OPERATING CAPITAL RESERVE	-	-	100,000	-	(100,000)
96	TOTAL CAPITAL IMPROVEMENTS	17,000	67,337	300,039	200,039	(100,000)
97						
98	TOTAL EXPENDITURES	1,813,802	2,271,827	3,909,006	3,909,006	-
99						
100	EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,558	654,451	-	-	-
101						
102	FUND BALANCE - BEGINNING (FY22 AUDITED)	531,410	837,968	1,492,419	1,592,419	100,000
103	NET CHANGE IN FUND BALANCE	306,558	654,451	100,000	-	(100,000)
104	FUND BALANCE - ENDING	\$ 837,968	\$ 1,492,419	\$ 1,592,419	\$ 1,592,419	\$ -

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
1	GENERAL ADMINISTRATIVE:			
2	SUPERVISOR FEES & RELATED EXPENDITURES	LEGISLATIVE	12,000	Assumes 5 supervisors at \$200 per meeting for 12 meetings
3	DISTRICT MANAGEMENT	VESTA	46,000	
4	MASS MAILING & PRINTING	TAMPA PRINT SERVICES	1,700	
5	LEGAL ADVERTISING	THE LEDGER	1,600	X6 MEETING NOTICES AND X3 PUBLIC HEARINGS
6	BANK FEES	WELLS FARGO	900	
7	REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	250	
8	AUDITING SERVICES	DMHB	3,000	
9	DISTRICT ENGINEER	STANTEC CONSULTING	10,000	
10	LEGAL SERVICES - GENERAL COUNSEL	KVW LAW	36,000	
11	COUNTY ASSESSMENT COLLECTION CHARGES	POLK COUNTY	36,000	
12	WEBSITE SET UP & ADMINISTRATION	CAMPUS SUITE	2,015	
13	MISCELLANEOUS EXPENSES		20,000	
14	TOTAL GENERAL ADMINISTRATIVE:		169,465	
15	INSURANCE:			
16	INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	44,256	
17	TOTAL INSURANCE:		44,256	
18	DEBT SERVICE ADMINISTRATION:			
19	ARBTRAGE REPORTING	LLS TAX SOLUTIONS	750	Series 2018 bond reporting, 2014 and 2023 bonds are exempt.
20	DISSEMINATING AGENT	VESTA	4,800	
21	TRUSTEE FEES	US BANK	17,000	
22	TOTAL DEBT SERVICE ADMINISTRATION:		22,550	
23	UTILITIES:			
24	GAS	FLORIDA PUBLIC UTILITIES	78,750	Pool Heaters
25	ELECTRICITY	DUKE ENERGY	291,803	STREETLIGHTS, AMENITY, GUARD & PUMP
26	WATER	POLK COUNTY UTILITIES	138,600	
27	TOTAL UTILITIES		509,153	
28	SECURITY:			
29	SECURITY MONITORING - MAIN ENTRANCE & CLUBHOUSE	PROPTIA	45,000	
30	SECURITY SYSTEM - MAIN ENTRANCE	FLOCK	40,000	
31	SECURITY - ACCESS CARDS	PROPTIA	5,500	Guest passes
32	SECURITY - PENALTY FALSE ALARM		8,500	
33	SECURITY- GUARDHOUSE - STAFFING	FTI	500,000	
34	SECURITY - GUARDHOUSE - MANAGEMENT			Provided in house through onsite management/remove this item in 2023
35	SECURITY - PATROL	OFF DUTY POLK COUNTY SHERIFF	50,000	
36	GATE MAINTENANCE AND REPAIR		10,000	MISCELLANEOUS GATE MAINTENANCE AND REPAIR
37	PHONE & INTERNET (GUARDHOUSE)	SPECTRUM (BRIGHTHOUSE)	5,100	
38	TOTAL SECURITY		664,100	
39	CLUBHOUSE/AMENITY ADMINISTRATION:			
40	STAFFING: AMENITY MANAGEMENT	Vesta GM, AGM	281,213	Vesta GM, AGM
41	STAFFING: LIFESTYLE & POOL MONITORING	Vesta LS Coords, Resort Hosts, Concierge	804,075	Vesta LS Coords, Resort Hosts, Concierge

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

	FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
42	CLUBHOUSE FACILITY MAINTENANCE-CLEANING	Vesta Custodian	87,600	Vesta Custodian
43	CLUBHOUSE MAINTENANCE & REPAIRS	Vesta Fac Mgr and Maint. Techs	255,143	Vesta Fac Mgr and Maint. Techs
44	CLUBHOUSE & LIFESTYLE SUPPLIES		60,000	SOCIAL ACTIVITIES & MOVIE LICENSE; CLUBHOUSE SUPPLIES AND UNIFORMS
45	PEST CONTROL & TERMITE BOND		20,000	INCLUDING 1ST YEAR EQUIPMENT
46	WATER AND VENDING SERVICES		7,000	
47	SOCIAL ACTIVITY & MOVIE LICENSE		1,000	
48	CLUBHOUSE WIFI		-	
49	PHONE & INTERNET (CLUBHOUSE)	SPECTRUM (BRIGHTHOUSE)	12,514	
50	TOTAL CLUBHOUSE/AMENITY ADMINISTRATION:		1,528,545	
51	LANDSCAPE/PROPERTY MAINTENANCE:			
52	POND & WETLAND MAINTENANCE	STEADFAST	53,800	Monthly Aquatic maintenance of 15 sites
53	LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	250,000	
54	LANDSCAPE REPLENISHMENT & ENHANCEMENT	YELLOWSTONE	116,667	
55	IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	20,000	
56	ASPHALT PAVEMENT REPAIRS & MAINTENANCE		25,000	Sewer lines, grouting and curb repair.
57	LANDSCAPE/PROPERTY CONTINGENCY		64,400	
58	COMPREHENSIVE FIELD SERVICES	VESTA	12,000	
59	TOTAL LANDSCAPE/PROPERTY MAINTENANCE:		541,867	
60	FACILITY MAINTENANCE:			
61	POOL CHEMICALS		51,000	
62	REPAIRS & MAINTENANCE - POOL & LAZY RIVER & CABANAS		31,681	
63	POOL PERMIT	N/A	850	FIXED FEE; ANNUAL COMPLIANCE
64	SLIDE MAINTENANCE & REPAIRS	COM-PAC FILTRATION	2,500	
65	SIGNAGE		2,000	
66	ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUI REPAIR		10,000	
67	REFUSE DUMPSTER SERVICE	IDEAL DUMPSTER	70,000	
68	PRESSURE WASHING		15,000	
69	GENERAL OPERATING EXPENSES			
69	CONTINGENCY		46,000	
70	TOTAL FACILITY MAINTENANCE:		229,031	
71	CAPITAL IMPROVEMENT		196,039	
72	CAPITAL IMPROVEMENT SPECIAL ASSESSMENT		-	Potential special assessment in lieu of line of credit with bank
73	RESERVE STUDY		4,000	
74	INCREASE IN OPERATING CAPITAL RESERVE		-	
75	TOTAL EXPENDITURES		3,909,006	

SOL TERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION

SOL TERRA RESORT BUDGET	
GENERAL ADMINISTRATIVE (90%)	\$152,518.50
INSURANCE (90%)	\$39,830.40
DEBT ADMINISTRATION (90%)	\$20,295.00
UTILITIES (92%)	\$468,421.13
SECURITY (90%)	\$597,690.00
CLUBHOUSE/AMENITY ADMIN (90%)	\$1,375,690.50
LANDSCAPE MAINTENANCE (100%)	\$541,867.00
FACILITY MAINTENANCE (90%)	\$206,127.90
CAPITAL IMPROVEMENTS (90%)	\$180,035.10
LESS: ENTRY FEE REVENUES (90%)	<u>-\$880,182.00</u>
NET O&M BUDGET	\$2,702,293.53
COUNTY COLLECTION COSTS	\$116,227.68
EARLY PAYMENT DISCOUNT	\$87,170.76
GROSS O&M ASSESSMENT	<u>\$2,905,691.97</u>

SOL TERRA SPRINGS BUDGET	
GENERAL ADMINISTRATIVE (10%)	\$16,946.50
INSURANCE (10%)	\$4,425.60
DEBT ADMINISTRATION (10%)	\$2,255.00
UTILITIES (8%)	\$40,732.27
SECURITY (10%)	\$66,410.00
CLUBHOUSE/AMENITY ADMIN (10%)	\$152,854.50
LANDSCAPE MAINTENANCE (0%)	\$0.00
FACILITY MAINTENANCE (10%)	\$22,903.10
CAPITAL IMPROVEMENTS (10%)	\$20,003.90
LESS: ENTRY FEE REVENUES (10%)	<u>-\$97,798.00</u>
NET O&M BUDGET	\$228,732.87
COUNTY COLLECTION COSTS	\$9,837.97
EARLY PAYMENT DISCOUNT	\$7,378.48
GROSS O&M ASSESSMENT	<u>\$245,949.32</u>

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

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
	<u>118.0</u>	<u>100.00%</u>	<u>\$245,949.32</u>	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				PROPOSED TOTAL PER UNIT ⁽³⁾			
	TOTAL O&M PER UNIT	SERIES 2023 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2018 DEBT SERVICE		FY 2024 PER UNIT	VARIANCE PER YEAR PER UNIT	VARIANCE PER MONTH PER UNIT
AA1								
TOWNHOME	\$2,713.06	\$563.69			\$3,276.75	\$3,276.75	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,713.06	\$1,024.88			\$3,737.95	\$3,737.95	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06	\$1,178.61			\$3,891.68	\$3,891.68	\$0.00	\$0.00
AA2								
SINGLE FAMILY 40'-50'	\$2,713.06		\$1,301.00		\$4,014.07	\$4,014.07	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06		\$1,496.15		\$4,209.22	\$4,209.22	\$0.00	\$0.00
AA3								
TOWNHOME	\$2,713.06			\$745.44	\$3,458.51	\$3,458.51	\$0.00	\$0.00
SINGLE FAMILY 40'-50'	\$2,713.06			\$1,259.95	\$3,973.01	\$3,973.01	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,713.06			\$1,355.55	\$4,068.61	\$4,068.61	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06			\$1,427.51	\$4,140.58	\$4,140.58	\$0.00	\$0.00
SOL TERRA SPRINGS								
SINGLE FAMILY 50' (PPMT)	\$2,084.32			\$1,124.21	\$3,208.53	\$3,208.53	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,084.32			\$1,355.55	\$3,439.86	\$3,439.86	\$0.00	\$0.00

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

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

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

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

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

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

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

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

Footnote:

Max. annual debt service:

258,744

(a) For budgetary purposes only.

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

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

Footnote:

(a) For budgetary purposes only.

Max. annual debt service:

618,462.50

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

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

Footnote:

Max. annual debt service:

375,776.25

(a) For budgetary purposes only.

EXHIBIT 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: August 2, 2024

HOUR: 10:00 a.m.

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





Solterra Resort CDD Aquatics

Inspection Date:

4/24/2024 10:30 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



MAINTENANCE AREA



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 20

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

The water level on this pond is low which is typical for the season. Within the pond there is some lingering algae that is still on its way out. Nuisance grasses along the shoreline have been addressed and are actively decaying. Also observed a small cluster of beneficial lilies which seem to be in healthy condition.

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

SITE: 21

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of torpedo grass regrowth observed along parts of the shoreline. Beneficial lilies are scattered throughout the pond and are in a healthy state. Our technician will treat for the grass regrowth in the next visit.

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

Inspection Report

SITE: 22

Condition: ☒Excellent ☐Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

This pond has a very little amount of water in it. Nuisance grasses along the shoreline and in the areas now absent of water have been treated for. Beneficial lilies are still thriving in the little amount of water left. Routine maintenance and monitoring will occur here.

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

SITE: 23

Condition: ☐Excellent ☒Great ☐Good ☐Poor ☐Mixed Condition ☐Improving



Comments:

Beneficial lilies on this pond are in healthy condition. Minor amounts of torpedo grass regrowth observed. Our technician will make sure to address during the upcoming treatment.

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

Inspection Report

SITE: 24

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

No algae growth was observed in this pond. Nuisance grasses along the shoreline have been treated for and are actively decaying indicated by the brown tint on the grasses. Our technician will continue to apply treatments to areas with regrowth.

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

SITE: 25

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Algae within this pond is currently decaying indicated by the brown/white tint. The beneficial lilies are in healthy condition. Our technician will continue to monitor and treat accordingly.

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

Inspection Report

SITE: 26

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae growth observed. Nuisance grasses along the shoreline have been addressed and are actively decaying.

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

SITE: 27

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of subsurface growth observed. Our technician will treat in the upcoming treatment.

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



Inspection Report

SITE: 28

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

This pond is experiencing a substantial algae bloom. Most of this algae is actively decaying from prior treatments but more progress to be made. In the upcoming treatment our technician will reapply for the algae.

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

SITE: 29

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Most of this pond is covered with beneficial gulf coast spikerush. The water level is low on this pond, in some of the areas now absent of water there is some nuisance grass regrowth occurring. During the upcoming treatment our technician will address any growth along the shorelines.

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

MANAGEMENT SUMMARY



With increased temperatures, May brings with it a perfect storm for algae growth. Extended daylight results in the increased growth of both algae and nuisance grasses. The lack of substantial rainfall to flush nutrients out of the pond compounds the issue; since hot, stagnant, nutrient-dense water conditions are perfect for algae.

Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter. We are beginning to see some scattered rain events, which could increase water levels and move out any older/decaying material. Due to low water levels, some sections of the beds and banks are exposed. It is here that technicians are trying to make progress on exposed subsurface growth. Technicians will continue on with routine treatment and make as much headway as possible on the exposed banks while they still have the opportunity.

Despite the heat/sun, algae activity was very minimal. Most ponds were in great condition on this most recent visit. Some of the ponds simply require light touch ups to stay in good health during the pre-summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Our technicians have been policing for trash extra. Upon the latest visits we had an additional technician only targeting trash. The community can expect to see less trash in the ponds in the future.

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.

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

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

Thank you for choosing Steadfast Environmental!



EXHIBIT 4





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

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor			\$216.00
Rainbird spray nozzles	8	\$2.86	\$22.86
Rainbird Spray Heads 6"	4	\$9.83	\$39.31

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

Subtotal	\$278.17
Sales Tax	\$0.00
Proposal Total	\$278.17

EXHIBIT 5



RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Barry Jeskewich is appointed Secretary.

Joanna Lee is appointed Treasurer.

Bridgett Alexander is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Shirley Conley is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

SECTION 5. All previous resolutions regarding officers are hereby repealed.

PASSED AND ADOPTED this 3rd day of May 2024.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



EXHIBIT 6



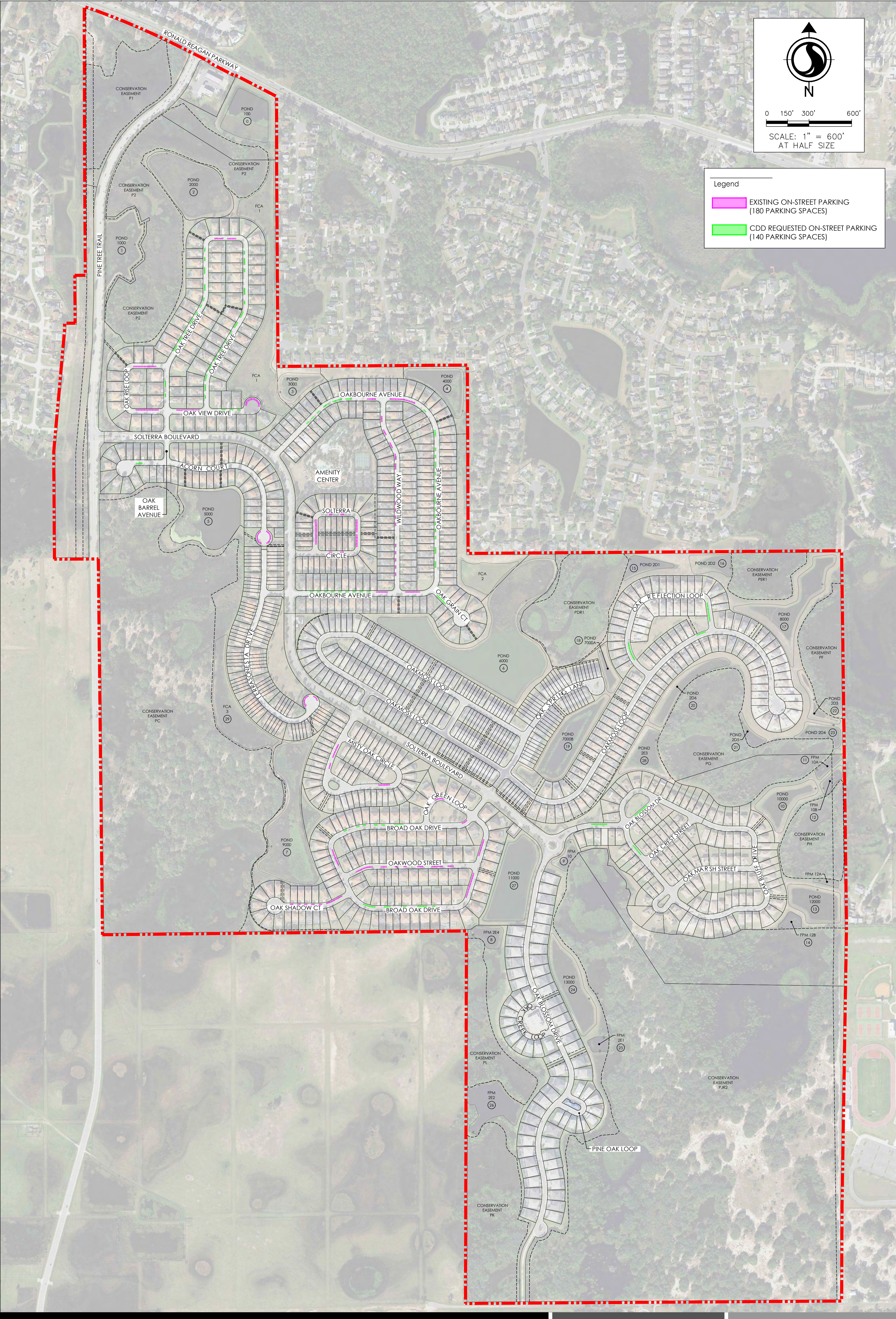


EXHIBIT 7





General Managers Report

Meeting Date: 05/03/24

Submitted by: **Jayne Biggs**

LIFESTYLE

As April comes to an end the lifestyles team is excited to start bringing the summer fun to Solterra! We are starting strong with Nerds Weekend from May 2-5, where we will be celebrating national days such as Harry Potter day, Space Day, and Star Wars weekend with May the Fourth Be with You and Revenge of the Fifth. We will be hosting fun activities based around these “nerdy” classics!

Later in the month we will be celebrating Mother’s Day weekend with some family fun. To really kick off this summer we will be hosting a variety of events over Memorial Day Weekend including having a food truck on Friday the 24th, Luau party with fun prizes and games with DJ Lady Loca on Saturday the 25th, Movie by the Pool Sunday the 26th, and Vivid Facepainting will be on site on Memorial Day (Monday the 27th) to provide fun face paint to all of our resort guests! As you can see there is plenty of fun to be had this May so keep an eye on the calendar for updates and additions!

ADMIN

- Next HOA and CDD Meeting will be in May – scheduling is pending.
- All the pool lounge chairs have arrived and will be assembled by Friday 4/26.
- 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.

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:

- Installation of equipment is complete. Staff training will be conducted the week of 4/29.
- Dates for implementation will be sent to the database soon.

SQUARE REPORTS as of 4/23/24

March:

- **Resort fee \$48,800**
- **Cabanas \$6,400**





PROJECT UPDATES:

- The Acorn gate work will begin this week (4/25).
- Inlet tops – complete.
 - The inlet top at the exit lane was hit right after the repair and will need to be fixed again.

FIELD OPERATIONS AND FACILITY MAINTENANCE

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

- 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.
- 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.

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*

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



Before and After Pictures

New No Smoking/Vaping signs



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



Inlet tops – 4 repaired



EXHIBIT 8





Buddys Pressure Washing and Roof Cleaning

3710 County Road 547
Davenport, FL 33837 US
(813)441-4690
buddyp1@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 9





TPG Lighting

TPG Lighting, LLC

Solterra
5200 Solterra Blvd
Davenport, FL 33837

(407) 436-4993
jbiggs@vestapropertyservices.com

ESTIMATE	#859
ESTIMATE DATE	Apr 19, 2024
SERVICE DATE	Apr 19, 2024
TOTAL	\$9,206.95

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

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - Permanent Tree Wrap 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) Circled in Yellow on Installation Map Installation of (1) low-voltage transformer to power the system 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.	1.0	\$1,463.00
Lighting - Landscape Lighting Installation of commercial grade landscape lighting to illuminate landscaping, and accent hardscape features of communities entrance way All fixtures will be Brass construction with Bronze finish All Bulbs will be 3000-4000k as to match the current sign light temperature Lighting system: - (2) 300W low-voltage transformers [North/South side of entryway] - (12) Medium up lights mounted at the base of each pillar as to accent the architectural features and tile mosaic (Blue on Install Map) - (8) Medium up lights illuminating the palms on either side of the entrance (Red on Install Map)	1.0	\$4,610.06
Lighting - Inception Multi-Seasonal Roof Line Lighting Installation of multi-seasonal permanent roof line lighting system around the perimeter of the guard shack at the entrance of the community	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

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.

- 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.

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.

- 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.

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.

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

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

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

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

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

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

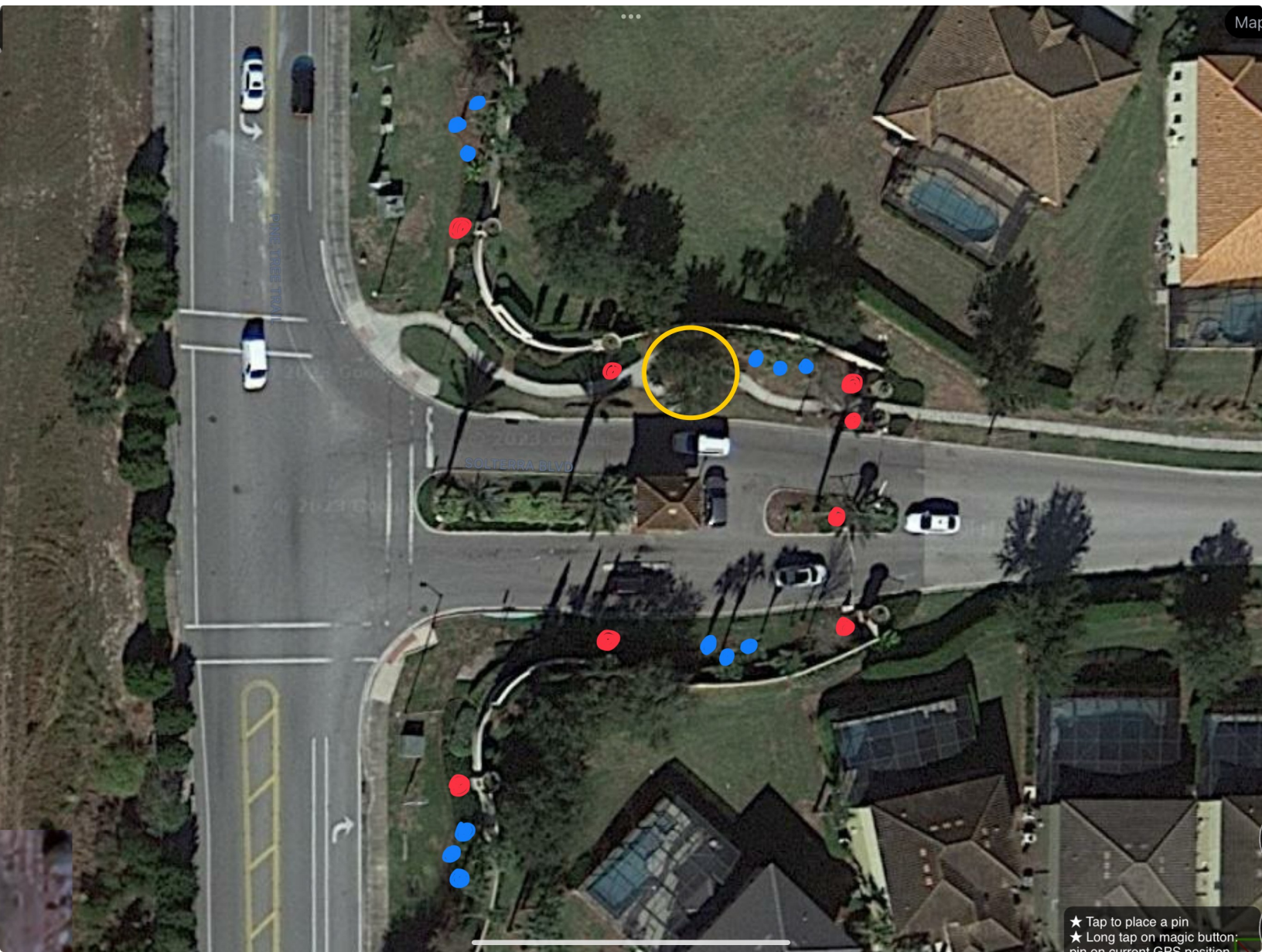


EXHIBIT 10





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 11



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

April 18, 2024

Solterra Resort / Attn: Randy Fredrick
5200 Solterra Blvd, Davenport, FL 33837
407-235-8984 / 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)

Certified Inspections



- Audio and Visual Documentation
- Present Solutions
- Non-Destructive Testing (NDT)



Consistent Restoration



- Scheduling/Pre-Con Meeting
- NACOM Certified Project Managers
- Over 400 Projects Each Year



Protected Partnership



- Post Project Customer Service
- Annual Protection Plans
- Best Warranties in the Industry

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



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 12



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



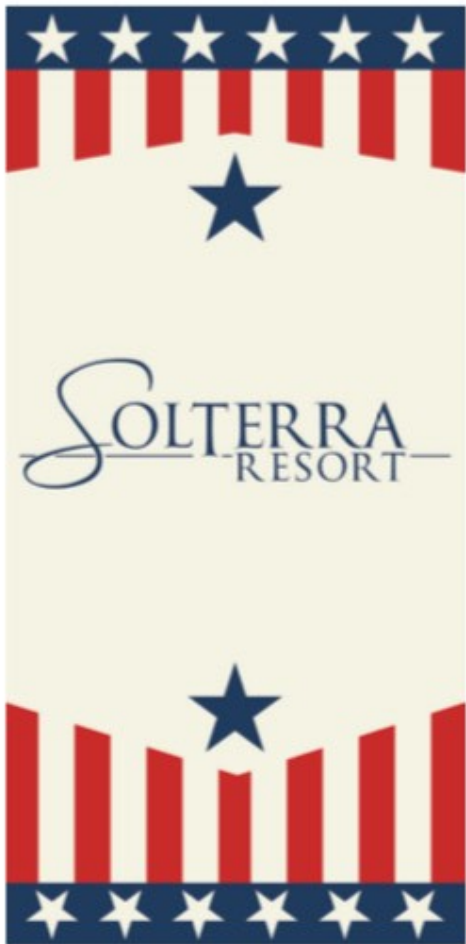
Description	Qty	Each	Amount
30" x 60" Banner	72	\$132.00	\$9,504.00
24 Banners per season (3) Seasons total - Spring/Summer, Winter, & Patriotic holidays 72 Banners total			
Pole Mounting Hardware	48	\$50.00	\$2,400.00
(2) Mounting brackets & hardware per banner required 24 Poles requiring brackets & hardware 48 brackets & hardware total			
Banner Initial Setup	24	\$97.50	\$2,340.00
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)			
Banner Swap Fee	24	\$32.50	\$780.00
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)			
Additional Details: 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. 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.			

Subtotal	\$15,024.00
New Client Promotion	-\$780.00
Total	\$14,244.00

Deposit Due	\$11,904.00
-------------	-------------

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





Price Quote

Jayme T. Biggs

Assistant Director

jbiggs@vestapropertyservices.com>

April 25, 2024

Jayme,

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



08D904



17D846



08D938 D



17D838



12D989



10D956



16D829



16D830



10D975



17D839



08D902



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





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

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

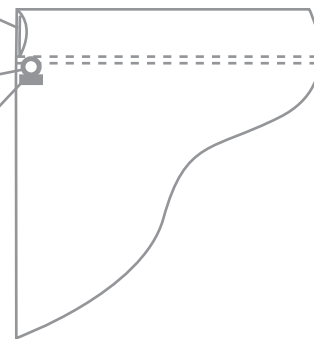
- 18 oz. opaque white blockout vinyl (SINGLE PLY)
- Printed at 720 dpi maximum
- Printed using true outdoor UV resistant inks
- Unlimited colors available
- Photographic looks
- Finished with scratch resistant UV clear coat, the same clear coat that is used by DOT on road signs, but formulated to allow 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



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



EXHIBIT 13





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

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
			0.00	0.00
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!	Sales Tax (0.0%)
	Total

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

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!	Sales Tax (0.0%)	\$0.00
	Total	\$8,206.97

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



Minoan

344 Grove Street, #4034
Jersey City , NJ 07302

Invoice

Submitted on 04/24/2024

Ship to

Jayme 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	\$2,489.60
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	\$2,236.80
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	\$1,913.60
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

Jayme 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	\$1,916.80
Shipping Fees	\$0.00
Sales Tax	\$0.00

\$1,916.80



EXHIBIT 14



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

PROPOSAL

Solterra CDD

Replace and Repair Inlet Tops

4/25/2024

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

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

Location 2

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

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

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



EXHIBIT 15





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.

DESCRIPTION	QTY	AMOUNT
General Labor		\$203.40
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. 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

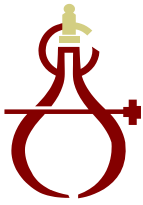
Date

Solterra CDD

Subtotal	\$810.53
Sales Tax	\$0.00
Proposal Total	\$810.53

EXHIBIT 16





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 19th, 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.,

○ 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 17



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



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

SOLTERRA CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

4/24/2024

ATTN: RANDY

PER YOUR REQUEST THIS BID IS FOR REPLACING A BROKEN MARKER TILE ON THE **POOL**. SPIES WILL CHIP OUT THE EXISTING MARKER TILE, INSTALL ONE NEW 6"X6" FLAT SMOOTH "FT" MARKER TILE AND GROUT THE TILES AT THE REPAIR AREA TO PROVIDE A SMOOTH SURFACE. PRICE INCLUDES INSTALLATION MATERIAL AND ALL LABOR FOR THE REPAIR.

TOTAL \$495.00

THE PRICE IS GOOD FOR 30 DAYS FROM BID DATE ABOVE.

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

A handwritten signature in blue ink, appearing to read "Ken Soukup", is written over a light blue circular background.

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

1, FT

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

EXHIBIT 18



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FIRST ORDER OF BUSINESS: Roll Call

Mr. Darin called the meeting to order at 10:05 a.m. and conducted roll call.

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

Kyle Darin	District Manager, Vesta District Services
Barry Jeskewich	District Manager, Vesta District Services
Meredith Hammock	District Counsel, Kilinski Van Wyk
Greg Woodcock	District Engineer, Stantec (<i>virtually</i>)
Jayne Biggs	Amenity Manger, Vesta
Lea Stokes	Vesta
Dana Bryant	Yellowstone Landscape
Vicky Alvarez	Account Manager, Yellowstone Landscape
Niklas Hopkins	Account Manager, Steadfast Aquatics (<i>virtually</i>)
Irmalu Crespo	Café Manager, Evergreen
Joey Arroyo	Evergreen

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

A. Vendor Reports

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

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

a. Consideration of Aquatic Maintenance Proposals

Mr. Hopkins discussed the proposals.

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

This item was tabled until further notice

- ii. Exhibit 3: Nuisance Insect Fogging Proposal - \$7,650.00 (9 treatments)

It was suggested that residents could request this service from Polk County. This item was tabled until further notice.

- iii. Exhibit 4: Monthly Debris Pickup - \$7,830.00 (9 events: \$870.00/event)

This item was tabled until further notice, based on visible debris being considered to fall within the scope of the maintenance agreement.

- iv. Exhibit 5: Aquatic Maintenance Service Agreement Renewal - \$29,724.00 (\$2,477.00/mo.)

The renewal incorporates a standard cost of living increase of 3.5%.

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

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

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

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

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

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

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

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

a. Consideration of Amenity Proposals

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

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

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

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

- ii. Pickleball Striping

A) Exhibit 8: 4-Court

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

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

B) Exhibit 9: 2-Court

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

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

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

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

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

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

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

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

The purchase of circular tables was discussed.

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

A) Yellowstone - \$40,000

Consideration of this item was postponed pending further quotes.

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

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

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

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

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

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

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

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

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

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

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

a. Consideration of Landscape and Irrigation Proposals

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

Discussion moved to the mulch proposal.

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

ii. Exhibit 14: Coontie Palms Transplanting at Utility Room - \$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 10th to noon
227 June 15th.

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

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

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

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

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

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

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

1. Exhibit 19: Discussion on Preliminary FY 2025 Budget

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

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

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

FIFTH ORDER OF BUSINESS: Consent Agenda

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

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



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

SIXTH ORDER OF BUSINESS: Shade Session – Security

The Supervisors entered a closed session discussed security items only at approximately 12:45 p.m.

No business was conducted while in this Closed Session.

The Supervisors returned to the sunshine at approximately 1:17 p.m.

SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)

On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board approved the addition of two cameras and directed staff to engage a qualified vendor, on behalf of the Solterra Resort Community Development District.

Ms. Osner advised that Ms. Hammock’s follow-up on the Developers housing count submission to the County found that the County did approve the current number of residences without any change of ingress/egress requirements.

Mr. Voisard requested a proposal for pressure washing the gate house and the roof of the amenity center.

EIGHTH ORDER OF BUSINESS: Action Items Summary

District Engineer

- Report on available locations for street parking through striping.
- Post and rope proposals.

District Manager

- Contemplate the establishment of reserve fund in the FY 25 budget.
- Obtain reserve study proposals.
- Advertise a shade session for next month.

Amenity Manager

- Pressure washing proposal for gate house and amenity center roof.
- No trespassing signs.

NINTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Solterra Resort Community Development District meeting is scheduled for 10:00 a.m. on May 3, 2024 at Solterra Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837.

TENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Voisard, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board adjourned the meeting at 1:21 p.m., for Solterra Resort Community Development District.

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	☐ Karan Wienker, Chair
317	☐ _____, Assistant Secretary	☐ Ariane Casanova, Vice Chair



EXHIBIT 19



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024



Solterra Resort CDD
Balance Sheet
March 31, 2024

	General Fund	Debt Service Series 2013	Debt Service Series 2014	Debt Service Series 2018	Debt Service Series 2023	Capital Projects	Total
1 Assets:							
2 Cash - Operating Account - BankUnited	1,011,524	\$ -	\$ -	-	\$ -	\$ 7	\$ 1,011,531
3 Cash - Operating Account - South State	251,542	-	-	-	-	-	251,542
4 Cash - Money Market - BankUnited	1,396,324	-	-	-	-	-	1,396,324
5 Cash - Merchant Account - BankUnited	194,453	-	-	-	-	-	194,453
6 Investments:							
7 Revenue Fund	-	-	262,419	710,619	389,051	-	1,362,089
8 Reserve Fund	-	-	129,372	309,222	-	-	438,594
9 Interest Fund	-	-	0	-	670	-	670
10 Prepayment Fund	-	-	-	0	-	-	0
11 Sinking Fund	-	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	-	-	-
13 2014 Acquisition & Construction	-	-	-	-	-	7,961	7,961
14 2018 Acquisition & Construction	-	-	-	-	-	19,242	19,242
15 Phase 2B Acquisition & Construction	-	-	-	-	-	43,564	43,564
16 2023 Acquisition & Construction	-	-	-	-	-	-	-
17 Accounts Receivable	-	-	-	-	-	-	-
18 Assessments Receivable On-Roll	213,640	-	18,337	36,684	26,754	-	295,415
19 Allowance for Doubtful Accounts	-	-	-	-	-	-	-
20 Deposits - Utilities	3,530	-	-	-	-	-	3,530
21 Prepaid Items	43,539	-	-	-	-	-	43,539
22 Due from Other Funds	-	-	7,449	18,094	10,819	-	36,362
23 Due from General Fund	-	-	-	-	-	-	-
24 Total Assets	3,114,550	-	417,578	1,074,618	427,294	70,775	5,104,816
25 Liabilities:							
26 Accounts Payable	148,445	-	-	-	-	-	148,445
27 Due to Other Funds	36,362	-	-	-	-	-	36,362
28 Due to General Fund	-	-	-	-	-	-	-
29 Matured Bonds Payable	-	-	-	-	-	-	-
30 Deferred Revenue - On-Roll	213,640	-	18,337	36,684	26,754	-	295,415
31 Fund Balance:							
32 Nonspendable:							
33 Prepaid & Deposits	47,069	-	-	-	-	-	47,069
34 Restricted for:							
35 Debt Service	-	-	399,240	1,037,934	400,540	-	1,837,715
36 Capital Projects	-	-	-	-	-	70,775	70,775
37 Assigned	-	-	-	-	-	-	-
38 Unassigned	2,669,035	-	-	-	-	-	2,669,035
39 Total Liabilities & Fund Balance	3,114,550	\$ -	\$ 417,578	1,074,618	\$ 427,294	\$ 70,775	\$ 5,104,816



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

	FY 2024				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	\$ 33,200	2,717,386	\$ (213,640)	92.71%
3 Special Assessments Off-Roll (Net)	-	-	-	-	0.00%
Resort Usage Fees, Café Lease Rev, Cabana Rev,					
4 Programming Rev	977,980	39,773	192,584	(785,396)	19.69%
5 Interest	-	8,778	31,071	31,071	0.00%
6 Total Revenue	3,909,006	81,750	2,941,042	(967,964)	75.24%
7 Expenditures:					
8 General Administrative:					
9 Supervisor Fees & Related Payroll Exp	12,000	800	4,000	(8,000)	33.33%
10 District Management	46,000	3,833	23,000	(23,000)	50.00%
11 Mass Mailing & Printing	1,700	-	1,255	(445)	73.81%
12 Legal Advertising	1,600	83	490	(1,110)	30.63%
13 Bank Fees	900	189	679	(221)	75.40%
14 Regulatory & Permit Fees	250	-	1,817	1,567	726.62%
15 Auditing Services	3,000	-	-	(3,000)	0.00%
16 District Engineer	10,000	4,326	9,990	(10)	99.90%
17 Legal Services - General Counsel	36,000	5,720	22,709	(13,291)	63.08%
18 County Assessment Collection Charges	36,000	-	46,668	10,668	129.63%
19 Website Setup & Administration	2,015	-	1,605	(410)	79.65%
20 Miscellaneous Expenses	20,000	-	88	(19,912)	0.44%
21 Total General & Administrative	169,465	14,952	112,301	(57,164)	66.27%
22 Insurance:					
23 Insurance (General Liab, Public Offc & Prop)	44,256	615	49,237	4,981	111.25%
24 Total Insurance	44,256	615	49,237	4,981	111.25%
25 Debt Service Administration:					
26 Arbitrage Reporting	750	-	650	(100)	86.67%
27 Dissemination	4,800	-	4,800	-	100.00%
28 Trustee Fees	17,000	-	7,233	(9,767)	42.55%
29 Total Debt Service Administration	22,550	-	12,683	(9,867)	56.24%
30 Utilities:					
31 Gas	78,750	7,825	48,302	(30,448)	61.34%
32 Electricity	291,803	21,311	130,455	(161,348)	44.71%
33 Water	138,600	7,272	73,898	(64,702)	53.32%
34 Total Utilities	509,153	36,408	252,656	(256,497)	49.62%
35 Security:					
36 Security Monitoring - Main Entrance & Pool	45,000	2,511	15,895	(29,105)	35.32%
37 Security System - Main Entrance	40,000	-	620	(39,380)	1.55%
38 Security - Access Cards	5,500	-	-	(5,500)	0.00%
39 Security - Penalty False Alarm	8,500	-	-	(8,500)	0.00%
40 Security - Guardhouse - Staffing	500,000	-	184,525	(315,475)	36.91%
41 Security - Patrol	50,000	-	14,015	(35,985)	28.03%
42 Gate Maintenance & Repair	10,000	-	2,511	(7,489)	25.11%
43 Phone & Internet (Guardhouse)	5,100	431	2,562	(2,538)	50.24%
44 Total Security	664,100	2,942	220,128	(443,972)	33.15%
45 ClubHouse/Amenity Administration:					
46 Staffing - Amenity Management	231,213	58,393	441,280	210,067	190.85%
47 Staffing - Lifestyle & Pool Monitoring	754,075	10,461	126,937	(627,138)	16.83%



48	Clubhouse Facility Maintenance - Cleaning	87,600	6,804	42,289	(45,311)	48.28%
49	Clubhouse Maintenance & Repairs	255,143	23,508	143,393	(111,750)	56.20%
50	Clubhouse & Lifestyle Supplies	60,000	3,892	18,770	(41,230)	31.28%
51	Pest Control & Termite Bond	20,000	-	775	(19,226)	3.87%
52	Water & Vending Services	7,000	45	264	(6,736)	3.77%
53	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
54	Phone & Internet (Clubhouse)	12,514	1,019	6,024	(6,490)	48.14%
55	Total Clubhouse/Amenity Administration	1,428,545	104,122	779,731	(648,814)	54.58%
56	Landscape/Property Maintenance:					
57	Pond & Wetland Maintenance	53,800	6,599	18,564	(35,236)	34.51%
58	Landscape Maintenance - Contract	250,000	16,166	96,996	(153,004)	38.80%
59	Landscape Replenishment	116,667	-	788	(115,879)	0.68%
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	-	3,938	(60,463)	6.11%
63	Comprehensive Field Services	12,000	833	5,000	(7,000)	41.67%
64	Total Landscape/Property Maintenance	541,867	23,598	136,345	(405,522)	25.16%
65	Facility Maintenance:					
66	Pool Service - Contract	51,000	2,800	16,800	(34,200)	32.94%
67	Repairs & Maintenance - Pool & Lazy River	31,681	12,460	61,931	30,250	195.48%
68	Pool Permit	850	-	-	(850)	0.00%
69	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
70	Signage	2,000	310	1,163	(837)	58.14%
71	Atheletic Facil Maint & Fitness Equipment Repair	10,000	300	6,782	(3,218)	67.82%
72	Refuse Dumpster Service	70,000	1,557	7,668	(62,332)	10.95%
73	Pressure Washing	15,000	-	11,813	(3,188)	78.75%
74	Contingency	46,000	10,039	28,966	(17,034)	62.97%
75	Total Facility Maintenance	229,031	27,466	135,122	(93,909)	59.00%
76	Capital Improvement & Reserves:					
77	Capital Improvement	196,039	19,708	21,263	(174,776)	10.85%
78	Reserve Study	4,000	-	-	(4,000)	0.00%
79	Increase for Operating Capital Reserve	100,000	-	-	(100,000)	0.00%
80	Total Capital Improvement & Reserves	300,039	19,708	21,263	(278,776)	7.09%
81	Total Expenditures	3,909,006	229,810	1,719,466	(2,189,540)	43.99%
82	Excess of Revenue Over (Under) Expenditures	-	(148,060)	1,221,575		
83	Other Financing Sources (Uses):					
84	Interfund Transfers - In			-		
85	Interfund Transfers - Out			-		
86	Total Other Financing Sources (Uses)			-		
87	Net Change in Fund Balance			1,221,575		
88	Fund Balance - Beginning			1,494,529		
89	Fund Balance - Ending			2,716,104		



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

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



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

	<u>FY 2024</u>				<u>% of</u>
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 2,931	\$ 240,407	\$ (18,337)	92.91%
3 Interest	-	620	5,321	5,321	0.00%
4 Total Revenue	258,744	3,551	245,727	(13,017)	94.97%
5 Expenditures:					
6 Interest					
7 May 1, 2024	84,572	-	-	(84,572)	0.00%
8 November 1, 2023	84,572	-	86,697	2,125	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2023	85,000	-	85,000	-	0.00%
## Total Expenditures	254,144	-	171,697	(82,447)	67.56%
## Excess of Revenue Over (Under) Expenditures	4,600	3,551	74,030		
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			(3,194)		
## Total Other Financing Sources (Uses)			(3,194)		
## Net Change in Fund Balance			70,836		
## Fund Balance - Beginning			328,404		
## Fund Balance - Ending			\$ 399,240		



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

	<u>FY 2024</u>				<u>% of</u>
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 618,463	\$ 7,119	\$ 581,779	\$ (36,684)	94.07%
3 Interest	-	1,780	13,066	13,066	0.00%
4 Total Revenue	618,463	8,899	594,846	(23,617)	96.18%
5 Expenditures:					
6 Interest					
7 May 1, 2024	226,254	-	-	(226,254)	0.00%
8 November 1, 2023	222,334	-	226,241	3,907	0.00%
9 Principal					
## May 1, 2024	165,000	-	-	(165,000)	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	613,588	-	226,241	(387,347)	36.87%
## Excess of Revenue Over (Under) Expenditures	4,875	8,899	368,605		
## Other Financing Sources (Uses):					
## Interfund Transfers - In					
## Interfund Transfers - Out			(7,634)		
## Total Other Financing Sources (Uses)			(7,634)		
## Net Change in Fund Balance			360,971		
## Fund Balance - Beginning			676,963		
## Fund Balance - Ending			\$ 1,037,934		



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

	FY 2024				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ 4,256	\$ 349,022	\$ (26,754)	92.88%
3 Interest	-	200	1,269	1,269	0.00%
4 Total Revenue	375,776	4,457	350,291	(25,485)	93.22%
5 Expenditures:					
6 Interest					
7 May 1, 2024	125,172	-	-	\$ (125,172)	0.00%
8 November 1, 2023	121,604	-	57,718	(63,886)	47.46%
9 Principal					
10 May 1, 2024	129,000	-	-	(129,000)	0.00%
11 November 1, 2024	-	-	-	-	0.00%
12 Total Expenditures	375,776	-	57,718	(318,058)	0
13 Excess of Revenue Over (Under) Expenditures	-	4,457	292,573		
14 Other Financing Sources (Uses):					
15 Interfund Transfers - In			50,012		
16 Interfund Transfers - Out					
17 Total Other Financing Sources (Uses)			50,012		
18 Net Change in Fund Balance			342,585		
19 Fund Balance - Beginning			57,955		
20 Fund Balance - Ending			\$ 400,540		



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

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



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

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	147
4 Total Revenue	<u><u>147</u></u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u><u>-</u></u>
8 Excess of Revenue Over (Under) Expenditures	147
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	3,194
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	<u><u>3,194</u></u>
13 Net Change in Fund Balance	3,341
14 Fund Balance - Beginning	4,620
15 Fund Balance - Ending	<u><u>\$ 7,961</u></u>

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

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	357
4 Total Revenue	<u><u>357</u></u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u><u>-</u></u>
8 Excess of Revenue Over (Under) Expenditures	357
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	7,634
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	<u><u>7,634</u></u>
13 Net Change in Fund Balance	7,991
14 Fund Balance - Beginning	11,251
15 Fund Balance - Ending	<u><u>\$ 19,242</u></u>

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

	<u>Year -to-Date</u>
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	1,060
4 Total Revenue	<u><u>1,060</u></u>
5 Expenditures:	
6 Construction-in-Progress	
7 Total Expenditures	<u><u>-</u></u>
8 Excess of Revenue Over (Under) Expenditures	1,060
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	
11 Interfund Transfers - Out	
12 Total Other Financing Sources (Uses)	<u><u>-</u></u>
13 Net Change in Fund Balance	1,060
14 Fund Balance - Beginning	42,504
15 Fund Balance - Ending	<u><u>\$ 43,564</u></u>



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

Bank Balance per Statement	\$	324,466.77
Plus: Deposits Outstanding		
Minus: Outstanding Checks		72,925.17
Adjusted Bank Balance		<u>251,541.60</u>

Beginning Balance per Books	\$	69,799.56
Cash Receipts		500,000.00
Cash Disbursements		318,257.96
Balance per Books		<u>251,541.60</u>



Solterra Resort CDD

Check Register - South State

FY 24

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

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

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

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

12/28/2023	2ACH122823	DUKE ENERGY	4000 OAKMONT BLVD 11/07-12/05	59.47	255,540.36
12/28/2023	3ACH122823	DUKE ENERGY	7310 Oakmoss Loop Irrigation 11/07-12/05	30.79	255,509.57
12/28/2023	4ACH122823	DUKE ENERGY	0 Solterra Blvd Lite 11/08-12/06	1,354.74	254,154.83
12/28/2023	5ACH122823	DUKE ENERGY	6022 Board Oak Dr Pump 11/07-12/05	30.79	254,124.04
12/28/2023	6ACH122823	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11/07-12/05	110.42	254,013.62
12/28/2023	7ACH122823	DUKE ENERGY	5456 Misty Oak Cir Pump 11/7-12/05	30.79	253,982.83
12/28/2023	8ACH122823	DUKE ENERGY	7102 Oakmoss Loop Irrigation 11/07-12/05	30.79	253,952.04
12/31/2023				520.00	139,967.72
01/02/2024	1ACH010224	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 11/13-12/11	1,112.75	252,839.29
01/02/2024	2ACH010224	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 11/9-12/06	4,654.85	248,184.44
01/05/2024	1ACH010524	DUKE ENERGY	000 Solterra Blvd Lite 11/16-12/14	801.22	247,383.22
01/05/2024	100092	Cintas	Invoice: 4177074525 (Reference: CH Facility Cleaning Maintenance.) Invoice: 4177789039 (Refer...	672.51	246,710.71
01/05/2024	100093	SPIES POOL, LLC	Invoice: 20053 (Reference: Pool & Lazy R R&M.) Invoice: 301332 (Reference: Pool & Lazy R R&M....	4,884.35	241,826.36
01/05/2024	100094	Amenity Services LLC	Invoice: 2077 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2076 (Reference: CH Fac...	6,000.00	235,826.36
01/05/2024	100095	BUSINESS OBSERVER	Invoice: 23-01791K (Reference: Legal Advertising.)	80.94	235,745.42
01/05/2024	100096	Envera Systems	Invoice: 00074513 (Reference: Security Monitoring -Pool.)	1,281.00	234,464.42
01/05/2024	100097	STANTEC CONSULTING SERVICES, INC.	Invoice: 2177243 (Reference: District Engineer.)	5,664.39	228,800.03
01/05/2024	100098	Steadfast Environmental LLC	Invoice: SE-23398 (Reference: Pond & Wetland Maintenance.)	2,393.00	226,407.03
01/05/2024	100099	METFITNESS LLC	Invoice: INV-4562 (Reference: Athletic Facilities & Fitness.)	300.00	226,107.03
01/05/2024	100100	KILINSKI VAN WYK, PLLC	Invoice: 8242 (Reference: Legal Services.)	4,479.58	221,627.45
01/08/2024	ACH010823	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 11/17-12/15/23	1,362.43	220,265.02
01/08/2024	1ACH010824	POLK COUNTY UTILITIES	Various Accounts	60.63	220,204.39
01/08/2024	2ACH010824	POLK COUNTY UTILITIES	Various Accounts	271.71	219,932.68
01/08/2024	3ACH010824	POLK COUNTY UTILITIES	Various Accounts	33.84	219,898.84
01/08/2024	4ACH010824	POLK COUNTY UTILITIES	Various Accounts	215.41	219,683.43
01/08/2024	5ACH010824	POLK COUNTY UTILITIES	Various Accounts	260.45	219,422.98
01/08/2024	6ACH010824	POLK COUNTY UTILITIES	Various Accounts	90.82	219,332.16
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	3,945.75	215,386.41
01/09/2024	2ACH010924	POLK COUNTY UTILITIES	Various Accounts	2,044.50	213,341.91
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	6,587.87	206,754.04
01/09/2024	ACH010924	Waste Connections of FL, Inc	12/1/2023-12/31/2023 5200 Solterra Blvd Davenport,FL	776.59	205,977.45
01/09/2024	ACH010924	Spectrum Business	12/22/23 - 1/21/24 - 4000 Oaktree Drive CBHS Wifi	109.98	205,867.47
01/11/2024	6034	Klinger Electrical Services LLC	Invoice dated 12.15.2022	783.00	205,084.47
01/11/2024			Service Charge	162.12	204,922.35
01/12/2024	ACH011224	FLORIDA PUBLIC UTILITIES	Service 11/20/23-12/20/23	11,010.69	193,911.66
01/12/2024	ACH011224	Spectrum Business	Phone and Internet. 12/25 - 1/24/24 5200 Solterra Blvd	1,034.40	192,877.26
01/12/2024	100101	YELLOWSTONE LANDSCAPE	Invoice: OS 628910 (Reference: Landscape Maintenance-.) Invoice: 010524- (Reference: Irrigati...	21,157.09	171,720.17
01/12/2024	100102	ACE HOME & SUPPLY CENTER	Invoice: I21318/1 (Reference: Misc Facility Maintenance.) Invoice: 104520/1 (Reference: CH Fa...	503.44	171,216.73
01/12/2024	100103	Cintas	Invoice: 4179140778 (Reference: CH Facility Cleaning Maintenance.)	224.17	170,992.56
01/12/2024	100104	ENVERA	Invoice: 736056 (Reference: Sec Gate Maintenance & Rep.)	2,510.87	168,481.69
01/12/2024	100105	Envera Systems	Invoice: 00074992 (Reference: Security Monitoring -Pool & Amen.) Invoice: INV000006909 (Refer...	2,060.00	166,421.69
01/12/2024	100106	JOE G TEDDER, TAX COLLECTOR	Invoice: 010324- (Reference: Cty Assessment Collection Fee.)	739.04	165,682.65
01/12/2024	100107	Power Pool Services, LLC	Invoice: 3139 (Reference: Pool Service Contract.)	2,800.00	162,882.65
01/12/2024	100108	SPIES POOL, LLC	Invoice: 301892 (Reference: Pool & Lazy R R&M.)	2,217.70	160,664.95
01/12/2024	100109	VESTA DISTRICT SERVICES	Invoice: 415877 (Reference: District Management Services.) Invoice: 415810 (Reference: Websit...	9,458.34	151,206.61
01/12/2024	100110	Kalina Brochowicz Fondo	Invoice: 10 - DECEMBER 2023 (Reference: Clubhouse & Lifestyles Supplies.)	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
1/31/2024				500,148.15	494,141.74
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 Maintenace 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	124.06	81,850.29
02/23/2024	9ACH022324	DUKE ENERGY	00 Solterra Blvd LITE 1/03-2/01/24	1,039.59	80,810.70
02/28/2024	100148	Cintas	Invoice: 4184245254 (Reference: Mats, Soap, Hand Sanitizer.)	177.08	80,633.62
02/28/2024	100149	SPIES POOL, LLC	Invoice: 20307 (Reference: CHEMICAL CONTROLLER MS.) Invoice: 302734 (Reference: Pool Heater I...	3,490.53	77,143.09
02/28/2024	100150	VESTA DISTRICT SERVICES	Invoice: 416873 (Reference: Monthly Mgmt. Fee - Feb 2024.)	4,666.67	72,476.42
02/28/2024	100151	Xerox Company	Invoice: 5397581 (Reference: Monthly Remote Support Fee - Feb 2024.)	528.90	71,947.52
02/28/2024	100152	Aqua Chill of Orlando LLC	Invoice: 61957 (Reference: Monthly Equipment Rental - March 2024.)	45.00	71,902.52
02/28/2024	100153	Janitorial Superstore	Invoice: 20170 (Reference: Furniture Polish, Paper Products.)	143.34	71,759.18
02/28/2024	100154	Zeno Office Solutions, Inc.	Invoice: IN2532149 (Reference: CN27503-01 12.15.23-01.14.24.)	71.09	71,688.09
02/28/2024	100155	Truly Nolen Of America, Inc	Invoice: 711176506 (Reference: Monthly Pest Control Service - Feb 2024.)	160.50	71,527.59
02/29/2024	1ACH022924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 1/06-2/06/24	177.53	71,350.06
02/29/2024	2ACH022924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 1/06-2/06/24	30.79	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	1,344.84	69,912.85
02/29/2024	6ACH022924	DUKE ENERGY	4000 OAKMONT BLVD 1/06-2/06/24	51.71	69,861.14
02/29/2024	7ACH022924	DUKE ENERGY	5456 Misty Oak Cir Pump 1/6-2/06/24	30.79	69,830.35
02/29/2024	8ACH022924	DUKE ENERGY	6022 Board Oak Dr Pump 1/06-2/06/24	30.79	69,799.56
02/29/2024				7,200.00	197,358.89
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
3/31/2024				500,000.00	318,257.96
					251,541.60

