

Regular Meeting Advanced Agenda Package

> Date/Time: Friday July 11, 2025 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 <u>DRAFTS</u> 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, July 11, 2025 at 10:00 a.m. at Solterra Resort Amenity Center – 5200 Solterra Blvd., Davenport, FL 33837.

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

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

Sincerely,

Barry Jeskewich

Barry Jeskewich District Manager

Cc: Attorney

Engineer

District Records

Meeting Date: Friday, July 11, 2025

Time: 10:00 a.m.

Join via Computer or Mobile App

Dial-in Number: 1-904-348-0776

Phone Conference ID: 766 858 440#

Location: Solterra Resort Amenity Center Phone Conference ID: 766 858 449#

5200 Solterra Boulevard See CDD website for international dial-in numbers

Davenport, Florida 33837 (Mute/Unmute: *6) (Raise/Lower Hand: *5)

Agenda

The full draft agenda packet will be posted to the CDD website under <u>Meeting Documents</u> when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@yestapropertyservices.com

I. Roll Call

VACANT (1) Deborah Higham (2-VC) Brian Meert (3-C)

Bobby Voisard (4) Sumanth Neelam (5)

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. Seat 1 Vacancy

- A. Consideration of Seat 1 Supervisor Appointment
 - 1. Administration of Oaths of Office and Code of Conduct

Exhibit 1

2. Review of Sunshine and Public Records Laws

References:

- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- B. Consideration and Adoption of Resolution 2025-13, Designating Officers

Exhibit 2

July 11, 2025 Agenda

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IV. Reports

- District Engineer *Greg Woodcock, Stantec* A.
 - Discussion on Front Entrance Options

Walk-on Exhibit A

- В. Café Management – Irma Crespo, RealManage
- C. Security Management – Zuleika Fernandez, Florida Training & Investigations LLC (FTI)
- D. Landscape Maintenance – Vicky Alvarez, Yellowstone Landscape

Exhibit 3

- Consideration of Yellowstone Proposals 1.
 - #560743 Install 1033 yd³ Coco Brown Landscape Mulch -\$61,980.00

Exhibit 4

b. #576174 Trim 156 Sabal Palms at Pool and Lazy River -\$10,685.22

Exhibit 5

#571309 Remove Excess Mulch From Pool and Lazy River c. Landscape Beds - \$5,450.00

Exhibit 6

Exhibit 7

d. #522035 Clear Vegetation from Chain Link Fence Between Oak

Tree Drive and Sunridge Woods - \$709.99 Previously Presented [Struck - HOA Addressed at No Cost to District]

Exhibit 8

#567138 Volleyball Sand Rake/Drag Mat - \$641 per Visit e. #578614 June Irrigation Repairs - \$625.85

Walk-on Exhibit B

#578563 Relocate 2 Irrigation Valve Boxes at Solterra Springs Entrance - \$1,088.82

Walk-on Exhibit C

#578552 Replace Sod at Entrance - \$4,135.00

Walk-on Exhibit D

Discussion on Options for Pool Beautification (Higham)

Walk-on Exhibit E

- **Pool Planters** i.
 - Option 1 #577639 \$1,916.50 (R1) A)
 - B) Option 2 #577649 - \$5,903.00 (R2)
 - Pool Area ii.
 - Option 1 #577676 \$2,418.00 (R3) A)
 - Option 2 #577655 \$4,936.00 (R4)
 - Pool Slide Bed A#577686 \$681.25 (R5)
 - Pool Slide Bed B #577691 \$920.50 (R6) iv.
 - Pool Slide Bed C #577723 \$973.00 (R7 & 8)
 - Pool Beds #577726 \$1,344.00 (R9 & 10) vi.
 - Pool Restroom Planters #577744 \$1,841.00 (R11) vii.
 - Pool Gravel Planter viii.
 - Option 1 #577749 \$1,104.50 (R12) A)
 - B) Option 2 #577764- \$2,357.00 (R13)

DRAFT Revised 7/10/2025

Denotes Return to Agenda Link:

July 11, 2025 Agenda

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IV. Reports (Continued)

E. Amenity Management – *Joe Bullins, Artemis Lifestyles*

Exhibit 9

1. Consideration of Spies Pump With Strainer Replacement Proposals

Exhibit 10

a. 20HP Goulds - \$17,995.00

b. 20HP Sta-Rite - \$21,695.00

F. Aquatic Maintenance – Steadfast Environmental

Exhibit 11

- G. District Counsel Meredith Hammock, Kilinski Van Wyk
- H. District Manager Barry Jeskewich, Vesta District Services
 - 1. "Townhall" Workshop Scheduled for July 17, 2025 at 6 p.m.

V. Amenity Policy and Rules

- A. Amended Amenity Policy and Rules Public Hearing
 - 1. Open Public Hearing

a. Presentation of Amended Amenity Policy and Rules

Exhibit 12

- b. Public Comments (See Public Conduct Notice Above)
- 2. Close Public Hearing
- B. Consideration and Adoption of Resolution 2025-14, Adopting Amended Amenity Policy and Rules

Exhibit 13

VI. Parking and Parking Enforcement Policy

- A. Amended Parking Rules Public Hearing
 - 1. Open Public Hearing
 - a. Presentation of Amended Parking and Parking Enforcement Rules

Exhibit 14

- b. Public Comments (See Public Conduct Notice Above)
- 2. Close Public Hearing
- B. Consideration and Adoption of Resolution 2025-15, Adopting Amended and Restated Rules Relating to Parking and Parking Enforcement

Exhibit 15

VII. District Manager RFP (Informal)

A. Consideration of Responses to Informal District Manager Request for Proposals

1. Artemis Lifestyles Services Exhibit 16

2. Inframark Exhibit 17

3. Rizzetta and Company Exhibit 18

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VII. District Manager RFP (Informal) (Continued)

B. Consideration and Adoption of Resolution 2025-16, Appointing District
Manager and Fixing Compensation Effective July 19, 2025

Exhibit 19

C. Consideration and Adoption of Resolution 2025-17, Appointing and Removing Officers Effective July 19, 2025

Exhibit 20

D. Consideration and Adoption of Resolution 2025-18, Designating Bank Signatories Effective July 19, 2025

Exhibit 21

E. Consideration and Adoption of Resolution 2025-19, Designating Primary Administrative Office and Primary Headquarters Effective July 19, 2025

Exhibit 22

F. Consideration and Adoption of Resolution 2025-20, Registered Agent and Registered Office Effective July 19, 2025

Walk-on Exhibit F

VIII. Supervisor Requests

- A. Discussion on Amenity Upgrade Plan (Meert)
- B. Discussion on Reassignment of Liaison Roles and Community Feedback Reporting (*Meert*)

IX. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular <u>Exhibit 23</u> Meeting Held June 6, 2025
- B. Consideration and Acceptance of the May 2025 Unaudited Financial Report <u>Exhibit 24</u>
- C. Ratification of Spies Lazy River Thruster Pump Repair \$1,395.00 <u>Exhibit 25</u>
- X. Closed Session (No Action Will Be Taken During the Closed Session)
 - A. Discussion on District's Security Matters

XI. Security Matters

A. Ratification of Insyte Access Equipment Proposal - \$576.60

Under Separate Cover

XII. Next Meeting Quorum Check

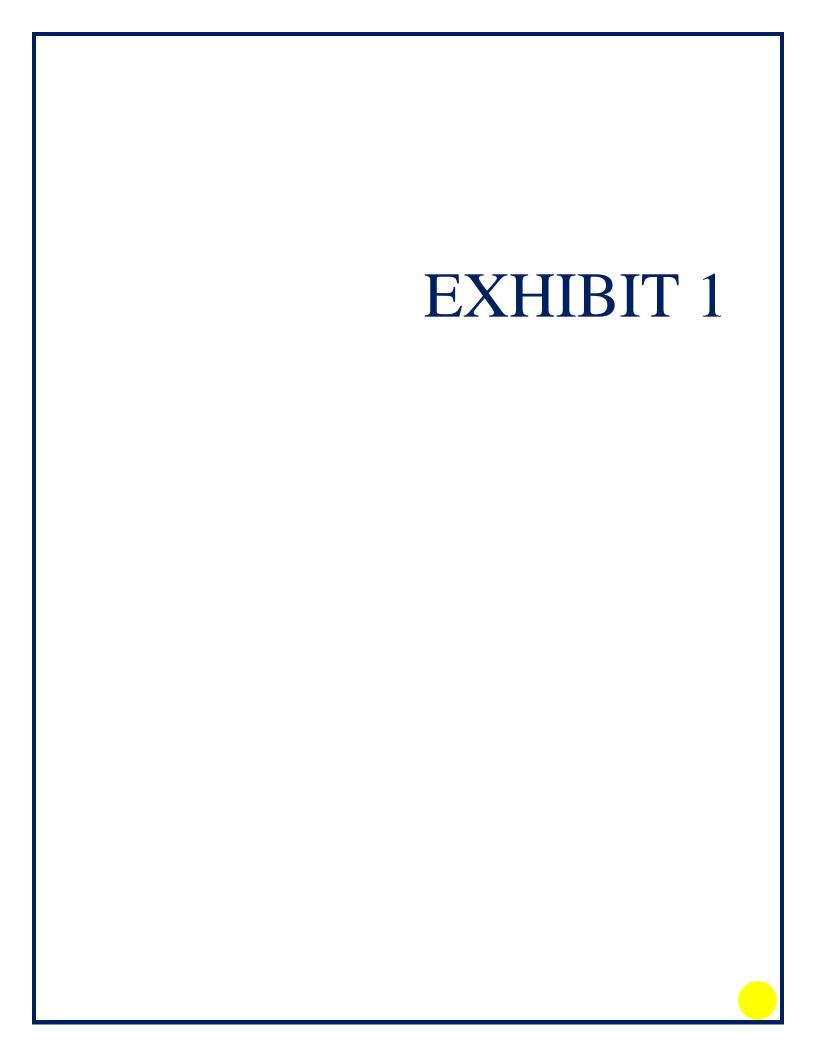
	In Person	Virtually	Not
(S1)			
Deborah Higham			
Brian Meert			
Bobby Voisard			
Sumanth Neelam			

Friday, August 1, 2025 at 10:00 a.m. Regular Meeting

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

Includes Budget/Assessments Public Hearings

- XIII. Action Items Summary (To be Included in the Meeting Minutes)
- XIV. Adjournment



Solterra Resort Community Development District Board of Supervisors Oath of Office

I,	, a citizen of the United States of America,									
and \square a resident of the State of Florida, and	d \square a resident of the Solterra Resort Community been \square appointed $/\square$ elected as a Supervisor of the									
District and a recipient of public funds on behalf of the District, do hereby solemnly swear or										
* *	affirm that I will support the Constitution of the United States and the Constitution of the State of									
-	artially discharge the duties devolving upon me in									
-	Community Development District, located in Polk									
County, Florida.										
Signature										
Date										
Bate										
STATE OF FLORIDA										
COUNTY OF POLK										
The foregoing oath was administered	l before me by means of physical presence, this									
day of 20	hy who is									
\square personally known to me or \square who has pro-	by, who is ducedas identification,									
	e aforementioned oath as a Member of the Board of									
Supervisors of the Solterra Resort Communit	y Development District and acknowledged to and									
before me that she/he took said oath for purpo	ses therein expressed.									
WITNESS my hand and official seal th	ne date aforesaid.									
Notary Public State of Florida										
(Print, Type or Stamp Commissioned Name of										

Notary Public and the Date the Commission Expires)

OATH OF OFFICE

	(Art. II. § 5(b), Fla. Const.)
STATE OF FLORIDA	
County of POLK	
Government of the United	affirm) that I will support, protect, and defend the Constitution and States and of the State of Florida; that I am duly qualified to hold office the State, and that I will well and faithfully perform the duties of
SOLTERRA RESORT	COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR
(Full Name of Office – Abbreviations Not Accepted)
on which I am now about to	o enter, so help me God.
[NOTE: If you affirm, you	may omit the words "so help me God." See § 92.52, Fla. Stat.]
	Signature
(Affix Seal Below)	Sworn to and subscribed before me by means of physical presence
	Or online notarization this day of, 20
	Signature of Officer Administering Oath or of Notary Public
	Print, Type, or Stamp Commissioned Name of Notary Public
	Personally Known or Produced Identification
	Type of Identification Produced
	ACCEPTANCE
I accept the office listed in	n the above Oath of Office.
Mailing Address: Hon	ne Office
Street or Post Office Box	Print Name

Signature

City, State, Zip Code

Solterra Resort Community Development District Board of Supervisors' Code of Conduct

The Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") adopted this Code of Conduct ("Code") to encourage public confidence in the integrity of local government and its fair and effective operation, and to enable the Board to communicate in an open, focused, and orderly manner on the issues brought before them. It is intended to enable each member of the Board to be heard on individual contributions without interference or distractions. Each member of the Board will sign a form acknowledging receipt of this Code at the time of commencing their term of office.

I. MEETING PROCEDURES.

A. Presiding Officer.

- 1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board is the Presiding Officer. In the absence of the Chair, the Vice Chair, or the Chair's designee should the Vice Chair be unavailable, shall perform the duties and functions of the Presiding Officer.
- 2. Responsibilities. The Presiding Officer's responsibilities shall include, but not be solely limited to:
 - (a) Open the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
 - (b) Designate an individual, generally the District Manager, to serve as the meeting's timekeeper.
 - (c) Announce the amount of time, if different from the standard of three minutes, that shall be allocated to a Supervisor each time they are recognized by the Presiding Officer and given the floor.
 - (d) Announce the business to come before the Board, in accordance with the agenda.
 - (e) Recognize all Supervisors, District staff, and members of the public who seek the floor under established procedure.
 - (f) Preserve decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's adopted Public's Right to Speak & Public Decorum policy.
 - (g) Call to order any Supervisor who violates any of these rules and decide questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
 - (h) Declare the Board meeting adjourned when all agenda items have been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present.

B. Rules of Discussion.

- 1. Every Supervisor desiring to speak will address the Presiding Officer, and once recognized by the Presiding Officer, shall confine discussion to the item under discussion.
- 2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.
 - (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
 - (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer

Solterra Resort Community Development District Board of Supervisors' Code of Conduct

- discussion until a later point in the meeting.
- (c) A majority vote of the attending Supervisors may override the Presiding Officer's decision.
- 3. A Supervisor may claim the floor only when recognized by the Presiding Officer and must yield the floor at the expiration of their allotted time.
- 4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time is up. The Presiding Officer will then gavel the input from that Supervisor to cease and move to the next Supervisor.
- 5. Supervisors shall refrain from:
 - (a) attacking another Supervisor's motives or opinions;
 - (b) speaking adversely on a prior motion or a motion not currently pending;
 - (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor;
 - (d) speaking against their own motions;
 - (e) using inappropriate or obscene language or gestures, shouting, or otherwise exhibiting conduct unbecoming of an elected official.
- 6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed.
- 7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking, even if the allotted time has not yet expired.

II. SUPERVISOR CONDUCT.

A. Basic Tenants.

- 1. Act in the Public Interest. Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims and transactions in a fair and respectful manner.
- 2. Comply with the Law. All Supervisors and Staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.
- 3. Act Professionally and Civilly. All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board of Supervisors or District staff. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with the public in a thoughtful, respectful and civil manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. All Supervisors should deal fairly and equitably with District staff, vendors, contractors, and

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members of the public, and are expected to treat others with dignity and respect. Supervisors shall demonstrate the same level of respect and professionalism shown towards fellow Supervisors and District staff to the District's vendors and contractors, and shall refrain from making threats of violence, discriminatory remarks, personal insults, bullying, stalking, or advocating for any of the aforementioned behavior. Supervisors should refrain from social media and other communication that only tells one version of the story as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) Use of Decorum with Public. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
- (b) Civility to Speakers. Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
- (c) Actively Listening to Public Comments. Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.
- (d) Avoiding Uncivil Debate and Argument with Members of the Public and District staff. Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should civil.
- (e) Avoiding Personal Attacks. Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.
- 4. <u>Follow laws, rules, and policies</u>. All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:
 - (a) Sunshine Law. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among board members via social media or other online forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.
 - (b) Conflicts of Interest. In order to assure independence and impartiality on behalf

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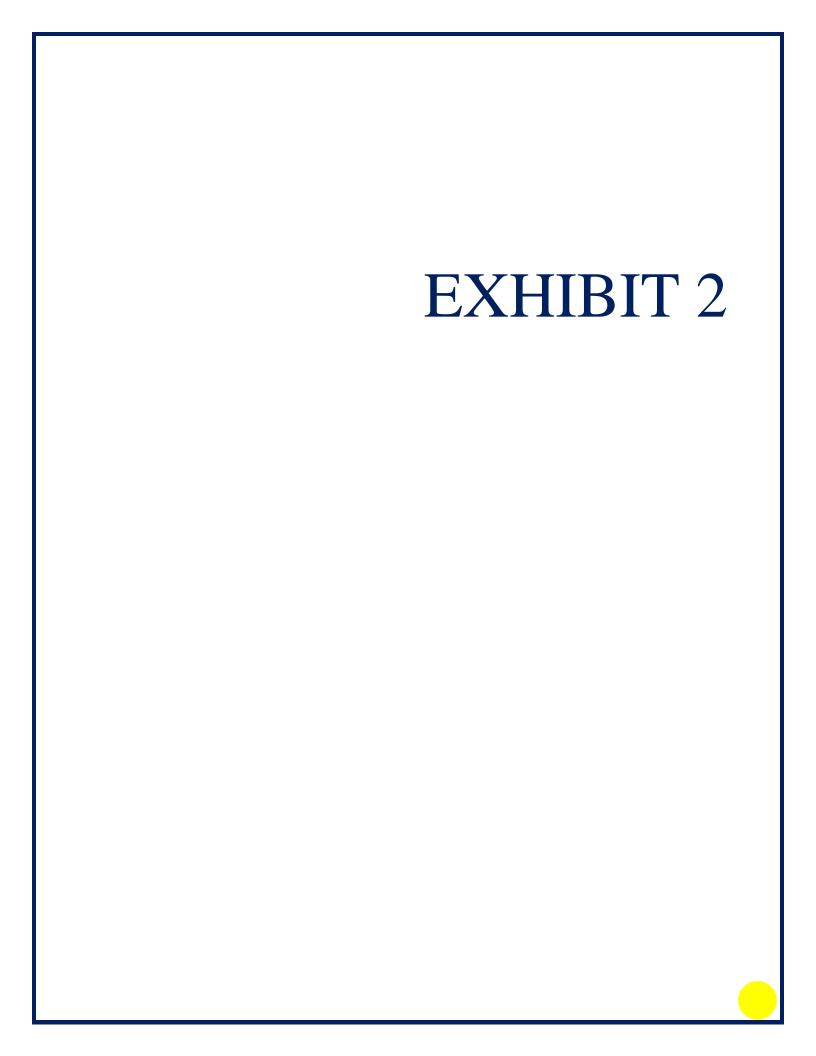
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Solterra Resort Community Development District Board of Supervisors' Code of Conduct

- of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff shall use its position to gain favor or material benefit to themselves not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.
- (c) Gifts and Favors. Board members and staff shall comply with Florida's "gift laws" found in Florida's Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, Florida Statutes, and other laws.
- (d) Confidential Information. Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business is a public record and not confidential in nature. However, when in doubt, Supervisors should consult with the District's legal counsel as there are limited exemptions to Florida's public records laws.
- 5. Social Media Use. Board members should comply with all of the above Basic Tenants while using any form of social media websites and other online forums. Board members shall refrain from posting or disseminating information related to District business on social media websites and other online forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member. Although not prohibited, Board members are encouraged to refrain from using any social media websites or other online forums to discuss District business. If a Board member does post information related to District business on any social media website and other online forum, the Board member must create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian to comply with the Sunshine Law.
- B. Duties and Responsibilities. All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:
 - 1. Making attendance at all meetings of the board a high priority.
 - 2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
 - 3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all board discussions.
 - 4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
 - 5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

I,as a member of the Board of	, recognizing the important responsibility I am undertaking in serving Supervisors of Solterra Resort Community Development District, hereby pledge
to carry out in a trustworth Supervisor and abide by this	and diligent manner the duties and obligations associated with my role as a Code of Conduct.
Signature	Date
-	Page 4 of 4

(Initial)



RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT 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 ("**Board**") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

	Chairperson			
	Vice Chairperson			
	Secretary	Barry J	eskewich	
	Assistant Secretary			
	Assistant Secretary			
	Assistant Secretary			
	Assistant Secretary	Shirley	Conley	
	Treasurer	Johann	a Lee	
	Assistant Treasurer	Patricia	Kehr	
	Assistant Treasurer	Scott S	mith	
	SECTION 2. This Reso	lution shall l	pecome effective immedia	tely upon its adoption.
	PASSED AND ADOPT	ED THIS _	DAY OF	2025.
ATTI	EST:		SOLTERRA RESOR' DEVELOPMENT DIS	
Secre	tary/Assistant Secretary		Chairperson/Vice Chair Board of Supervisors	rperson,

WALK-ON EXHIBIT A



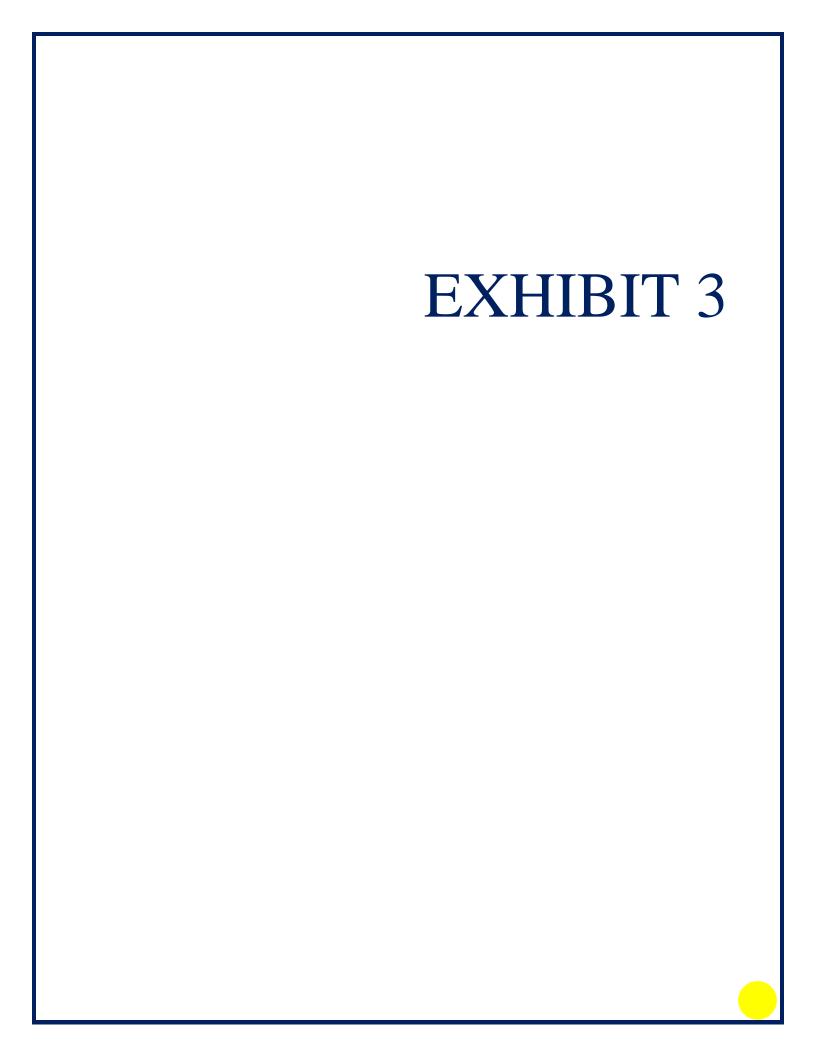
SP-03

SOLTERRA RESORT

CONCEPTUAL SKETCH

01/21/2022 - CONTACT TYLER SUDDETH, P.E. (407) 427-1678





Pool area before plant install

Tuesday, June 10, 2025 4:29 PM

Areas before plant install











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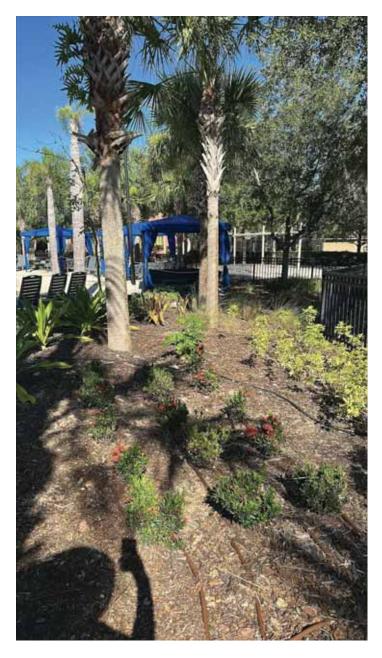
Areas after complementary plant installation













· ,	Date: 6/12 (75	Job Name	: Box lever	d.	
	Controller: #/	Job Numb	er:		
YELLOWSTONE LANDSCAPE	# Stations: #So	SVC: Y or N	Rain Sensor: Y or N	Controller # _	of
Program "A" Tota	l Run Time =		Program "B" Total Run	Time =	
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Start Time: Y: Pu //	Start Time://

Program "C" Total Run Time =	Program "D" Total Run Time =
Su M T W Th F S	Su M T W Th F S
Start Time:///	Start Time: / / /

	-					-=-						
	d)	HEAD TYPE PLANT TYPE						¥				
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3	DL	20								,	10	· · · · · · · · · · · · · · · · · · ·
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Time for Repair: _____ CH MH
Forman: ___Javier Gonzalez

Repairs Completed: YES or NO Urgent Repair: YES or NO

- F	Φ	Ш		HEAD	TYPE			PLA	ANT TY	PE.		
STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications
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20	5	20									Dr	
21	5	'nΖο									ON	
22	5	20									Or	
23	5	20									OY	1 Zone decoder replaced
24	R	20									OF	1 Zone decoder replaced Arrestado Descolarrestado 1 Zone decoder replaced
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26	e	20									Or	Arrestado 1 Zone decoder replaced
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28	e	20									Pa	
29	P	ŹÓ									04	
30	R	20									04	
31	R	Zv									04	H
32	2	20									0v	
33	P	20									0~	
34	P	7.0									00	
35	P	70									0V	
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37	R	20									0%	
38	2	70									00	
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40	5	20									GV.	
41	5	20									00	
42	5	20									ON	
43	5	20									ov	
44	5	20									6V	

<u> </u>	۵	ш		HEAD	TYPE			PLA	NT TY	PE		
STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications
45	2	10									OK	
46	2	70									Or	
47	8/2	20									On	Eliminated Eliminated Eliminated
48	2	70								71	OK	
49	2	50									9m	Eliminated
50	R	20			125,226 						0v	Eliminated.
51							-					
52		*										
53												
54												
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16	20	30									OK				
17	w	30									OK				
18	n	36	000								OK	Fig. 1			
	The second second	for Rei	nair:	10000	-		CH	I MH				Repairs Completed: YES or NO			

Forman: ___Javier Gonzalez

Urgent Repair: YES or NO

1	a)			HEAD	TYPE			PL/	NT TY	PE		Page 2 of 3
STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications
19	R	30									OK	
20	9	w							7		28	
21	5	20									08	
22	P	yp									OK	
23		20						_			OK	
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	-4	0=		Date:	61	25	/25	2	Job N	ame:		okmoss CP.		
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	a	ш		HEAD	TYPE			PLA	NT TY	PE.				
STATION	Head Type	RUN TIME	γs	ırs		Bubblers		sqı	Flowers	S		Repairs and Modifications		
STA	Неа	RUN	Sprays	Rotors	Drip	Bub!	Turf	Shrubs	Flov	Trees				
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18				i gay	Kaj		2111							
		for Rep	air:_					МН				Repairs Completed: YES or NO		
		Forma	n:	Javi	er G	onza	ılez			9		Urgent Repair: YES or NO		

Time for Repair: _____ CH MH
Forman: Javier Gonzalez

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Repairs Completed: YES or NO Urgent Repair: YES or NO

	Date: 6/25/25	JOB Name: 10K - > / (Ng L V -> 10Km 055
	Controller: # 1	Job Number:
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STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications
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Time for Repair: CH MH Forman: ___ Javier Gonzalez

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	-	0=		Date:	6/	6/	25		Job N	Name:		Oak Green loop					
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STATION	d Type	MIL	ys	rs		lers		sq	ers	S		Repairs and Modifications					
STAT	Head -	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees							
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2	R	40									OK						
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4	R	60									DK						
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6	5	40							7		90						
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Time for Repair: _____ CH MH
Forman: ___Javier Gonzalez

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Repairs Completed: YES or NO

Urgent Repair: YES or NO

YELLOWSTONE
Program "A" Total

* 3	Page 1 of 3
Date: 6/25/25	Job Name: Misty Dak Civ
Controller: #1	Job Number:
YELLOWSTONE # Stations:	SVC: Y or N Rain Sensor: Y or N Controller # of
Program "A" Total Run Time =	Program "B" Total Run Time =
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Program "C" Total Run Time =	Program "D" Total Run Time =
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STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications		
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Time for Repair:_ сн мн Forman: ___Javier Gonzalez

YELLOW	STONE

					Page 1 of
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CH MH Time for Repair: Forman: ___Javier Gonzalez

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		0=		Date:	61	25/	25		Job N	ame:	Q.	Daks LN
	7	N		Contr	oller:	HI			Job N	umbe	r:	
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		am "A"	am "B" Total Run Time =									
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				HEAD			1	PLA	ANT TY			v
NOI	І Тур	RUN TIME	//	2		lers		SC	ers			Repairs and Modifications
STATION	Head Type	RUN	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
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Time for Repair: сн мн Forman: ___Javier Gonzalez

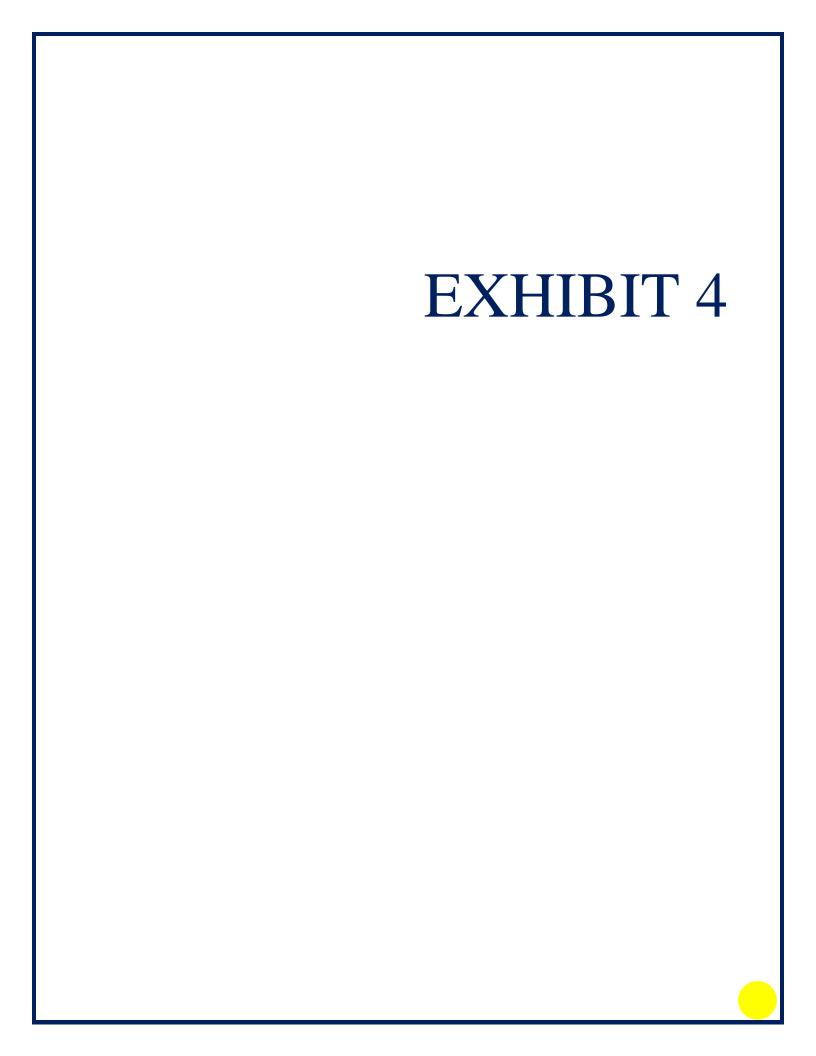
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			Date:	6	/12/	25		Job N	lame:		lak tree of yark rage 1 of	
				Contr	oller:	Dat	trov	time	- Job N	umbe	er:	6
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STATION	Head Type	RUN TIME	Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		Repairs and Modifications
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	Time	for Rep	air:				CH	МН		-		Repairs Completed: YES or NO

Urgent Repair: YES or NO

Forman: __Javier Gonzalez





Proposal #: 560743 Date: 5/28/2025

From: Virginia Alvarez Cortes

Proposal for Solterra CDD

Jayme Biggs Vesta Property Services 5200 Solterra Blvd Davenport, FL 33837 jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Mulch Install CDD Areas 2025

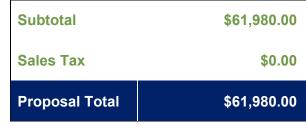
DESCRIPTION	QTY
Mulch Install	
Mulch Install	1

Install 1033 cubic yards of Mulch throughout Solterra Resort CDD, to include the BLVD, Parks, & Clubhouse with Premium Coco Brown.

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.

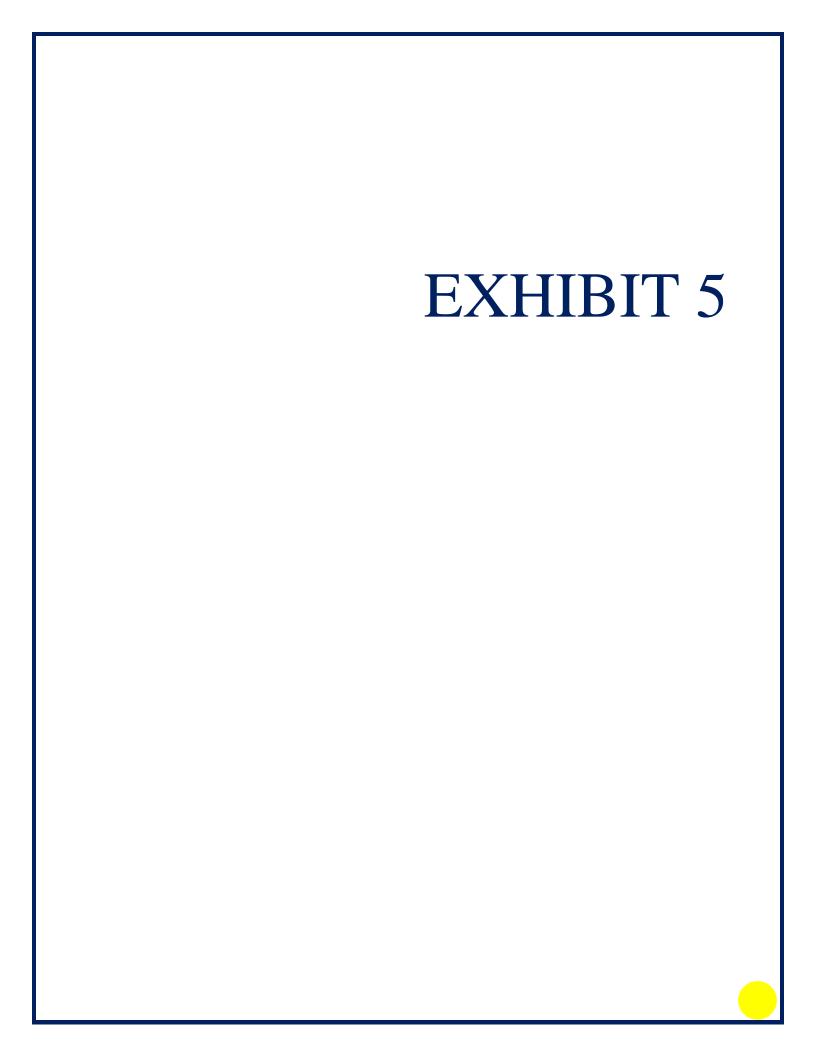
Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	
Ву		Sales Tax	
		Proposal Total	
Date	Print Name/Title	THIS IS NO) TC
	Solterra CDD		



AN INVOICE







Proposal #: 576174 Date: 7/2/2025

\$10,685.22

From: Virginia Alvarez Cortes

Tree Care Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool and Lazy River Sabal Palm trimming.

DESCRIPTION	AMOUNT

Proposal to trim fronds and remove seed pods for sabal palms located in Pool and Lazy River area.

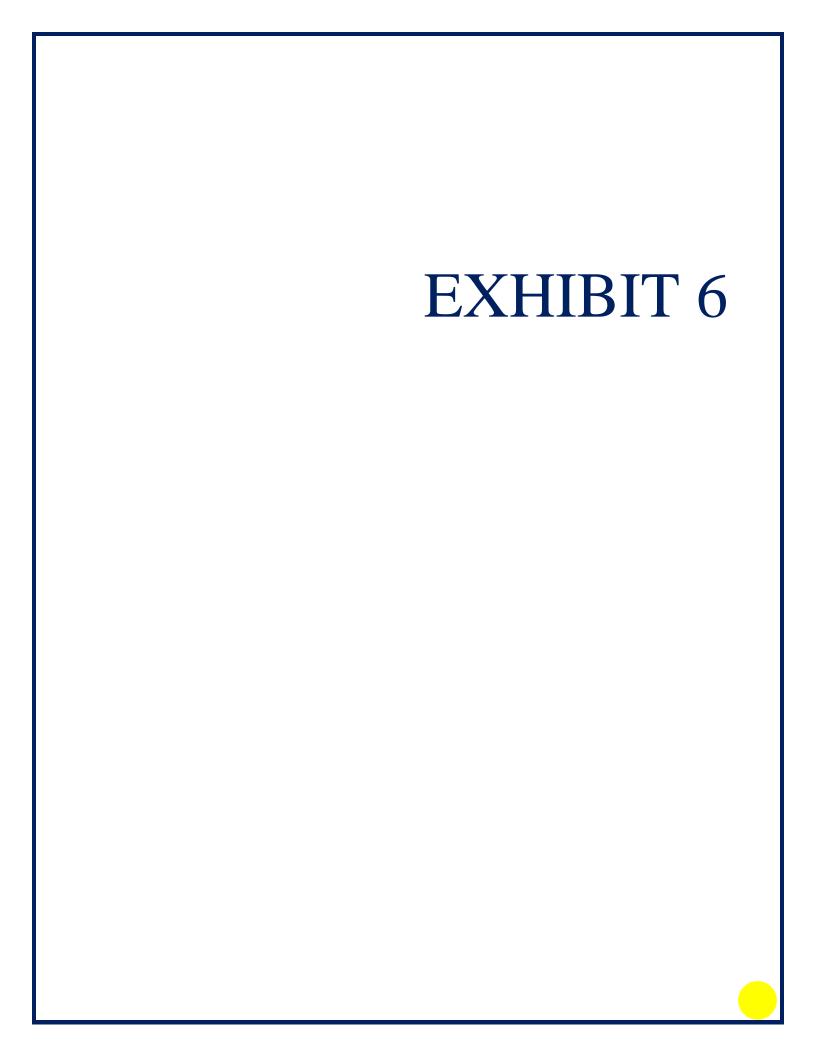
Total of 156 Sabal Palms.

Tree Care

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:	Subtotal	\$10,685.22	
Ву		Sales Tax	\$0.00	
	Print Name/Title	Proposal Total	\$10,685.22	
Date	Fillit Name/Tide	THIS IS NOT AN INVOICE		
	Solterra CDD			





Proposal #: 571309 Date: 6/20/2025

From: Virginia Alvarez Cortes

Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Excess mulch removal pool and lazy river area.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$5,200.00
Dump Fee	1	\$250.00	\$250.00

Proposal to provide labor to remove excess mulch on all landscape beds in pool and lazy river areas.

It is highly suggested to do this prior to mulch installation.

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.

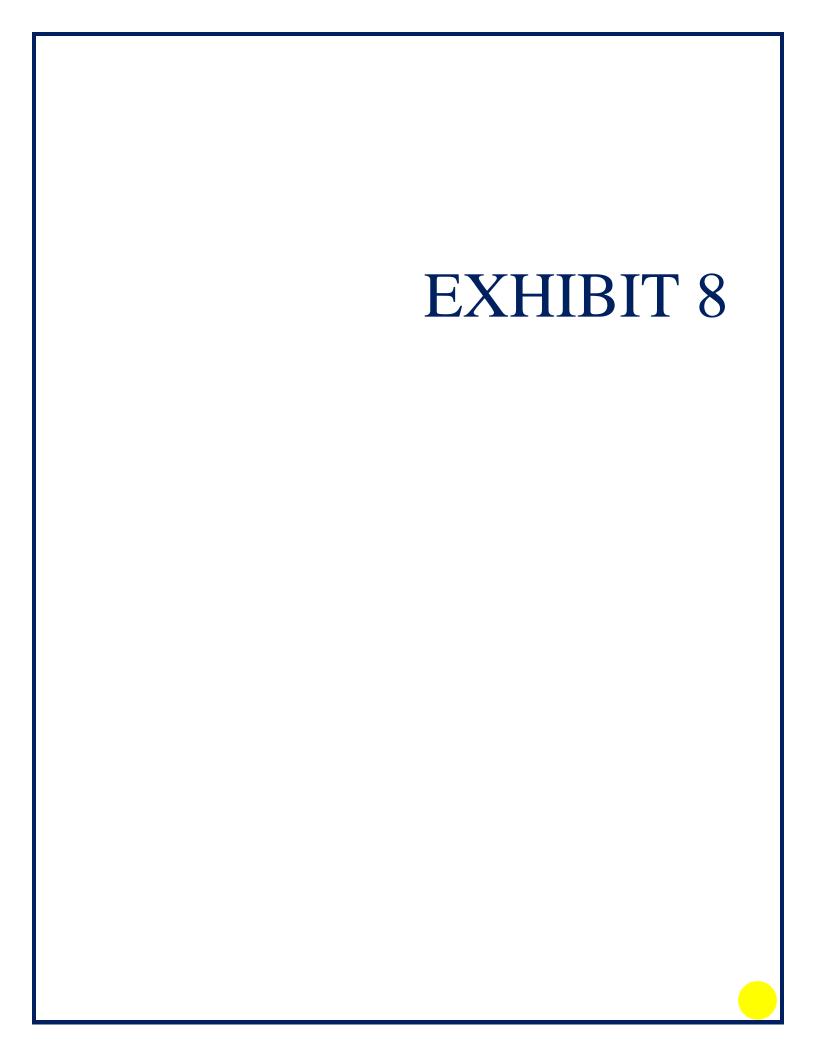
	AUTHORIZATION TO PERFORM WORK:	Subtotal		
Ву		Sales Tax		
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Date	Print Name/Title	THIS IS NO	OT AN INV	
	Solterra CDD			

\$5,450,00

\$5,450.00

OICE

\$0.00





Proposal #: 567138 Date: 6/11/2025

From: Virginia Alvarez Cortes

Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Volleyball Sand rake/drag mat

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$216.00
Drag mat tool	1	\$425.00	\$425.00

Proposal for 1 visit to rake and drag mat sand in volleyball court.

1 time charge for drag mat tool.

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:
Ву	
	Print Name/Title
Date	
	Solterra CDD

Subtotal	\$641.00
Sales Tax	\$0.00
Proposal Total	\$641.00

THIS IS NOT AN INVOICE



WALK-ON EXHIBIT B



Proposal #: 578614 Date: 7/10/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

June 2025 irrigation repairs.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	2	\$65.00	\$130.00
1 zone decoder	2	\$229.97	\$459.94
Spray Heads 6 Inch Rain Bird	7	\$5.13	\$35.91

Proposal from June 2025 irrigation inspection report.

2- 1 zone decoder replaced for controller 1 zone 24 and 25.

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:
Ву	
	Print Name/Title
Date	
	Solterra CDD



THIS IS NOT AN INVOICE



WALK-ON EXHIBIT C



Proposal #: 578563 Date: 7/10/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

2 valve boxes relocating - Solterra springs entrance

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	12	\$65.00	\$780.00
PVC Pipe 2 in Per feet	1	\$1.17	\$1.17
2" fittings	1	\$41.00	\$41.00
NDS Standard Valve Box	2	\$59.00	\$118.00
2" valve - Hunter	1	\$148.65	\$148.65

Proposal to move 2 irrigation valve boxes about 15 feet towards landscape bed. Vehicles keep running over boxes for gate sensor.

2 Boxes damaged from vehicle accident.

1 valve leaking but functioning, recommended to replace before it fails.

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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:	Subtotal	\$1,088.82
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$1,088.82
Date	Pfint Name/ fide	THIS IS NO	T AN INVOICE
	Solterra CDD		

WALK-ON EXHIBIT D

Solterra sod rip and replace

Tuesday, July 1, 2025 3:43 PM









These areas have never been great due to vehicles parking.



This areas have not performed due to vehicles parking there Same here







Proposal #: 578552

Date: 7/10/2025 From: Virginia Alvarez Cortes

Proposal for Solterra CDD

Jayme Biggs Vesta Property Services 5200 Solterra Blvd Davenport, FL 33837 jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Solterra Entrance sod replacement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$1,560.00
St. Augustine Sod- Pallet	4	\$550.00	\$2,200.00
Stump Grind-Rental	1	\$375.00	\$375.00

Proposal to replace failed sod past entrance gate. This area has not performed due to vehicles using area for parking.

Reference report with pictures.

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:	Subtotal	\$4,135.00
Ву		Sales Tax	\$0.00
		Proposal Total	\$4,135.00
Date	Print Name/Title	THIS IS NOT A	N INVOICE
	Solterra CDD		

WALK-ON EXHIBIT E

Solterra CDD Davenport, FL.

Rendering #1

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Tilted Planter (P.L.) Lantana (L.N.)



Potential: Option #1





Proposal #: 577639 Date: 7/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #1

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	2	\$65.00	\$130.00
Blue Tilted Planter-EA	4	\$370.00	\$1,480.00
Soil Mix- Bag	9	\$8.50	\$76.50
Drainage rock- Bag	2	\$13.00	\$26.00
Lantana Yellow & Purple- 1 GAL	24	\$8.50	\$204.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

No irrigation can be installed in this location.

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:				
Ву					
	Print Name/Title				
Date					
	Solterra CDD				

Subtotal	\$1,916.50
Sales Tax	\$0.00
Proposal Total	\$1,916.50

THIS IS NOT AN INVOICE

Solterra CDD Davenport, FL.

Rendering #2

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Off White Planter (P.L.) Ti Plant 'Red Sister' (T.P.)



Potential: Option #2





Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs Vesta Property Services 5200 Solterra Blvd Davenport, FL 33837 jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

Proposal #: 577649

From: Virginia Alvarez Cortes

Date: 7/8/2025

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #2

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$65.00	\$260.00
Antique White Planter-EA	4	\$1,350.00	\$5,400.00
Soil Mix- Bag	14	\$8.50	\$119.00
Drainage rock- Bag	4	\$13.00	\$52.00
Ti Plant " Red Sister" 3 GAL	4	\$18.00	\$72.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

No irrigation can be installed in this location.



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:	Subtotal	\$5,903.00
Ву		Sales Tax	\$0.00
		Proposal Total	\$5,903.00
	Print Name/Title		N. IN IV (010 E
Date		THIS IS NOT A	AN INVOICE
	Solterra CDD		

July 2025

Rendering #3

Solterra CDD Davenport, FL.

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Blue Daze 'Blue My Mind' (B.D.) Red Hibiscus Standard (R.H.) Green Planter (P.L.) Apostle Iris (A.I.) Lantana (L.N.)



Potential: Option #1





Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

Proposal #: 577676

Date: 7/8/2025

From: Virginia Alvarez Cortes

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #3

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	4	\$65.00	\$260.00
Green & Beige Planter-EA	2	\$780.00	\$1,560.00
Soil Mix- Bag	12	\$8.50	\$102.00
Drainage rock- Bag	3	\$13.00	\$39.00
Apostle Iris- 3 GAL	2	\$30.00	\$60.00
Red Hibiscus Standard- 7 GAL	2	\$60.00	\$120.00
Lantana Yellow- 1 GAL	6	\$8.50	\$51.00
Blue Daze- 1 GAL	8	\$8.50	\$68.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$28.00	\$28.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Irrigation labor and parts to install jet sprays on both planters.



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:	Subtotal	\$2,418.00
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$2,418.00
Date	Fillit Name/Tide	THIS IS NO	OT AN INVOICE

Solterra CDD

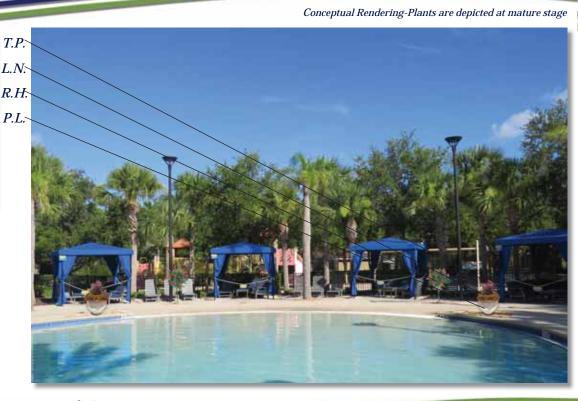
Rendering #4

Solterra CDD Davenport, FL.

Existing

Landscape Design Suggestions

Red Hibiscus Standard (R.H.) Ti Plant 'Red Sister' (T.P.) Off White Planter (P.L.) Lantana (L.N.)



Potential: Option #2





Date: 7/8/2025

Proposal #: 577655

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #4

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
O a marged Labora	4	ФОБ ОО	#200.00
General Labor	4	\$65.00	\$260.00
Beige and rust brown Planter-EA	2	\$2,070.00	\$4,140.00
Soil Mix- Bag	12	\$8.50	\$102.00
Drainage rock- Bag	4	\$13.00	\$52.00
Ti Plant " Red Sister" 3 GAL	2	\$18.00	\$36.00
Red Hibiscus Standard- 7 GAL	2	\$60.00	\$120.00
Lantana Red and Orange- 1 GAL	8	\$8.50	\$68.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$28.00	\$28.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

No irrigation can be installed in this location.

Irrigation labor and parts to install jet sprays on both planters.



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:	Subtotal	\$4,93
Ву		Sales Tax	\$
	Print Name/Title	Proposal Total	\$4,93
Date		THIS IS NO	OT AN INVOICE
	Solterra CDD		

\$4,936.00

\$4,936.00

\$0.00

Solterra CDD Davenport, FL.



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Liriope (L.P.)



Potential





Proposal #: 577686 Date: 7/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #5

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	5	\$65.00	\$325.00
Ti Plant "Red Sister" - 3 GAL	2	\$18.00	\$36.00
Liriope- 1 GAL	13	\$7.25	\$94.25
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00
Chocolate Mulch - Bag	8	\$8.00	\$64.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Labor includes remove built up mulch in area to properly adjust dripline for new planting.

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:	Subtotal	\$681.25
Ву		Sales Tax	\$0.00
		Proposal Total	\$681.25
Date	Print Name/Title	THIS IS NOT A	N INVOICE
	Solterra CDD		

Rendering #6

Solterra CDD Davenport, FL.



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Liriope (L.P.) Ixora (I.X.)



Potential





Proposal #: 577691

Date: 7/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #6

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
	_		
General Labor	6	\$65.00	\$390.00
Ti Plant "Red Sister" - 3 GAL	4	\$18.00	\$72.00
Ixora - 3 GAL	9	\$16.00	\$144.00
Liriope- 1 GAL	10	\$7.25	\$72.50
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00
Chocolate Mulch - Bag	10	\$8.00	\$80.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Labor includes remove built up mulch in area to properly adjust dripline for new planting.

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:	Subtotal	\$92
Ву		Sales Tax	\$
	Deina Nama (Titala	Proposal Total	\$92
Date	Print Name/Title	THIS IS NOT A	N INVOICE
	Solterra CDD		

\$920.50

\$0.00

\$920.50

July 2025

Solterra CDD Davenport, FL.

Rendering #7

Conceptual Rendering-Plants are depicted at mature stage



Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Liriope (L.P.) Ixora (I.X.)



Potential



Solterra CDD Davenport, FL.

Rendering #8

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Ixora (I.X.)



Potential





Proposal #: 577723

Date: 7/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #7 & 8.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	6	\$65.00	\$390.00
Ti Plant "Red Sister" - 3 GAL	7	\$18.00	\$126.00
Ixora - 3 GAL	8	\$16.00	\$128.00
Liriope- 1 GAL	12	\$7.25	\$87.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00
Chocolate Mulch - Bag	10	\$8.00	\$80.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Labor includes remove built up mulch in area to properly adjust dripline for new planting.

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:	Subtotal	\$97
By Date		Sales Tax	\$
		Proposal Total	\$97
	Print Name/Title	THIS IS NOT AN INVOI	
	Solterra CDD	_	

\$973.00

\$0.00

Solterra CDD Davenport, FL.

Rendering #9

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Dwarf Firebush (D.F.) Liriope (L.P.)



Potential



July 2025

Solterra CDD Davenport, FL.

Rendering #10

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Podocarpus (P.D.) Liriope (L.P.)



Potential





Proposal #: 577726 Date: 7/8/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #9 &10

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	8	\$65.00	\$520.00
Ti Plant "Red Sister" - 3 GAL	9	\$18.00	\$162.00
Podocarpus - 3 GAL	3	\$18.00	\$54.00
Dwarf Firebush - 3 GAL	10	\$16.00	\$160.00
Liriope- 1 GAL	24	\$7.25	\$174.00
Irrigation Labor	2	\$65.00	\$130.00
Irrigation Parts	1	\$32.00	\$32.00
Chocolate Mulch - Bag	14	\$8.00	\$112.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Labor includes remove built up mulch in area to properly adjust dripline for new planting.

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:	Subtotal	\$1,344.00
Ву		_ Sales Tax	\$0.00
		Proposal Total	\$1,344.00
Date	Print Name/Title	THIS IS NOT A	N INVOICE
	Solterra CDD	_	

July 2025

Solterra CDD Davenport, FL.

Rendering #11

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Sweet Potato Vine (S.P.) Croton 'Mammy' (C.M.) Brown Planter (P.L.)



Potential





Landscape Enhancement Proposal for

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

Proposal #: 577744

From: Virginia Alvarez Cortes

Date: 7/8/2025

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #11

Solterra CDD

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	3	\$65.00	\$195.00
Brown Tall Planter-EA	2	\$700.00	\$1,400.00
Soil Mix- Bag	12	\$8.50	\$102.00
Drainage rock- Bag	4	\$13.00	\$52.00
Sweet Potato Vine- 1 GAL	8	\$7.50	\$60.00
Croton Mammy- 3 GAL	2	\$16.00	\$32.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

No irrigation can be installed in this location.



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:	Subtotal	\$1,841.00
Ву		Sales Tax	\$0.00
		Proposal Total	\$1,841.00
	Print Name/Title		
Date		THIS IS NOT A	N INVOICE
	Solterra CDD		

July 2025

Solterra CDD Davenport, FL.

Rendering #12

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Blue Daze 'Blue My Mind' (B.D.) Green Planter (P.L.) Apostle Iris (A.I.) Lantana (L.N.)

*Recommend using planters for these beds because of existing palm stump.



Potential: Option #1





Proposal #: 577749

Date: 7/8/2025 From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #12

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	1	\$65.00	\$65.00
Green & Beige Planter-EA	1	\$780.00	\$780.00
Soil Mix- Bag	6	\$8.50	\$51.00
Drainage rock- Bag	2	\$13.00	\$26.00
Lantana- 1 GAL	3	\$8.50	\$25.50
Apostle Iris- 3 GAL	1	\$30.00	\$30.00
Blue Daze- 1 GAL	4	\$8.50	\$34.00
Irrigation Labor	1	\$65.00	\$65.00
Irrigation Parts	1	\$28.00	\$28.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Irrigation labor and parts to install jet sprays on both planters.



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.

By Sales Tax \$0.00 Print Name/Title Date AUTHORIZATION TO PERFORM WORK: Subtotal \$1,104.50 Proposal Total \$1,104.50 THIS IS NOT AN INVOICE

Solterra CDD

Solterra CDD Davenport, FL.

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Ti Plant 'Red Sister' (T.P.) Off White Planter (P.L.) Lantana (L.N.)



Potential: Option #2



*Recommend using planters for these beds because of existing palm stump.





Proposal #: 577764 Date: 7/10/2025

From: Virginia Alvarez Cortes

Proposal for **Solterra CDD**

Jayme Biggs
Vesta Property Services
5200 Solterra Blvd
Davenport, FL 33837
jbiggs@vestapropertyservices.com

LOCATION OF PROPERTY

5200 Solterra Blvd Davenport, FL 33837

Pool Area Rendering #13

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor			\$65.00
Beige and rust brown planter-EA	1	\$2,070.00	\$2,070.00
Soil Mix- Bag	6	\$8.50	\$51.00
Drainage rock- Bag	2	\$13.00	\$26.00
Lantana Orange- 1 GAL	4	\$8.50	\$34.00
Ti Plant- 3 GAL	1	\$18.00	\$18.00
Irrigation Labor			\$65.00
Irrigation Parts	1	\$28.00	\$28.00

Proposal includes all labor, material and dump fees to install all items depicted on rendering.

Irrigation labor and parts to install jet sprays on both planters.

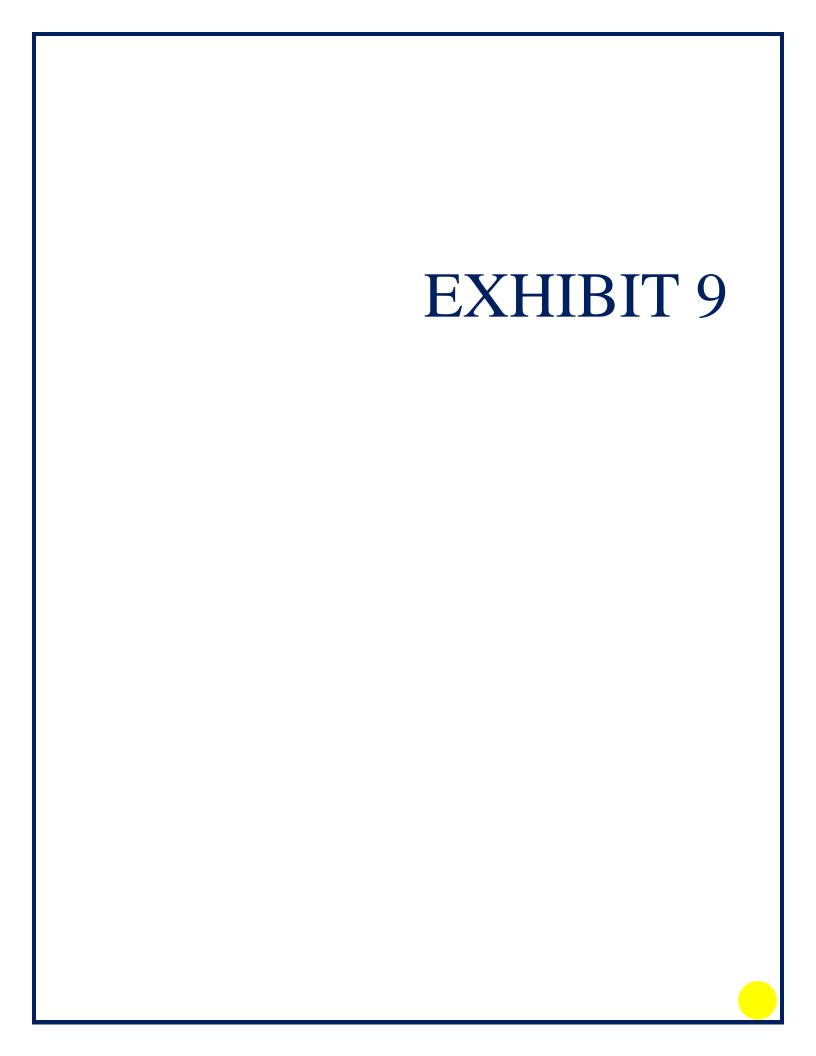


Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will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

By Sales Tax \$0.00 Print Name/Title Date AUTHORIZATION TO PERFORM WORK: Subtotal \$2,357.00 Proposal Total \$2,357.00 THIS IS NOT AN INVOICE

Solterra CDD



Monthly Managers Report

Prepared for the Solterra Resort CDD Board of Supervisors



Prepared by: Joe Bullins, LCAM, CMCA, AMS – General Manager

Date: July 2025



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Financial Summary

Square Sales Summary Breakdown (May 28 – June 28, 2025)

Line Items	Amount (USD)	
Gross sales	80,455.00	
Returns	-1,930.00	
Discounts & comps	<mark>-50.00</mark>	
Taxes	5,493.25	
Square fees	0.00	
Net revenue after tax & fees	72,981.75	

Square Sales Summary Breakdown (May 28-June 28, 2024)

Line Items	Amount (USD)		
Gross sales	78,561.00		
Returns	-1,510.00		
Discounts & comps	-1,500.00		
Taxes	5,225.57		
Square fees	0.00		
Net revenue after tax & fees	70,325.43		

Key Observations from May-June Year-Over-Year Sales Comparison

1. Gross Sales Increased Slightly (+2.4%)

We saw a modest increase in overall sales compared to the same period last year. While not dramatic, it suggests demand is holding steady. This could be driven by stronger weekend activity or consistent cabana rentals. It may be worth reviewing item-level sales to confirm what areas are contributing most.

2. Net Revenue Grew at a Stronger Rate (+3.8%)

Net revenue—what we actually retain after refunds, taxes, and other deductions—grew slightly more than gross sales. That points to tighter operational control and fewer losses through comps or unnecessary discounts. It's a good sign that we're capturing more of the revenue we generate.

3. Returns Increased (+27.8%)

This is an area of concern. The rise in refunds could indicate guest dissatisfaction, unclear policies, or external factors like weather impacting the guest experience. I recommend we look into the return records to see if there are any recurring patterns—whether by date, event, or staff interaction—so we can take corrective action if needed.



4. Discounts and Comps Dropped Significantly (-96.7%)

This sharp reduction shows we've taken a much more disciplined approach with comps and discounting. That's helped to protect revenue and likely contributed to our net gains. That said, we need to be careful not to overcorrect. While we've tightened the reins, we want to be sure we're still empowering staff to offer value where appropriate—especially to de-escalate issues or surprise and delight guests.

Itemized Sales Summary (May 28 - June 28, 2025)

Item Name	Gross Sales	Refunds	Discounts & Comps	Net Sales	Tax
Leisure Patron Resort Fee	\$63,345.00	\$-805.00	\$0.00	\$62,540.00	\$4,377.80
Cabana Rental Saturday	\$3,600.00	\$-100.00	\$-50.00	\$3,450.00	\$241.50
Cabana Rental Friday	\$3,300.00	\$-200.00	\$0.00	\$3,100.00	\$217.00
Cabana Rental Sunday	\$3,000.00	\$-300.00	\$0.00	\$2,700.00	\$189.00
Cabana Rental Tuesday	\$1,650.00	\$-75.00	\$0.00	\$1,575.00	\$110.25
Cabana Rental Thursday	\$1,725.00	\$-225.00	\$0.00	\$1,500.00	\$105.00
Cabana Rental Monday	\$1,425.00	\$-150.00	\$0.00	\$1,275.00	\$89.25
Owner Amenity Access Key	\$1,125.00	\$0.00	\$0.00	\$1,125.00	\$78.75
Cabana Rental Wednesday	\$1,125.00	\$-75.00	\$0.00	\$1,050.00	\$73.50
Number of People Adjustment	\$110.00	\$0.00	\$0.00	\$110.00	\$7.70
Amenity Access Replacements	\$50.00	\$0.00	\$0.00	\$50.00	\$3.50

Overview

Over the last month, we've seen strong, steady performance in cabana rentals across the week. Demand isn't limited to weekends, which is a good sign. Refund activity has been present but manageable, and we've issued very few discounts—indicating that guests are generally seeing the value in what we're offering.



Key Observations

1. Consistent Cabana Demand Throughout the Week

Cabana rentals brought in just over \$16,000 in gross sales. As expected, Friday through Sunday continues to perform the strongest, but what stands out is how much traction we're seeing on weekdays as well. Rentals on Monday through Thursday have been solid, which tells us we're tapping into a broader base of usage—not just peak times. There were a few refunds issued—anywhere from \$75 to \$300—most likely tied to cancellations or weather. Outside of one small discount on a Saturday rental, guests are paying full price and seem comfortable doing so.

2. Refunds Are Manageable but Worth a Closer Look

While refund levels aren't alarming, they do pop up consistently across multiple days. I'd recommend we take a closer look at the reasons—whether they're due to unclear policies, timing confusion, or something we can resolve operationally. A little clarity upfront (especially with cancellation windows) might help reduce some of these.

3. Minimal Use of Discounts or Comps

We've only applied one discount this period—\$50 on a cabana. No comps were issued at all. This tells me our pricing is landing well with guests, and our team isn't feeling the need to reduce rates to drive interest.

That said, we should continue to support staff with clear SOPs on when it's appropriate to make an exception or escalate. This way, we stay consistent and protect revenue while still having room to respond when needed.

Café Sol: 1st Quarter Profit Share Report

P&L Lines	Jan	February	March	April	Total
Revenue	\$32,760	\$80,943	\$151,059	\$126,889	\$391,640
Expenses	(\$39,816)	(\$59,383)	(\$70,741)	(\$76,248)	(246,189)
Personnel	(\$22,232)	(\$23,211)	(\$18,883)	(\$29,073)	(\$93,349)
Facilities	(\$3,671)	(\$4,275)	(\$3,745)	(\$2,339)	(\$14,030)
Telecom	(\$135)	(\$135)	(\$586)	(\$395)	(\$1,251)
Serv Cost	(\$165)	(\$1.775)	(\$1,104)	(\$62)	(\$3,106)
Misc	(\$13,023)	(\$29,912)	(\$46,473)	(\$43,663)	(\$133,071)
Advertising	(\$590)	(\$75)		(\$717)	(\$1,382)
Total	(\$7,056)	\$21,559	\$80,318	\$50,640	\$145,462
Profit Share	6%	6%	6%	6%	6%
Solterra	\$0	\$1,293.54	\$4,819.08	\$3,038.40	\$8,727.72



Summary Observations:

Profit Share Trending Up

Solterra's 6% share has grown alongside net income, totaling \$8,727.72 across the first four months. The highest return came in March at over \$4,800, which aligns with peak revenue and net income.

Capitalize on High-Performing Months: March stands out as a high-yield month—identify what drove that success (e.g., events, traffic, promotions) and find ways to replicate it in upcoming periods. For March—likely Spring Break followed by a holiday in April.

Staffing Tracker

Upcoming Feature: Staffing Level Tracking & Operational Efficiency Reporting

We are developing a new feature for future Board reports that will track and analyze staffing levels, with a specific focus on documenting periods when staff are released early or not scheduled due to operational circumstances—such as persistent inclement weather, seasonal slow periods, or other situational factors.

This tracking will serve two primary functions:

1. Data-Driven Staffing Optimization

By logging when and why staff coverage is reduced, we will begin to build a clearer picture of operational peaks and valleys throughout the year. When this data is paired with guest traffic metrics—such as Proptia entry data, amenity usage trends, and reservation records, we will be able to identify low-traffic patterns that justify reducing staffing in advance rather than reactively. It will also help us recognize high-traffic trends that may require enhanced staffing, cross-training, or on-call procedures. Over time, we'll develop a year-over-year reference to help anticipate expected demand and plan resources more efficiently.

2. Enhanced Budget Control and Transparency

Capturing the rationale behind staffing reductions—such as early dismissals due to weather or prolonged lulls in guest activity—allows us to quantify the savings gained from these decisions. This will improve our ability to stay within or under budget while also providing clear, data-supported explanations for any budget variances. It will also help inform future budget planning by setting realistic expectations based on historical usage and operational patterns.



This new reporting layer will contribute to more efficient operations while ensuring our resort maintains a high standard of guest service without incurring unnecessary labor costs.



Maintenance & Projects

Please request a list of daily and weekly operational projects undertaken at the Clubhouse if interested and we will provide

Completed Projects (Projects began after initial onboarding 06/16/2026)

Fence overgrowth backing up to Sunridge Woods

06/26/2025 – Manager contacted Dora Landscaping as the issue could be managed by HOA as a matter of nuisance to our own residents as their backyards on Oak Tree Dr. had open view of the vegetation. They resolved the issue the same day.

06/27/2025 – Manager had the Maintenance Team head over and check the status of the fence as it had popped back into place. The fence showed no need for additional support or resetting according to the Maintenance Supervisor. **Item Completed.**

<u>Initial Homeowner Survey Solterra Resort</u>

*This project while complete is ongoing monthly with updates.

06/18/2025 – Manager worked with Communications Specialist at Artemis HQ to finish proof of initial Homeowner Survey. Reviewed by BoS Chair and HOA Board President. Uploaded to Frontsteps (HOA Portal) for use. (Please see the Administrative & Ops update section and 'Survey' for data and initial results). **Item Completed.**

Staff Review Competition

*Also ongoing and revolving month to month

06/16/2025 – There had been a request to develop various types of review initiatives for Solterra Resort after our onboarding. This first rollout is an Artemis internal Staff Review Competition wherein the on-site staff are tasked with providing excellent service and then review cards to guests. Those cards have their name on it and for every review that names the staff member—they are entered into a raffle for a \$250 prize at the end of the month. Concurrently—for every x number of reviews—the receive a gift card. This program is paid for by Artemis Lifestyles and will continue at least for the summer months. **Item Completed.**



Ongoing Projects

Solterra Resort Marquee Sign

06/12/2025 – Manager reached out to Duke Power to discuss the marquee and how to potentially get our own meter installed. The representative provided instructions on how to get a second meter added at the location.

06/16/2025 – Duke Power sent the form to file. The manager filled out the form and submitted it back to Duke.

06/23/2025 – Duke Power sent the form back with a second page to fill out that was highly technical. Manager requested a local electrical contracting group to review the requested informational filing.

06/25/2025 – Barry Zeeuw of Heritage went by to look at the site, review the sub panels currently installed and meter locations. Said he will need to return to try and track the mainline power cable from the marquee to building. **Item Open.**

Solterra Resort Cell Tower

06/17/2025 – Meeting setup with Michael Whitley of PeakNet to include Greg (District Engineer), Brian (Board Chair), Chris (HOA President), and the General Manager. Many items were discussed. No action to be taken by our side. Just awaiting information from Peaknet.

06/19/2025 – General Manager sent a recap of the meeting to Michael Whitley to include the following:

A 190ft cell tower is being proposed for placement on CDD property to improve local cellular service. The site will require a Conditional Use Permit and thoughtful design to align with community standards.

PeakNet has offered to cover permitting and development costs under a ground lease model but is not interested in a CDD-funded development model. A possible lease option includes a \$0 ground lease with shared revenue, pending CFO review.

A 30-year lease term is proposed. The tower would feature a sectored design and may include infrastructure for security cameras. At least one major carrier's interest is needed for viability.

Next steps include a financial discussion with PeakNet's CFO and determining the preferred access route for adjacent 7-Eleven property. Targeting continued progress within two weeks.

06/30/2025 – General Manager followed up with Michael Whitley via email to check in on progress. No response as of yet. **Item Open.**



Solterra Resort Irrigation Pressures

06/18/2025 – Manager reached out to the Operations Supervisor at Dora Landscaping in reference to site wide irrigation pressure tests that the HOA had already conducted. The goal is to determine how HOA and CDD irrigation teams can info-share to provide more tuned irrigation site wide to prevent compound irrigation pressure issues.

06/25/2025 – Manager spoke with Peter Wittman of Yellowstone who appears to know Matthew at Dora Landscaping. There is interest in getting the two groups together to share this info and then be able to have an adjust forward relationship. The manager will work to get a meeting scheduled. **Item Open.**

Upcoming Projects (These are not funded and not approved. Early stage)

Uniform design

Replacing the playground with a splash pad for children.

Adding sports like Bocce ball and corn hole.

Adding artificial turf around the sand

Adding large SOLTERRA RESORT letters for photo opportunities.

Adding mini golf course next to walkway behind

Adding a surf rider machine between lazy river and tennis courts

Adding outdoor and uncovered gym area (Muscle beach)

Adding weatherproof jumbo Tron to watch sports/movies from pool area.

Increasing gate area to go beyond volleyball courts, outer walk area and playground.

Increasing seating/park/picnic areas around lazy river to help accommodate more guests.

Adding a second hot tub or increasing size of existing hot tub.

Adding a cold plunge area.

Adding a club mud style experience (https://glenivy.com/club-mud/) behind tennis courts

Vendor Performance

Management will implement a vendor audit system similar to that of the Homeowners Association which will help us gauge performance over time and compare it to contract requirements.



Administrative and Operational Updates

Communications

Community Brochure – Erik Batista (Communications Specialist – Artemis) has been working to create a new and updated brochure for the resort. He has sent several revisions back and forth to GM, Chair, and HOA. V.4 is now complete and has been sent to the DM for final approval. Once approved—we can swap out for the new brochure.

Monthly Newsletter – Artemis is currently working on a new newsletter that will be 100% unique to Solterra Resort and is not a template. Community Events are being posted at SolterraResort.com/events and via Bulletin to the membership via Fronsteps.

Homeowner Survey

What's Working:

- Community entry experience is strong on the gate staff as a consistent positive. Entry however rates poorly at just below 3.0.
- Café Sol is performing well among users.
- Individual staff members are making a noticeable difference in resident experience.

Opportunities:

- Increase communication around landscaping projects (especially sod replacement).
- Use surveys like this more often but ensure uniformity in rating structure.
- Expand Café Sol marketing to increase awareness and engagement.
- Revisit or clarify guest policies to address homeowner frustrations.

Future Actions:

- Include a "Would you recommend living at Solterra?" NPS-style question next time.
- Provide updates in newsletters referencing "you asked, we heard" style feedback response.
- Consider incentives for survey participation to boost response count and diversity.



Overall results:

- **Ommunity Entrance & Gate Security**
- Overall Experience Entering the Community: 2.91
- Professionalism & Courtesy of Security Staff: 4.05
 - Mixed results security staff are well-regarded, but the entry experience could be improved.

Landscaping & Grounds Maintenance

- Noticed Improvements Since Jan 2025?
- o **Yes:** 24%
- **Not Sure:** 24%
- o **No:** 52%
- Satisfaction with Clubhouse Landscaping: 3.21
 - Over half of respondents see no improvement; satisfaction is middling.

Clubhouse & Amenities

- Overall Experience at Clubhouse/Amenity Center: 3.40
- Customer Service by Clubhouse Staff: 3.28
- Events & Activities Satisfaction: 3.31
- Cleanliness of Pool & Lazy River: 3.76
- Amenity Rental Experience (e.g., tennis, volleyball): 3.20
 - Cleanliness scores higher than other areas; events and staff service may benefit from added focus.

Café Sol

- Service Quality: 3.78
- Food & Beverage Satisfaction: 3.78
- Staff Friendliness & Professionalism: 3.89
 - Strong performance across the board; a bright spot for the community.



Trash Services

- Satisfaction with Trash Collection & Waste Management: 3.74
 - *Generally well-rated, with room for continued improvement.*
 - **Solterra Resort Website**
- Website Experience Rating: 3.39
 - *Moderately positive; may benefit from usability or content enhancements.*

Meetings

07/11/2025 - CDD Meeting with Board of Supervisors

- *Working to establish meeting between Seat 5 and Proptia.
- *Working to follow up meeting between Seat 3, Chris Danks (HOA), GM, and DE (District Engineer) with Michael Whitley from PeakNet

Policy or Rule Changes

Exemptions to dietary – There was a guest who was dissatisfied with our food policy as it related to the health and welfare of a member of their family. Management to review the policies and work with Board/Board Liaison to draft any amendments or changes to that Amenity policy that can then be reviewed by DM, Counsel, and the BoS for implementation.

Reviews and Initiatives

Review Analysis: Solterra Resort (June 1-29)

Between June 1 and June 29, Solterra Resort received a total of **47 guest reviews**. The distribution of review ratings is as follows:

- **43 reviews (91.5%)** were **5-star**, reflecting overwhelmingly positive experiences and high guest satisfaction.
- 2 reviews (4.3%) were 3-star, suggesting a neutral or mixed experience where expectations may not have been fully met.
- 2 reviews (4.3%) were 1-star, indicating rare but notable dissatisfaction.

This data clearly shows that the **vast majority of guests were highly satisfied** with their experience at Solterra Resort. The small number of lower ratings offers an opportunity to follow up, identify areas for improvement, and ensure continued excellence in service and amenities.



Conclusion

Executive Summary – Solterra Resort CDD Manager's Report (July 2025)

The July 2025 Manager's Report reflects continued operational momentum and strategic progress across financial performance, amenities, staffing initiatives, and community engagement at Solterra Resort. Below is a high-level summary for executive review:

Financial & Operational Performance

Net revenue rose 3.8% YoY (May–June), signaling solid amenity demand and improved operational efficiency. Refunds were higher, but discounts and comps were down nearly 97%, showing discipline in value retention.

Cabana rentals saw strong demand across all days, not just weekends—driving over \$16,000 in gross sales. Refunds were limited and mostly weather-related.

Q1 profit share from Café Sol generated \$8,727.72 for Solterra, with March being the highest-yielding month. Insights from peak periods can inform future promotions.

Staffing & Efficiency

A staffing tracker is being introduced to monitor staff scheduling adjustments, improve budget control, and better align staffing with guest traffic data (e.g., weather, gate entries). The goal is enhanced forecasting and operational flexibility while maintaining guest service quality.

Projects & Maintenance

Completed projects include fence clearing near Sunridge Woods, launch of the homeowner survey, and implementation of a staff review incentive program.

In-progress efforts include marquee sign metering (Duke Power), 190ft cell tower proposal (awaiting PeakNet update), and irrigation pressure coordination with HOA vendor. Planned enhancements in early-stage consideration include mini-golf, splash pad, turf installation, outdoor gym, cold plunge, and expanded hot tub capacity.



Administrative & Community Engagement

The homeowner survey revealed strengths in gate staff professionalism (4.05), Café Sol service $(\sim 3.8+)$, and pool/lazy river cleanliness (3.76).

Areas for improvement include the entry process (2.91), landscaping satisfaction (3.21), and clubhouse customer service (~ 3.3) .

Recommended actions include increasing communication, refining policies, and offering transparent updates based on survey feedback.

An updated brochure and custom monthly newsletter are also in development to improve community outreach.

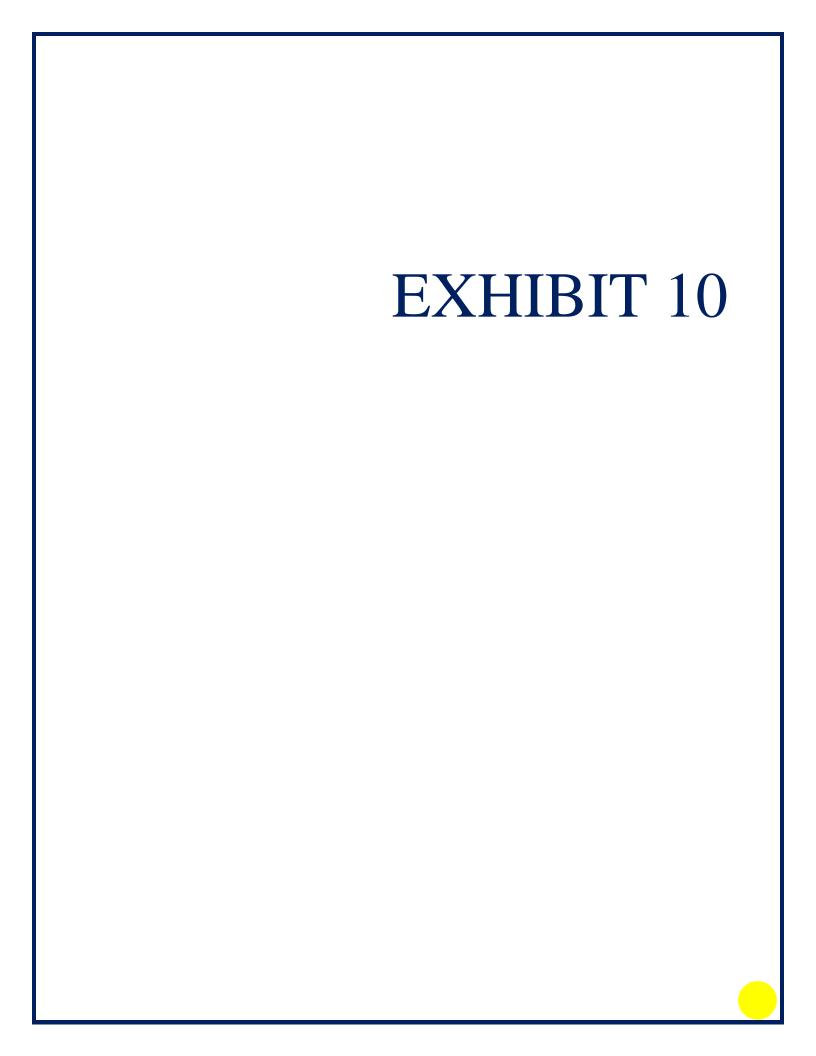
Reviews & Reputation

In June, 91.5% of guest reviews were 5-star (43 of 47), with only two 1-star and two 3-star reviews.

The overwhelmingly positive sentiment supports current service efforts, while the few outliers provide an opportunity for targeted improvements.

Conclusion

Solterra Resort is maintaining steady financial growth, guest satisfaction, and operational control while actively exploring innovative upgrades and deeper community engagement. Continued focus on data-driven decisions, responsive communication, and amenity optimization will support long-term success and elevate the resident and guest experience.



- 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

07/02/2025

ATTN: RANDY

THIS QUOTE IS FOR INSTALLING ONE NEW 20HP LAZY RIVER RECIRCULATION PUMP OUTSIDE THE EQUIPMENT PACK. SPIES WILL REMOVE YOUR 20HP PUMP, POUR A NEW CONCRETE PAD FOR THE PUMP, INSTALL ONE NEW 20HP GOULDS POWDERED COATED PUMP ON THE NEW PAD WITH NEW PLASTIC STAINER, INSTALL NEW CONDUIT AND INSTALL NEW PVC FLANGES, PIPING AND FITTINGS AS NEEDED TO CONNECT THE EXISTING PIPING TO THE NEW PUMP LOCATION. THE PRICE INCLUDES ALL LABOR AND ALL MATERIALS FOR THE INSTALLATION.

TOTAL \$17,995.00

PLEASE NOTE: PRICE IS GOOD FOR 30 DAYS FROM DATE OF QUOTE. NEW PUMP IS LOCALLY AVAILABLE WITH A 2 DAY LEAD TIME FOR IMPELLER TRIMMING.

AGREED & ACCEPTED:

NAME _____

TITLE _____

REGARDS,

KEN SOUKUP SERVICE MANAGER SPIES POOL LLC CP CO43205

801 Sawdust Trail Kissimmee, FL 34744



407-847-2771 Fax 407-847-8242

- 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

07/02/2025

ATTN: RANDY

THIS QUOTE IS FOR REPLACING YOUR EXISTING 20HP LAZY RIVER RECIRCULATION PUMP. SPIES WILL REMOVE YOUR 20HP PUMP, INSTALL ONE NEW 20HP STA-RITE POWDERED COATED PUMP WITH STAINER (SAME MODEL AS YOUR EXISTING PUMP), INSTALL NEW FLANGE GASKETS, CONDUIT AND WIRING TO CONNECT THE NEW PUMP TO YOUR EXISTING STARTER. THE PRICE INCLUDES SHIPPING, LABOR AND ALL MATERIALS FOR THE INSTALLATION.

TOTAL \$21,695.00

PLEASE NOTE: PRICE IS GOOD FOR 30 DAYS FROM DATE OF QUOTE. NEW PUMP HAS AN 8 WEEK LEAD TIME FROM DATE OF APPROVAL. PRICE IS GOOD FOR 30 DAYS FROM DATE OF QUOTE.

NAME			

AGREED & ACCEPTED:

TITLE

DATE

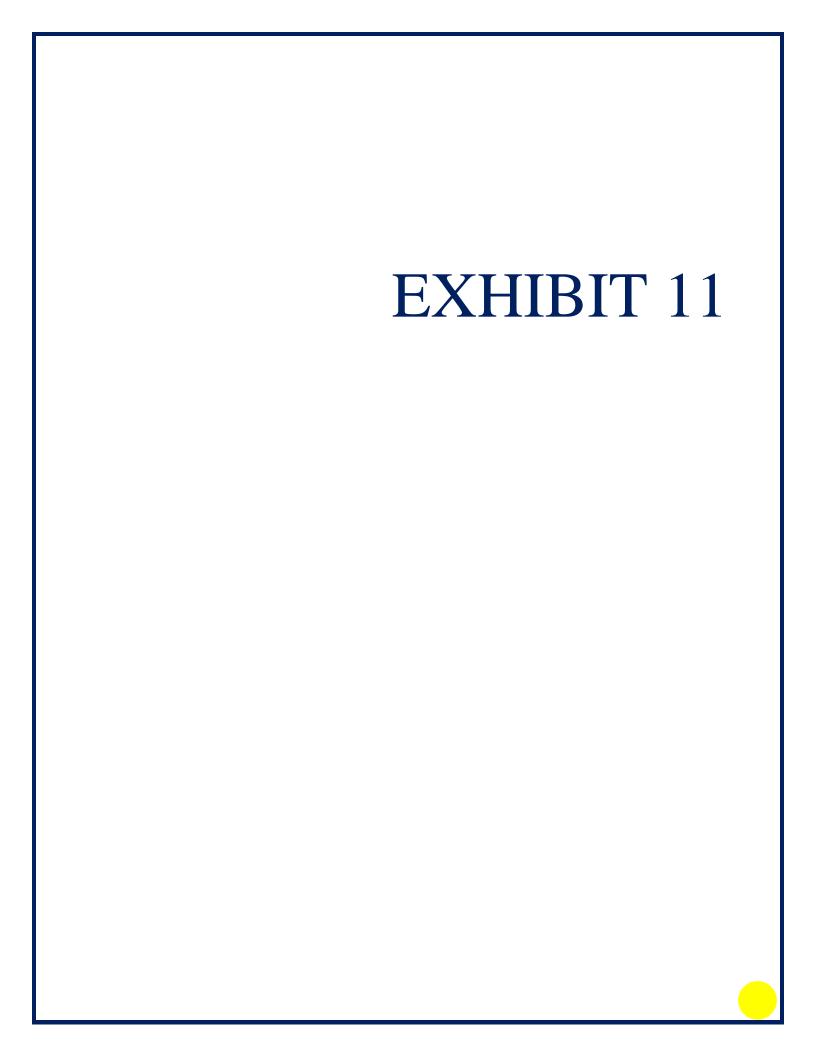
REGARDS,

KEN SOUKUP SERVICE MANAGER SPIES POOL LLC CP CO43205

801 Sawdust Trail Kissimmee, FL 34744



407-847-2771 Fax 407-847-8242







Solterra Resort CDD Aquatics

Inspection Date:

7/2/2025 12:15 PM

Prepared by:

Matt Goldrick

Account Manager

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

SITE: 10

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





Comments:

Left: March, Right: June/July

Mild filamentous algae growth around the perimeter. There is a tech on site for a regular visit; algaecide treatments will be applied.

The only nuisance grass present is lilies.

<u>WATER:</u> **X** Clear Turbid Tannic

<u>ALGAE:</u> N/A Subsurface Filamentous ★ Surface Filamentous

Planktonic Cyanobacteria

GRASSES:

X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: Water Iilies

SITE: 11

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





Comments:

Left: March, Right: June/July

No nuisance grass or algae growth present aside from lilies. Treatments are being applied today to cut back lily density.

WATER:

X Clear Turbid Tannic

<u>ALGAE:</u> X N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES:

X N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies**

SITE: 12

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





Comments:

Left: March, Right: June/July

The algae on this pond appears to be a rarer variety. It typically grows when submerged vegetation has been treated and starts to decay. Technicians have access to an algaecide we have found to be effective on growth like this, and it will applied during this pond's next maintenance event. Lilies will also be treated.

WATER: X Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous Y Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A X Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: Water Iilies

SITE: 13

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





Comments:

Left: March, Right: June/July

Planktonic algae growth present. Treatments will be applied today to control the growth. Lilies will also be treated.

Torpedo Grass Pennywort Babytears Cha Hydrilla Slender Spikerush Other: Water lilies

SITE: 14

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





Comments:

Left: March, Right: June/July

The mild filamentous algae around the perimeter will be treated with algaecide today. Lilies may also be treated.

<u>WATER:</u> **X** Clear Turbid Tannic

<u>ALGAE:</u> N/A Subsurface Filamentous ★ Surface Filamentous

Planktonic Cyanobacteria
Minimal Moderate Substantial

GRASSES:

X N/A Minimal Moderate

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies**

SITE: 15

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





Comments:

Left: March, Right: June/July

Filamentous algae present on the surface. Pictured right is a technician applying treatments as the photo was taken. No nuisance gras growth observed.

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears

Chara

Hydrilla Slender Spikerush Other:

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving





Comments:

Left: March, Right: June/July

Any filamentous algae present has recently been treated and is in a state of decay. Technicians will continue to monitor and treat as needed. No nuisance grass growth observed.

The yellowish section on the left corner is soil deposits from an erosion washout on the bank. A proposal for repair will be created.

 WATER:
 X Clear
 Turbid
 Tannic

 ALGAE:
 N/A
 Subsurface Filamentous
 X Surface Filamentous

 Planktonic
 Cyanobacteria

 GRASSES:
 X N/A
 Minimal
 Moderate
 Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving





Comments:

Left: March, Right: June/July

Minimal change from March. Treatments to reduce lily density are being applied as the photo was taken. Routine monitoring and additional treatments as needed will continue.

WATER:

ALGAE:

N/A Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria

GRASSES: N/A

Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: **Water lilies**

SITE: 18

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





Comments:

Left: March, Right: June/July

Submerged growth is almost completely cleared. Treatments will continue for further results.

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

N/A X Subsurface Filamentous Surface Filamentous

Planktonic Cyanobacteria
N/A X Minimal Moderate Substantial

GRASSES: N/A X Minimal NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: Water Iilies

SITE: 19

Condition: Excellent Great Good Poor ✓Mixed Condition Improving





Comments:

Left: March, Right: June/July

Planktonic algae is beginning to grow. Algaecide treatments are being applied today to prevent further growth. Treatments to reduce lily density are also occurring.

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

Planktonic Cyanobacteria

GRASSES: N/A Minimal Moderate Substantial

NUISANCE SPECIES OBSERVED:

Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY













Growing season is here. Frequent rainfall, high temperatures, and more sunlight are ideal conditions for vegetation growth. All plants, native and nuisance alike, will experience accelerated growth throughout the summer. Algae also benefits from these conditions. High water temperature (>85°F) will be more common which promotes algae growth. Fortunately, rain events help break up decaying algae and refresh ponds to keep subsurface growth from emerging. A proper treatment schedule and regular rain can clear a pond of algae in a week.

Technicians are fully aware of current growing conditions and well equipped to handle any situations that arise.

Ponds were in mixed condition during today's inspection. Nuisance shoreline grasses were noted in small amounts. Filamentous algae is mostly under control and staying below the surface. Planktonic algae was present in a few ponds and will be addressed quickly to prevent further growth. Regular treatments for all nuisance growth will continue to be administered.

No new trash issues have been mentioned by technicians on pond 18/19 since last month.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA

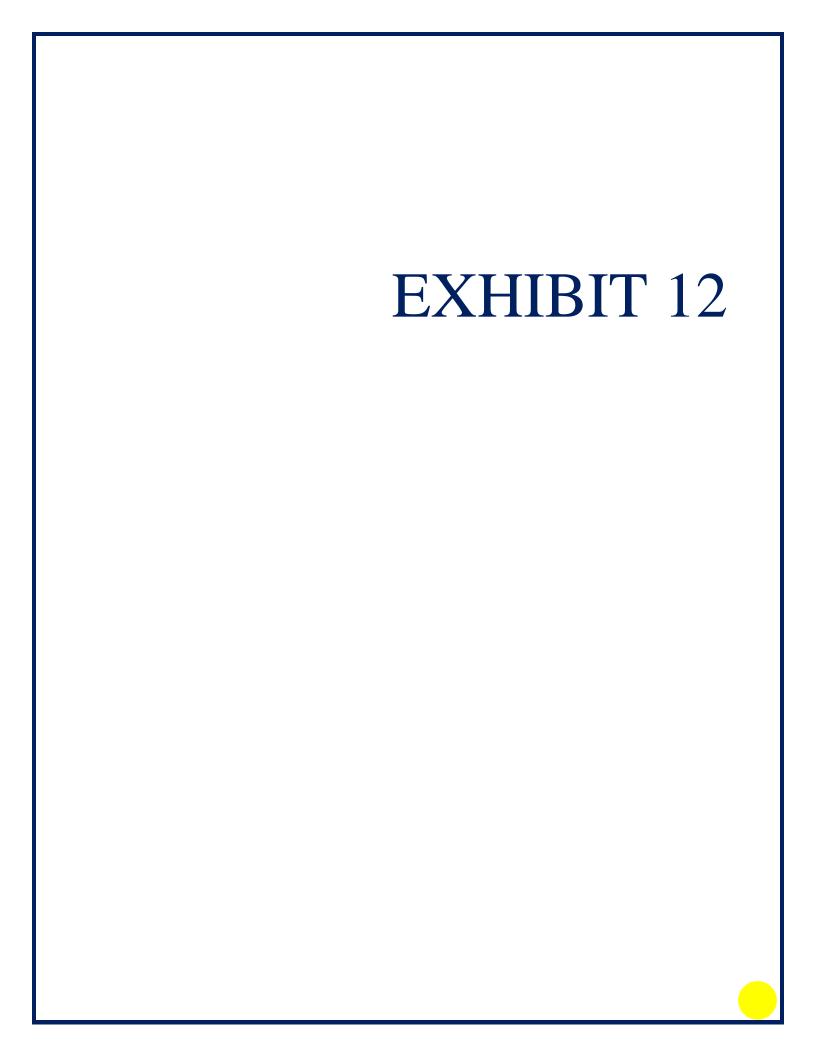


SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:





SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

REVISED AMENITIES RULES & POLICIES



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PART 1: Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and on March 2, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Solterra Resort Community Development District adopted the following rules to govern rates for the District's Amenities.

- 1. **Introduction**. This rule addresses various rates, fees and charges associated with the Amenities.
- 2. **Definitions.** All capitalized terms not otherwise defined in this Part 1 shall have the meaning ascribed to them in the Amenities Policies of Solterra Resort Community Development District, as amended from time to time.
- 3. Annual User Fee. The Annual User Fee for persons not owning property within the District is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.
- 4. **Resort Fee.** For Short-Term Renters who wish to utilize the Amenities only for the duration of their valid rental or lease agreement, the Resort Fee shall be paid at the rates as set forth herein. Proof of valid rental or lease agreement shall be required, and access to the Amenities shall be limited to the term of the valid rental or lease agreement.
- 5. **Reservation Rates.** Any Patron wishing to have the exclusive use of any room or area within the clubhouse or pool area must properly reserve the room or area in accordance with the Facility Rental Policies, as detailed in the Amenities Policies of Solterra Resort Community Development District, and pay the appropriate rental fee and deposit in the amounts set forth below.

Room / Area	*Rental Fee	Deposit	
Multi-purpose field	\$50.00 - \$100.00/hour	\$300.00	
Covered patio at pool	\$50.00 - \$100.00/hour	\$300.00	
Clubhouse room	\$100.00 - \$200.00/hour	\$300.00	
Clubhouse room and covered patio	\$100.00 - \$200.00/hour	\$300.00	
Cabanas (pool side)**	\$50.00 - \$150.00/day	Total cost of rental	
Cabarias (poor side)	\$50.00 - \$150.00/day	due up front.	

- *The Amenity Manager is authorized to charge fees not to exceed the maximum rental fees listed above; however, in the discretion of the Amenity Manager, the rental fees may be adjusted downward for weekdays, weekends, and holidays. However, all rental fees are increased by \$50.00 per hour for each hour past normal operating hours.
- **Except as authorized by the Amenity Manager pursuant to the Resident Cabana Reservations procedures.
 - 6. **Activity and Program Rates**. The following activity and program rates apply:

Resort program prices are charged on an activity-by-activity basis.

Activity	Fee	Deposit (if applicable)
Happy Hour	Charge per person based on market rate	None
Parents Night out/movie	Charge per person based on market rate	None
Other events as scheduled	Charge per person based on market rate	None

7. Miscellaneous Fees.

Item	Fee	
Resort Fee	\$30.00-\$50.00/lease term	
Replacement of damaged, lost, or stolen Access Pass	\$25.00	
Up to ten (10) Guests accompanied by a Patron (fee for	Free	
using Amenities, such as the clubhouse and pool)	1166	
Additional Guests Fee: More than ten (10) Guests,		
maximum of ten (10) additional Guests, accompanied by a	\$30.00-\$50.00	
Patron (fee for using Amenities, such as clubhouse and		
pool)		
Individual who is not a Guest and is not accompanied by a		
Patron (fee for using Amenities, such as the clubhouse and	Annual User Fee	
pool)		
Insufficient funds fee (for submitting an insufficient funds	\$30.00	
check)	Ψ30.00	

8. Special Provisions.

a. *After-Hours Events*. All rental fees are increased by \$50.00 per hour for each hour past normal operating hours.

- b. *Homeowner's Association Meetings.* Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted to utilize the clubhouse for one free meeting per month, subject to availability.
- c. *Additional Costs.* The District may, in its sole discretion, require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
- Resident Cabana Reservations. Residents, and Renters who have been designated as the beneficial user of the Resident's rights to use the Amenities, may reserve up to two (2) cabanas per address associated with their Household each calendar year ("Resident Cabana Reservations") at no additional cost at the discretion of the Amenity Manager and in accordance with the following:
 - a. Resident Cabana Reservations may only be submitted to the Amenity Manager on the same day the reservation is requested (ex. Resident Cabana Reservation requests cannot be submitted on Friday, May 2nd requesting a cabana on Saturday, May 3rd but can be submitted on the morning of Saturday, May 3rd for cabana use that same day). Resident Cabana Reservations cannot be made prior to the requested reservation date.
 - b. Resident Cabana Reservations are subject to availability on a first-come, first-served basis and may be approved or denied by the Amenity Manager or his/her designee in his or her sole discretion.
 - c. The Amenity Manager is responsible for verifying eligibility of individuals requesting Resident Cabana Reservations and for keeping record of the Households that utilize Resident Cabana Reservations each calendar year.
 - d. Residents and/or Renters whose Amenities privileges are suspended or terminated may not utilize Resident Cabana Reservations while said person's Amenities privileges are suspended or terminated.
 - e. During the period when a Renter is designated as the beneficial user of the Resident's rights to use the Amenities, the Resident shall not be eligible to use Resident Cabana Reservations.

- f. Resident Cabana Reservations are non-transferable and may not be utilized by a Resident and/or eligible Renter on behalf of Guests or Non-Residents. Any transfer of a Resident and/or eligible Renter's Resident Cabana Reservations shall be deemed void and the violator(s) will be subject to the Amenities Disciplinary Rule procedures for facilitating or allowing unauthorized access to or use of the Amenities.
- g. Resident Cabana Reservations are not available on the following days:
 - i. New Year's Eve and New Year's Day; and
 - ii. Memorial Day; and
 - iii. Independence Day (Fourth of July); and
 - iv. Labor Day; and
 - v. Thanksgiving Day and Friday after Thanksgiving Day; and
 - vi. Christmas Eve and Christmas Day; and
 - vii. Weekend days (i.e., Saturdays and Sundays) in the months of June, July, and August.
- h. All Residents and/or eligible Renters shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, including the cabanas, and shall ensure that any minor for whom they are responsible also complies with the same.
- 9.10. Adjustment of Rates. The Board may adjust, by resolution adopted at a duly noticed public meeting, any of the fees set forth herein to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
- 10.11. **Prior Rules; Policies.** The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
- 11.12. **Severability**. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Law Implemented: ss. 190.011, 190.035, Fla. Stat.

PART 2: Amenities Policies

In accordance with Chapter 190 of the Florida Statutes, and on March 2, 2025, at a duly noticed public meeting, the Board of Supervisors of the Solterra Resort Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Pass" – shall mean the identification card, fob, or other access credential device issued to Patrons.

"Amenities" – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the District's clubhouse, fitness center, swimming pool, inclusive of the swimming pool slide and spa area, lazy river, multi-purpose field, tennis courts, pickleball courts, playground and tot lots, lawn, picnic area and outdoor recreational areas, sand volleyball court, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenities Policies" or "Policies" – shall mean all policies of the District relative to the Amenities, as amended from time to time.

"Amenity Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

"Annual User Fee" – shall mean the base fee established by the District for any person that is not a Resident or Short-Term Renter and who wishes to become a Non-Resident User in order to be granted the non-exclusive right to use the Amenities. The amount of the Annual User Fee is calculated as set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Solterra Resort Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" or "Household" - means a residential unit or a group of individuals residing within a Patron's home. *This does not include visiting friends, quests, relatives* or extended family not permanently residing in the home. Upon District staff's request, proof of residency may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.

"Guest" – shall mean any person or persons, other than a Patron, who is/are expressly authorized by the District to use the Amenities, and who are accompanied by a Patron to use the Amenities. Any person or persons, other than a Patron, who is/are not accompanied by a Patron are not permitted to utilize the Amenities.

"Non-Resident" – shall mean any person who does not own property within the District.

"Non-Resident Patron" – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District.

"Patron" or "Patrons" – shall mean Residents, Non-Resident Patrons, and Renters. Short-Term Renters shall be included in this definition only if: (i) they have paid the Resort Fee; and (ii) only during the term of their valid rental or lease agreement. Short-Term Renters who have not paid the Resort Fee are not considered Patrons under this policy and are expressly excluded from this definition.

"Person" – shall mean an individual or legal entity recognized under Florida law.

"Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement with a rental or lease term of not less than one (1) year.

"Resident" – shall mean any person or persons owning property within the District.

"Short-Term Renter" – shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement with a rental or lease term of less than one (1) year.

AUTHORIZED USERS

Generally. Only Patrons and Guests, as set forth herein, have the right to use the Amenities.

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District's annual assessment collection resolution and typically will be included on the Resident's property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

Non-Residents. A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application.

Short-Term Renters. A Short-Term Renter must pay the Resort Fee in order to have the right to use the Amenities during the term of their valid rental or lease agreement, which begins from the date of receipt of payment by the District. This fee must be paid in full before the Short-Term Renters may use the Amenities.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.

- 1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.
- 2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
- 3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
- 4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.

Guests. Except as otherwise provided for herein, each Patron may bring a maximum of ten (10) Guests to the Amenities at no additional cost and may bring a maximum of ten (10) additional Guests to the Amenities subject to payment of the Additional Guests Fee, which must be paid prior to Patron's additional Guests being admitted to the Amenities, provided however that all Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a ten (10) Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household at no additional cost and up to ten (10) additional Guest

limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household, subject to Patron's payment of the Additional Guests Fee – e.g., a Patron Family Household consisting of four people cannot bring up to ten Guests each for a total of forty Guests, but instead can only bring a total of ten Guests on behalf of the entire household at no cost and may bring a total of ten (10) additional Guests on behalf of the entire household, subject to Patron's payment of the Additional Guests Fee. The District may also, in its discretion, invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

Use of Amenities Facilities at Your Own Risk

Registration / Disclaimer. In order to use the Amenities, each Patron, all members of a Patron's FamilyHousehold, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as Attachment A, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as Attachment B. All persons using the Amenities do so at their own risk and agree to abide by the rules and policies for the use of the Amenities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities. Patrons are responsible for their actions and those of their Guests.



ACCESS PASSES AND CODES

Use of Access Passes. Patrons can use their Access Pass or keypad with code number to gain access to the Amenities. Upon arrival at the clubhouse, Patrons will utilize their Access Pass at the main entrance doors in order to unlock the doors and/or gain access to the Amenities. Under no circumstance should a Patron provide an Access Pass to another person to allow him or her to use the Amenities.

Issuance of Access Passes. Each Patron will receive two (2) Access Pass upon registration with the District free of charge. For Families, each Patron may obtain additional Access Pass for any member of a Patron's Family-Household who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of five (5) cards per Family-Household, and subject to payment of any applicable fees.

Non-Transferrable. Access Passes are the property of the District and are non-transferable except in accordance with the District's rules and policies.

Lost or Stolen Passes. All lost or stolen Access Passes need to be reported immediately to the District. Fees may apply to replace any lost or stolen Access Passes.

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

- 1. Patrons Only. Unless otherwise directed by the District, only Patrons may reserve the portions of the Amenities for parties and events. Rental reservations may not be made more than four (4) months prior to the event; payment to be submitted no more than 90 days before the date of the event and no less than 2 weeks before the date of the event; however, the Amenity Manager may, in his or her sole discretion, accept payment up to two (2) business days prior to the rental date. Patrons interested in rental of the Amenities must contact the Amenity Manager in order to determine availability of the Amenities for any particular reservation. All of the District policies remain in force during parties and events. Patrons renting the Amenities available for rental are responsible for ensuring that all Guests and attendees adhere to the District's policies.
- 2. *Amenities Available for Rental:* Only the following Amenities are available for rental: clubhouse, outdoor covered patio area, and multi-purpose field.
- 3. Rental Application and Rental Agreement. Patrons must submit a completed Rental Application, a copy of which is attached hereto as Attachment C, to the Amenity Manager no later than fourteen (14) days prior to the requested event indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and

whether alcohol and/or food will be served. The Amenity Manager will review Rental Applications on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District and all documentation required therein must be received by the Amenity Manager no less than ten (10) days prior to the date of event. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

- 4. Payment & Registration. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the rental fee, both made out to "Solterra Resort Community Development District" must be delivered to the Amenity Manager, along with completed paperwork and insurances, if necessary.
- 5. Rates and Deposits. The rental rates and deposits for use of the Amenities are as set forth in the District's rules. To receive the full refund of the deposit within ten (10) days after the event, the renter must:
 - i. Remove all garbage, place in dumpster and replace garbage liners;
 - ii. Take down all decorations or event displays; and
 - iii. Otherwise clean the rented Amenities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

- 6. *Computation of Rental Time.* The rental time period is inclusive of set-up and clean-up time.
- 7. **Duration of Events.** Unless otherwise authorized by the District, each rental shall be for a minimum of two (2) hours but no more than four (4) hours, and no afterhours events shall extend past midnight. If the event lasts longer than four (4) hours, the deposit is forfeited.
- 8. Available Hours. The Amenities available for rental may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after normal operating hours and until midnight. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
- 9. *Capacity.* The clubhouse capacity limit (50 total persons, including employees) shall not be exceeded at any time for a party or event.

- 10. *Noise.* The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- 11. *Insurance*. Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and consultants/contractors are to be named on these policies as an additional insured party.
- 12. Cancellation. If the individual renting one or more of the Amenities wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than thirty (30) days prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than thirty (30) days prior to the event, 100% of the security deposit and 0% of the rental fee will be returned.

COMMUNITY PROGRAMMING

Resources. The District is pleased to offer a wide variety of programs and activities designed to meet the needs of community members of all ages, interests, and skill levels. Each year, the Amenity Manager will evaluate and improve upon existing programs and may add new activities in each category. The format of each program or activity will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Patrons can find information on new programs and events by picking up the monthly program calendars, reviewing the community bulletin board, or by contacting the Amenity Manager:

Solterra Resort 5200 Solterra Blvd, Davenport FL (863) 547-9839

Patrons and Guests Only. Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, interest parties must register by the posted deadline. Resident Patrons will be allocated fifty percent (50%) of the seats in a program. In the event the reserved seats are not claimed by Resident Patrons, the seats will be offered to all Patrons. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the

availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

Programs and Activities. All programs and services including personal training, group exercise, tennis lessons, instructional programs, competitive events, and other programs must be conducted through the Amenity Manager or as directed by the Board. A schedule of activities for the Amenities will be posted in each area and updated by the Amenity Manager. No outside (i.e., third party) instructors are allowed.

Cancellation by the District. The Amenity Manager will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account in the amount of applicable fees paid to the District by the Patron for participation in such program prior to cancellation.

Refunds. Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline, "no shows", or after a program begins may not be approved.

GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all rules and policies of the District.

Emerge	e <i>ncies:</i> After contactin	g 911 if required	d, all emergencies	s and injuries must
be reported to	the Amenity Manage	r at (863) 547-98	339, and to the o	ffice of the District
Manager at				

Hours of Operation. All hours of operation of the Amenities will be established and published by the District. The clubhouse will be open year-round. The District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenities.

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenities generally:

1. Registration and Access Passes. Patrons and their Guests have the right to use the Amenities as set forth herein. In order to use the Amenities, each Patron, including all of Patron's HouseholdFamily, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as Attachment A, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as Attachment B. Patrons are responsible for their

actions and those of their Guests. All Patrons must sign-in and have their assigned Access Pass or key pad code upon entering the clubhouse. Access Passes and codes are only to be used by the Patron to whom they are issued.

- 2. *Guests.* Guests must be accompanied by a Patron while using the Amenities.
- 3. *Minors.* Patrons aged eighteen (18) years of age or older are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron.
- 4. *Attire.* With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors, with the exception of the locker room areas.
- 5. *Food and Drink.* Food and drink will be limited to designated areas only and purchased from the Café in accordance with Rule 64E-9.004(4), FAC.
- 6. Alcohol. Alcoholic beverages shall be served from the Café ONLY, except at preapproved special events. For pre-approved rentals and planned events, Patrons will be required to hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. The Amenity Manager shall have the discretion to determine if an individual is under the influence of drugs or alcohol. In general, conduct that is disorderly or disruptive to other Patrons or Guests may be used as grounds to determine if an individual is under the influence of drugs or alcohol.
- 7. *No Smoking*. Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in Florida law, including the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs is prohibited at the Amenities and on all other District owned property absent express permission by the District subject to the provisions herein. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage

privileges and illegal drug use may be punished to the maximum extent allowed by law.

- 8. *Pets.* Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within the Amenities, except for the multi-purposes field, event lawn, patio, picnic areas, and outdoor areas. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:
 - a. If the Service Animal is out of control and the handler does not take effective measures to control it;
 - b. If the Service Animal is not housebroken; or,
 - c. If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

- 9. Vehicles. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
- 10. *Skateboards, Etc.* Bicycles, electric bikes, electric scooters, skateboards, rollerblades and other similar uses are limited to designated outdoor areas only.
- 11. *Fireworks.* Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
- 12. *Service Areas.* Only District employees and staff are allowed in the service areas of the Amenities.
- 13. *Courtesy.* Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- 14. *Profanity.* Loud, profane or abusive language is prohibited.
- 15. *Horseplay*. Disorderly conduct and horseplay are prohibited.

- 16. *Equipment*. All equipment and supplies provided or rented for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
- 17. *Equipment Rentals*. Complimentary equipment for the tennis and pickleball courts and volleyball courts may be rented at the clubhouse with the paid resort fee. A valid ID is required for such rentals. Patrons are responsible for any damages to rental equipment beyond.
- 18. *Littering.* Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
- 19. *Solicitation and Advertising.* Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenities property unless approved in writing by the District.
- 20. *Firearms.* Firearms or any other weapons are not permitted in any of the Amenities.
- 21. *Trespassing/Loitering.* There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- 22. *Compliance with Laws.* All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
- 23. **Surveillance**. Various areas of all Amenities are under twenty-four (24) hour video surveillance.
- 24. *Grills.* Grills are not permitted on public areas, except if pre-approved for use during approved events.
- 25. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
- 26. *Cellular Phones.* To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and Guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.

- 27. *Lost Property.* The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.
- 28. *Drones*. The usage of drones is not permitted on or over any District property without prior consent from the Amenity Manager. The Amenity Manager, in his or her sole discretion, shall determine if the requested drone usage is permissible.
- 29. *Luggage*. Patrons and Guests are not permitted to bring and/or store luggage at the Amenities. The District is not responsible for any items left unattended.

FITNESS CENTER

The following policies apply to the District's fitness center:

- Exercise at Your Own Risk. The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
- 2. *Usage Restrictions*. Patrons and Guests aged twelve (12) years of age and older may use the fitness center. Patrons and Guests between the ages of eight (8) to twelve (12) must be accompanied by a guardian at all times to use the fitness room. Patrons aged eight (8) years and under may not use the fitness room.
- 3. Attire. Appropriate attire, including shorts, shirts, and closed-toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
- 4. *Courtesy.* If a Patron or Guest is waiting, cardiovascular equipment utilization is limited to thirty (30) minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
- 5. *Food and Drink*. No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers (no glass).
- 6. *Noise.* Personal music devices are permitted only if used with headphones and played at a volume that does not disturb others.
- 7. *Equipment.* Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free

weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

- 8. *Hand Chalk.* Hand chalk is not permitted.
- 9. *Personal Training*. Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

POOL, POOL SLIDE & SPA AREA

The following policies apply to the District's pool, pool slide, and spa areas:

- 1. *Swim at Your Own Risk.* The pool areas are not supervised during operating hours. There is no lifeguard on duty.
- 2. *Operating Hours.* Swimming is permitted only during posted swimming hours. The operating hours for the swimming pool are posted and may vary depending on season, weather conditions, etc. The operating hours for the pool slide areas are posted and may vary depending on season, weather conditions, etc. No one is permitted in the pool or pool slide areas at any other time.
- 3. Supervision of Minors. Non-swimming children should be under the supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance and who should remain within arm's reach of the non-swimming child(ren) at all times. Persons unable to swim safely and/or without assistance must be accompanied by a person who is capable of swimming safely and/or without assistance at all times in and around the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by a parent and/or guardian who is capable of swimming safely and/or without assistance, who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the Amenities do so at their own risk, regardless of age or ability.
- 4. *Skateboards, Etc.* No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
- 5. *Food and Drink.* Food and drink will be limited to designated areas only and purchased from the Café. Outside alcoholic beverages and food are not permitted, except for pre-approved special events and reservation events. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms at any time.

- 6. *Horseplay*. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- 7. *Diving.* Diving is strictly prohibited at the pool.
- 8. *Noise.* Except at pre-approved events, radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- 9. Aquatic Toys and Recreational Equipment. Aquatic toys and equipment are not permitted in the pool and pool slide. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, pool noodles that are being utilized for flotation assistance only, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- 10. Entrances. Pool entrances must be kept clear at all times.
- 11. *Railings*. No swinging on ladders, fences, or railings is allowed.
- 12. *Pool Furniture.* Pool furniture is not to be removed from the pool area and must returned after use.
- 13. *Chemicals*. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 14. *Pets.* Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the pool deck area inside the pool gates at any time.
- 15. *Attire*. Appropriate swimming attire (swimsuits) must be worn at all times.
- 16. *Prevention of Disease.* All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person with or suspected of having a communicable disease which could be transmitted through the use of the pool should use the pool.
- 17. *Swim Diapers.* Anyone who is not reliably toilet trained, including but not limited to young children, must wear rubber lined swim diapers, as well as a swimsuit over

the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- 18. *Pollution*. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- 19. *Reservation of Tables or Chairs.* Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- 20. *Pool Closure.* The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- 21. Weather. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
- 22. *Pool/Water Slide*. Be advised that the water slide is an adventure activity and may expose the rider to possible physical injury. In deciding to participate the rider assumes full responsibility of any injury sustained. Riders must be at least 48 inches tall and be able to swim the width of the pool in order to exit the catch pool area to use the slide. Riders are not allowed to wear flotation devices to ride the slide; they must be able to exit the slide flume and swim to the exit by themselves. No metal objects, locker keys, jewelry, metal straps, watches, goggles, sunglasses, or eyeglasses permitted on the slide as they may cause injury. Cutting ahead of others in line and rowdy play are prohibited and may result in dismissal from the pool area. No chain riding permitted; only one rider at a time. Enter and exit the flume feet first; standing, stopping, or sliding down head first is prohibited. Hands must be kept inside the flume at all times. No diving from the end of the flume. All riders must cross feet and arms when riding down the slide and enter the catch pool area feet first. Exit the catch pool immediately; individuals must exit the catch pool area before the next rider can be sent. Elderly persons and persons with medical conditions should consult their physician before using the water slide. Pregnant women will not be permitted on the water slide. Parents and/or guardians of children under the age of eighteen (18) are strongly encouraged to observe the activity prior to deciding whether to allow their child to participate. Parents and guardians must abide by all children's policies.

- 23. *Spa Area.* Children under the age of twelve (12) are not permitted in the spa area without supervision by an adult over the age of eighteen (18).
- 24. *Swim Instruction.* Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
- 25. *Capacity*. The maximum bathing load for the pool is enforced pursuant to the Florida Department of Health's operating permit for the District's swimming pool ("Capacity Limits"). The Amenity Manager will post the Capacity Limits at the pool and will periodically monitor the area. In the event the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons and their Guests leave the pool area until the Capacity Limits are met.

LAZY RIVER

All pool rules identified above are applicable to the Lazy River. Additionally, the following policies apply to the Lazy River:

- 1. Swim at Your Own Risk. The lazy river areas are not supervised during operating hours. All persons using the lazy river do so at their own risk and must abide by all swimming pool and lazy river rules and policies.
- 2. *Operating Hours.* The operating hours for the lazy river areas are posted and may vary depending on season, weather conditions, etc. No one is permitted in the lazy river at any other time unless a specific event is pre-approved.
- 3. Supervision of Minors. Non-swimming children should be under the supervision of a parent and/or guardian who is capable of swimming safely and/or without assistance and who should remain within arm's reach of the non-swimming child(ren) at all times. Persons unable to swim safely and/or without assistance must be accompanied by a person who is capable of swimming safely and/or without assistance at all times in and around the lazy river. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by a parent and/or guardian who is capable of swimming safely and/or without assistance, who is in the water and within arm's length of the child.
- 4. *Approved Tubes.* No outside floatation devices are permitted. Floatation devices, such as tubes, may not be stacked while in the water and must be neatly returned to the proper storage area after use.
- 5. *Flow.* Riders must follow the flow of the current. No jumping, pushing, running or other horseplay is allowed in the lazy river. Riders are not permitted to climb on any areas abutting the lazy river, including but not limited to, any center islands.

6. *Capacity*. The maximum bathing load for the lazy river is enforced pursuant to the Florida Department of Health's operating permit for the District's lazy river ("Capacity Limits"). The Amenity Manager will post the Capacity Limits at the lazy river and will periodically monitor the area. In the event the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons and their Guests leave the lazy river area until the Capacity Limits are met.

TENNIS AND PICKLEBALL COURTS

The following policies apply to the tennis courts:

- 1. *Play at your Own Risk.* Play at Your Own Risk. The tennis and pickleball courts are not supervised during operating hours.
- 2. *First Come Basis.* Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, tennis and pickleball court use should be limited to 1 hour.
- 3. *Attire.* All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
- 4. *Use.* Tennis and pickleball courts are for tennis or pickleball only.
- 5. *Pets.* Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the tennis or pickleball courts at any time.
- 6. *Food and Drinks.* Food and gum are not permitted on the tennis or pickleball courts. Drinks must be in a non-breakable spill-proof container.
- 7. Glass Containers. No glass containers or breakable objects of any kind are permitted on the tennis or pickleball courts.
- 8. *Operating Hours.* The tennis and pickleball courts are open from dawn to dusk only, or as otherwise posted by the <u>Amenities_Amenity_Manager.</u> No one is permitted on the tennis or pickleball courts at any other time unless a specific event is pre-approved and scheduled.
- Skateboards, Etc. No bicycles, scooters, roller skates, roller blades or skateboards, electric bikes, electric scooters or similar uses are permitted on the tennis or pickleball courts.

- 10. *Furniture*. No furniture, other than benches already provided, will be allowed on the playing surfaces.
- 11. *Equipment*. Complimentary equipment can be rented at no additional charge from the clubhouse with the paid resort fee, as described in the General Provisions.
- 12. *Tennis and Pickleball Instruction*. Except as expressly authorized by the District, tennis and/or pickleball instruction for fees, or solicitation of tennis and/or pickleball instruction for fees, is prohibited.
- 13. *Noise.* The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

SAND VOLLEYBALL COURT

The following policies apply to the sand volleyball court:

- 1. *Play at your Own Risk.* Play at Your Own Risk. The sand volleyball courts are not supervised during operating hours.
- 2. *First Come Basis.* Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, sand volleyball court use should be limited to 1 hour.
- 3. *Attire*. All players shall be dressed in appropriate attire.
- 4. *Use*. The sand volleyball courts are for volleyball only. The sand area is not for other play, use, or purpose.
- 5. *Pets.* Pets, with the exception of service animals, as defined in the General Provisions, are not permitted on the sand volleyball courts at any time.
- 6. *Food and Drinks.* Food and gum are not permitted on the sand volleyball courts. Drinks must be in a non-breakable spill-proof container.
- 7. *Operating Hours.* The sand volleyball courts are open from dawn to dusk only, or as otherwise posted by the <u>Amenities-Amenity</u> Manager. No one is permitted on the volleyball courts at any other time unless a specific event is pre-approved and scheduled.
- 8. *Furniture*. No furniture, other than benches already provided, will be allowed on the playing surfaces.

- 9. *Equipment*. Complimentary equipment can be rented at no additional charge from the clubhouse with the paid resort fee, as described in the General Provisions. No tools, recreational equipment, sand toys or sporting equipment beyond that used to play volleyball are permitted on the playing surfaces.
- 10. *Volleyball Instruction.* Except as expressly authorized by the District, volleyball instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
- 11. *Noise.* The volume of live or recorded music must not violate applicable Polk County noise ordinances or unreasonably interfere with residents' enjoyment of their homes.

MULTI-PURPOSE FIELD

Our community offers a multi-purpose field. The following policies apply:

- 1. *Play at your Own Risk.* Play at Your Own Risk. The multi-purpose field is not supervised during operating hours.
- 2. *First Come Basis.* The field is available for use by Patrons and Guests only on a first come first serve basis.
- 3. *Vehicles.* No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted on the multi-purpose field.
- 4. *Chalking.* Chalking or marking the field must be approved in advance and proper marking materials must be used.
- 5. *Glass Containers*. No glass containers or breakable objects of any kind are permitted on the field.
- 6. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
- 7. *Equipment*. Patrons are responsible for bringing their own equipment.
- 8. *Golfing*. Golfing is not permitted on the field.
- 9. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
- 10. *Noise.* The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

The following policies apply to the event lawn, patio, and other outdoor areas:

- 1. *First Come Basis.* The pool side cabanas are available for use by Patrons and Guests by reservation only. The event lawn and patio areas may only be reserved for a program or event approved by the District.
- 2. *Vehicles.* No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted.
- 3. *Skateboards, Etc.* Bikes, rollerblades, skateboards and equipment with wheels are prohibited.
- 4. *Chalking*. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- 5. *Pets.* Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- 6. *Equipment*. Patrons and Guests are responsible for bringing their own equipment. The <u>Amenities</u> staff may have some equipment available for sign out on a first come first serve basis.
- 7. *Noise.* Amplified sound systems and DJs are prohibited unless it is pre-approved by the District for an approved program, event or rental. The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- 8. *Clean-Up.* Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

LAKE OR POND AREAS

The lakes and ponds throughout the community are not designed for swimming, fishing, or boating. We ask that you respect your fellow landowners and access the ponds through the proper access points. The District has a no fishing policy in all of the ponds. The ponds are not intended for recreational activities, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow.

The following additional guidelines apply:

- 1. Please be respectful of the privacy of the residents living near the ponds.
- 2. Parking along the county right of way or on any grassed area near the ponds is prohibited.
- 3. Do not leave personal property unattended.
- 4. Do not leave any litter.
- 5. Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may not be fed. Wildlife may neither be removed from nor released into the ponds; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- 6. Fishing is prohibited in all ponds on District property.
- 7. Swimming is prohibited in all ponds on District property.
- 8. No watercrafts of any kind are allowed in any of the ponds on District property.
- 9. No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the ponds, except by the District.
- 10. No foreign materials may be disposed of in the ponds, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the pond environment.
- 11. Any hazardous conditions concerning the ponds must immediately be reported to the District Manager and the proper authorities.

PLAYGROUND AND TOT LOTS

The community provides playground areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- 1. Play at your Own Risk. The playground is not supervised during operating hours.
- 2. Patrons and Guests may use the playgrounds and tot lots at their own risk.
- 3. The playground areas are intended for children between five (5) and twelve (12) years old.
- 4. Adult (meaning an individual aged eighteen (18) years or older) supervision is required for children under the age of twelve (12) years old. Children must remain in the sight of parents and/or guardians. All children are expected to play cooperatively with other children.
- 5. Proper footwear is required and no loose clothing, especially with strings, should be worn.

- 6. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- 7. No food, drinks, or gum are permitted at the playground.
- 8. No animals, besides service animals as defined in the General Provisions, are permitted at the playground.
- 9. No glass containers are permitted at the playground.
- 10. No jumping off from any climbing bar or platform.
- 11. Profanity, rough-housing, and disruptive behavior are prohibited.
- 12. If anything is wrong with the equipment or someone gets hurt, notify the Amenity Manager and District immediately.

PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her FamilyHousehold. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests or invitees and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, paralegal fees, costs and other expenses for

investigation and defense and in connection with, among other proceedings, alternative dispute resolution, mediation, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any grossly negligent act by the Indemnitees.

For purposes of this section, the term "Activities" means the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District, including any use of District property or the Amenities whatsoever.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

ATTACHMENT A: Registration Form

ATTACHMENT B: Consent and Waiver Agreement

ATTACHMENT C: Rental Application

ATTACHMENT A Registration Form

A specific registration form will be provided for each event.



ATTACHMENT B Consent and Waiver Agreement

Solterra Resort Community Development District Consent and Waiver Agreement

Thank you for using the Solterra Resort Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things a clubhouse, fitness center, swimming pool, tennis courts, playground, multi-purpose field, and walking trails and to participation in any of the District's many community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's amenities rules and policies, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

In consideration for Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either

had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Indemnification

As stated in the District's policies, any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her FamilyHousehold.

Should any Patron, Guest, or other person, including Participant, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or

other person, including Participant, shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

Rules and Policies

Participant agrees to read and comply with the written rules and policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Polk County, Florida.

[CONTINUED ON FOLLOWING PAGE]

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS AGREEMENT. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT, AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT FREELY AND VOLUNTARILY, AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW. IF PARTICIPANT IS A MINOR CHILD, I FURTHER CERTIFY THAT I AM THE PARTICIPANT'S PARENT AND/OR LEGAL GUARDIAN AND THAT I AM LEGALLY AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE PARTICIPANT.

Participant Name:	
Participant Signature:	
artioipant oignataro.	(if Participant is 18 years of age or older)
Dato:	(ii i articipant is to years of age of older)
Date:	
Parent/Guardian Name:	
	(if Participant is a minor child)
Parent/Guardian Signature:	
	(if Participant is a minor child)
Date:	(ii rantiopant is attimot still)
Address:	
rtudi ess.	
Dhone Number (home (cell):	
Phone Number (home/cell): _	
Phone Number (alternate):	
Emergency Contact (Print Nan	
Emergency Contact Phone Nui	mber:

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

ATTACHMENT C Rental Application

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT PATRON – AMENITIES RENTAL APPLICATION

Today's Da	te:/		Event Date: _	//
Amenity Re	equested for Rental (check	(hox).		
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	tdoor covered patio area			
	ılti-purpose field			
iviu	inti-pui pose neid			
Type of Eve	ent:			
	Number of People Attendi			
	ne:			
Patron Add	ress:			
	ne Number:			
	ail Address:			
**RESPO	NSIBILITY FOR THE RENTA	AL AND ALL DAMAG	GES ARE THE LIA	BILITY OF THE
		PATRON**		
<u>CHE</u> (CKS / MONEY ORDERS MU	JST BE WRITTEN TO	D: SOLTERRA RE	SORT CDD
**ALL NSF	& CHECKS RETURNED FO	R ANY REASON WI	LL RESULT IN AD	DITIONAL FEES
	<u>PER F</u>	RETURNED CHECK*	<u>*</u>	
COD OFFICE	THE ONLY.			
	E USE ONLY: Check #	Λmc	nunt:	
Deposit.	Employee:	AIIIC	Juiit	
	Employee.			
Rental:	Check #	Δmc	unt·	
Nortal.	Employee:		Jant	
	Employee.			
Driver's Lic	ense Number:			STATE:
2				• · · · · · · · · · · · · · · · · · · ·
Were there	e damages / rental issues?	YES:	NO:	
	ribe issues:			
	deposit check refund requ	ested://_		
Request by	:			

PART 3: Amenities Disciplinary Rule

Law Implemented: ss. 190.011, Fla. S	Stat.
Effective Date:, 2	2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Solterra Resort Community Development District adopted the following rules to govern disciplinary matters at the District's amenities.

- 1. **Introduction**. This rule addresses disciplinary measures governing the use of the amenities owned and managed by the Solterra Resort Community Development District.
- 2. **General Rule.** All persons using the District's <u>AA</u>menities <u>and entering District</u> <u>properties</u> are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's Amenities.
- 3. Suspension of Rights. The District, through its Board of Supervisors ("Board"), District Manager, and Amenity Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenities access of any person, including but not limited to Patrons and members of their household and their Guests, to use all or a portion of the Amenities for any of the following acts (each, a "Violation") The District, through its Board, District Manager, Amenities Manager, and District Counsel shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities, including but not limited to facility rental applications; or
 - b. Fails to abide by the terms of rental applications; or
 - <u>b.c.</u> Permits the unauthorized use of an Amenity Pass<u>or otherwise facilitating or</u> <u>allowing unauthorized access to or use of the Amenities</u>; or
 - c.d. Exhibits unsatisfactory inappropriate behavior, deportment or appearance; or
 - d.e. Fails to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments); or
 - e.f. Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool; or
 - f.g. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner; or

- <u>h.</u> Damages, <u>or</u> destroys, or renders inoperable or interferes with the operation of District property, Amenities, or other tangible property located on District property; or
- g.i. Fails to reimburse the District for damaged to Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest; or
- j. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests; or
- k. Commits or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District staff, contractors, representatives, landowners, Patrons or Guests is likely endangered; or
- Engaging in another Violation after a verbal warning has been given by staff;
 or
- h.m. Such person's Guest or a member of their household committing any of the above Violations.

Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on District property, or violates the District's rules and policies in a manner that, in the discretion of the Amenities-Amenity Manager, District Manager, and/or District staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth herein, such offender(s) shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting.—In particular situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenities privileges may be warranted and considered.

4. Initial Hearing by the Board Procedures for Termination or Suspension of Amenity Privileges.

a. +Suspension and/or Termination Procedures

- i. First Violation: Verbal warning by Amenities staff and suspension from the Amenities for up to seven (7) days from the commencement of the suspension. Violations that result in any suspension period shall be recorded by Amenities staff, signed by the individual offender(s), and held on file at the District's clubhouse.
- ii. Second Violation: Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by Amenities staff of a written report to be signed by the individual offender(s), filed at the District's clubhouse, and with notification to the Board.
- iii. *Third Violation*: Suspension of all Amenities privileges for up to one (1) calendar year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous

Violations will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for more or less than one (1) year, depending on the nature of the Violation(s).

- b. Each Violation shall expire one (1) calendar year after such Violation was committed, except in cases of egregious behavior that, in the discretion of the Board, may warrant a longer or even permanent suspension. After the expiration of one (1) year, or longer as provided for herein, the number of Violations on record for such offender(s) shall be reduced by one (1) Violation. For example, if a First Violation is committed on February 1 and a Second Violation is committed on August 1, there will be two Violations on record until February 1 of the following year, at which time the First Violation will expire, and the Second Violation will thereafter be considered a First Violation until it expires on the following August 1. The provisions of this paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any Violations.
- c. Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates these Policies in a manner that, in the discretion of the District Manager or Amenity Manager upon consultation with either the Chairperson or Vice Chairperson of the District's Board of Supervisors, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or Violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the First Offense, equal to or exceed one (1) year. In situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and Patrons, Guests, and users, permanent termination of Amenities privileges may be considered and warranted.

d. Initial Hearing Procedures

i. If a person's Amenities privileges are suspended, as referenced in this Section 4, such person shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which

both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staffstaff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- <u>ii.</u> The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- <u>iii.</u> After the presentations by District <u>Ss</u>taff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

<u>iv.</u> The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

v. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

IV.

- vi. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.
- vii. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction in accordance with the provisions of Section 6 of this Amenities Disciplinary Rule ("Rule").
- 4-5. Administrative Reimbursement; Property Damage Reimbursement; Automatic Extension of Suspension for Non-Payment.

- a. Administrative Reimbursement. The Board may, in its discretion, require payment of an administrative reimbursement of up to One Thousand Dollars (\$1,000) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).
- b. Property Damage Reimbursement. If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.
- a.c. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or shall expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or to deactivate, all Access Passes associated with the associated address within the District until such time as the outstanding amounts are paid.
- by Section 4 of this Rule, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 4(fd), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on

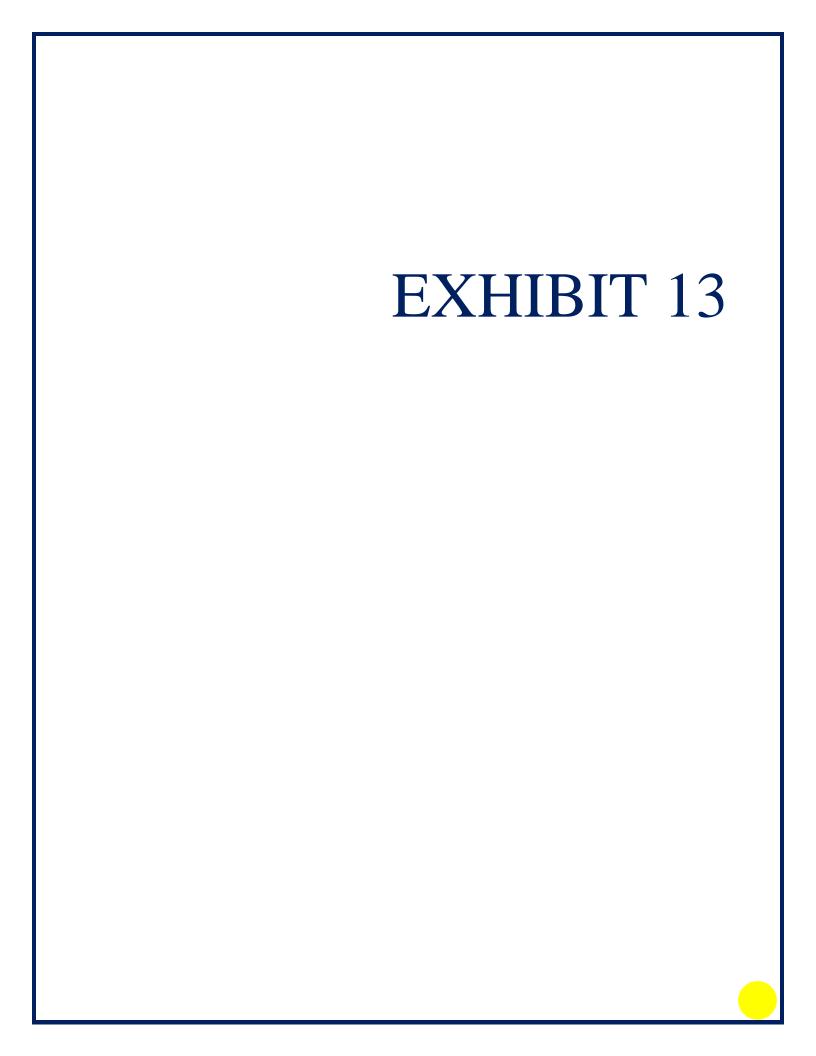
the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

- 6.7. Authority of Amenities Amenity Manager. The Amenities Amenity Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Amenities Amenity Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's Household's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.
- 7.8. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family'sHousehold's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors as outlined in Section 56 of this Rule.
- 8-9. Enforcement of Penalties/Fines. For any of the reasons set forth above, the District shall additionally have the right to impose a fine up to the amount of \$1,000 in addition to any amounts for damages and collect such fine, damages, and attorneys' fees as a contractual lien or as otherwise provided pursuant to Florida law.
- 9.10. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted above, such person may additionally be subject to legal enforcement or other legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenitiesy Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.
- 10.11. Severability. If any section, paragraph, clause, or provision of this $\frac{1}{4}$ Rule shall be held to be invalid or ineffective for any reasons, the remainder of this $\frac{1}{4}$ Rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this $\frac{1}{4}$ Rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Part 4: Operation Plan

<u>Hours of Operations:</u> Hours to be set and mutually agreed upon by <u>Amenities Amenity</u> Manager and the District Board of Supervisors. Hours will be published.





RESOLUTION 2025-14

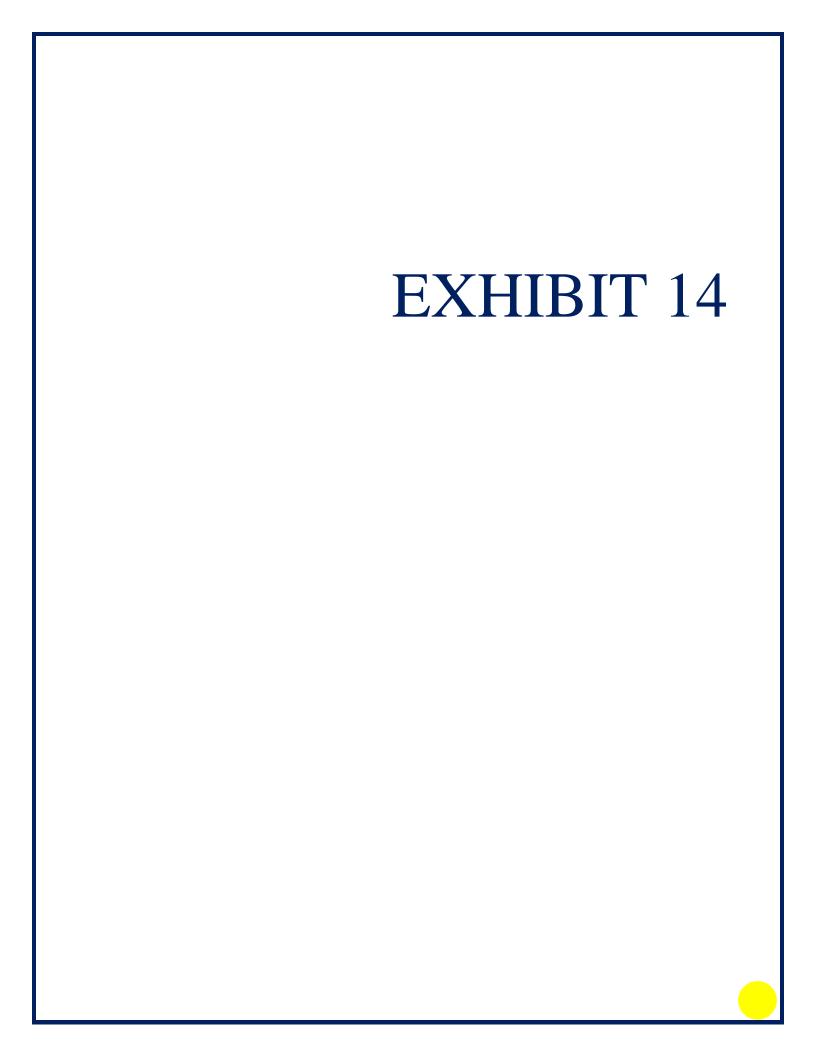
- A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY POLICIES AND RATES OF THE DISTRICT; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- **WHEREAS**, the Solterra Resort Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, as amended, and being situated in Polk County, Florida; and
- WHEREAS, Chapters 120 and 190, Florida Statutes, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and
- WHEREAS, the Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution *Revised Amenities Rules & Policies* of the District ("Amended Amenity Rules"), attached hereto as Exhibit A for immediate use and application; and
- WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and
- WHEREAS, the Board finds that the fee structure outlined in the Amended Amenity Rules is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and
- **WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.
 - NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:
- **SECTION 1.** The attached Amended Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board and supersede any prior rules related to amenity facilities previously adopted by the Board.
- **SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of July 2025.

ATTEST:	SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

EXHIBIT A

Amended Amenity Rules



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District's residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Oversized Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- **A.** Commercial Vehicle. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- **B.** *Mobile Vehicle*. Any mobile item which normally uses wheels, whether motorized or not.
- not. This term shall include, but shall not be limited to, Commercial Vehicles, Mobile Vehicles, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
 - i. Oversized Vehicle. As used herein, "Oversized Vehicle" shall mean the following:
 - 1. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - 2. Motor Vehicles with a trailer attached;
 - 3. Motor coaches/homes;
 - 4. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - 0.5. Mobile homes or manufactured homes.

- <u>has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.</u>
- **F.D.** *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- <u>Recreational Vehicle(s)</u>. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- **H.F.** *Park(ing/ed).* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- LG. Tow Away Zone. District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not designated parking areas, is a Tow Away Zone.
- **J.H.** Overnight. Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- **K.I.** Overnight Pass(es). Passes administered by the District's community entrance security vendor or other authorized vendor permitting parking between the hours of 10:00 p.m. and 6:00 a.m. daily.
- L.J. Daytime Guest Pass(es). Passes administered by the District's community entrance security vendor or other authorized vendor permitting parking between the hours of 6:00 a.m. and 10:00 p.m. daily.
- M.K. Designated Parking Areas. Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings, signage, and designated on the map attached hereto as Exhibit A.

SECTION 3. DESIGNATED PARKING AREAS.

Option 1: Parking of any Vehicle in the area on the District's roadways depicted in Exhibit A attached hereto and incorporated herein by this reference (the "Prohibited Street Parking Areas") shall be prohibited. Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

Option 2: Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of vehicles and vessels as described herein. Any Vehicle Parked on District property, including but not limited

District roads, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction. All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. DESIGNATED PARKING AREAS – OVERNIGHT PARKING. Parking of any Vehicle Overnight is further restricted as provided in this Section 4. Parking in the Designated Parking Areas is only permitted Overnight with a valid Overnight Pass to be issued by the District's community entrance security vendor or other authorized vendor. The Overnight Passes shall be limited to five (5) per address per day. Any Vehicle Parked in the Designated Parking Areas Overnight without this—an Overnight pass shall be subject to towing at the owner's expense.

SECTION 5. DESIGNATED PARKING AREAS – DAYTIME GUEST PARKING. Daytime Guest Passes may be issued by the District's community entrance security vendor or other authorized vendor. Vehicles displaying a valid Daytime Guest Pass are permitted to Park in the Designated Parking Areas from 6:00 a.m. to 10:00 p.m. Any Vehicle Parked in the Designated Parking Areas without a valid Daytime Guest Pass shall be subject to towing at the owner's expense.

SECTION 56. ESTABLISHMENT OF TOW AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow Away Zones." Any Vehicle Parked in violation of this Policy may be towed by the District at the sole expense of the owner of such Vehicle if it remains in violation of the provisions of this Policy. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind.

SECTION 67. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS. Abandoned and/or broken down Vehicles are not permitted to be Parked on District roads or District property at any time and are subject to tow at the Owner's expense. Oversized Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on District roads Overnight and shall be subject to tow at Owner's expense.
- **B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a <u>valid Daytime Guest parking p</u> or <u>Overnight Pass</u> issued by the District's <u>community entrance security vendor or other authorized vendor Manager or his/her designee</u> stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.

C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

SECTION 78. TOWING/REMOVAL PROCEDURES.

- **A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- **B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of an Oversized Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Oversized Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Oversized Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Oversized Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.
- **C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 89. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this Policy, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 10. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW AWAY ZONES. The Board in its sole discretion may amend this Policy from time to time to designate new Tow Away Zones or Designated Parking Areas. Such designations of new Tow Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of this Policy in such areas.

EXHIBIT A – Prohibited Street Parking Areas OR Designated Parking Areas

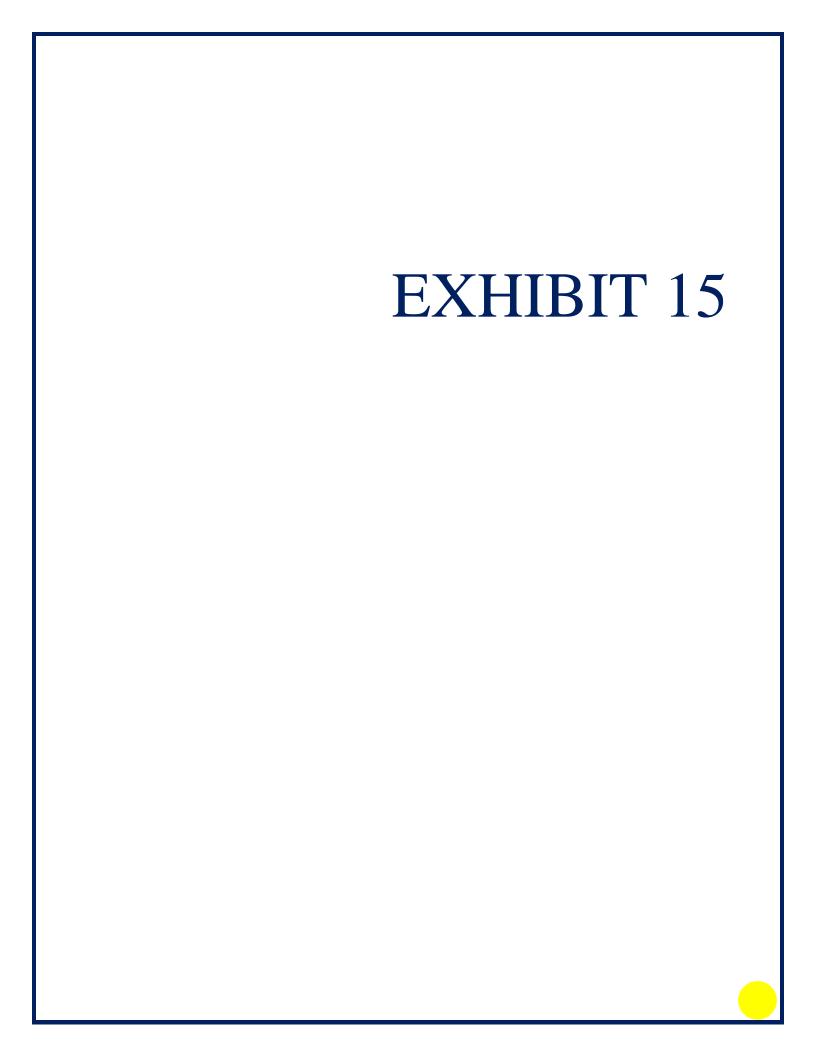
Effective ______, 2025



EXHIBIT A – Prohibited Street Parking Areas <u>OR</u> Designated Parking Areas

[To begin on the following page.]





RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt Amended Rules Relating to Overnight Parking and Parking Enforcement ("Rules"), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, Florida Statutes; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on July 11, 2025; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

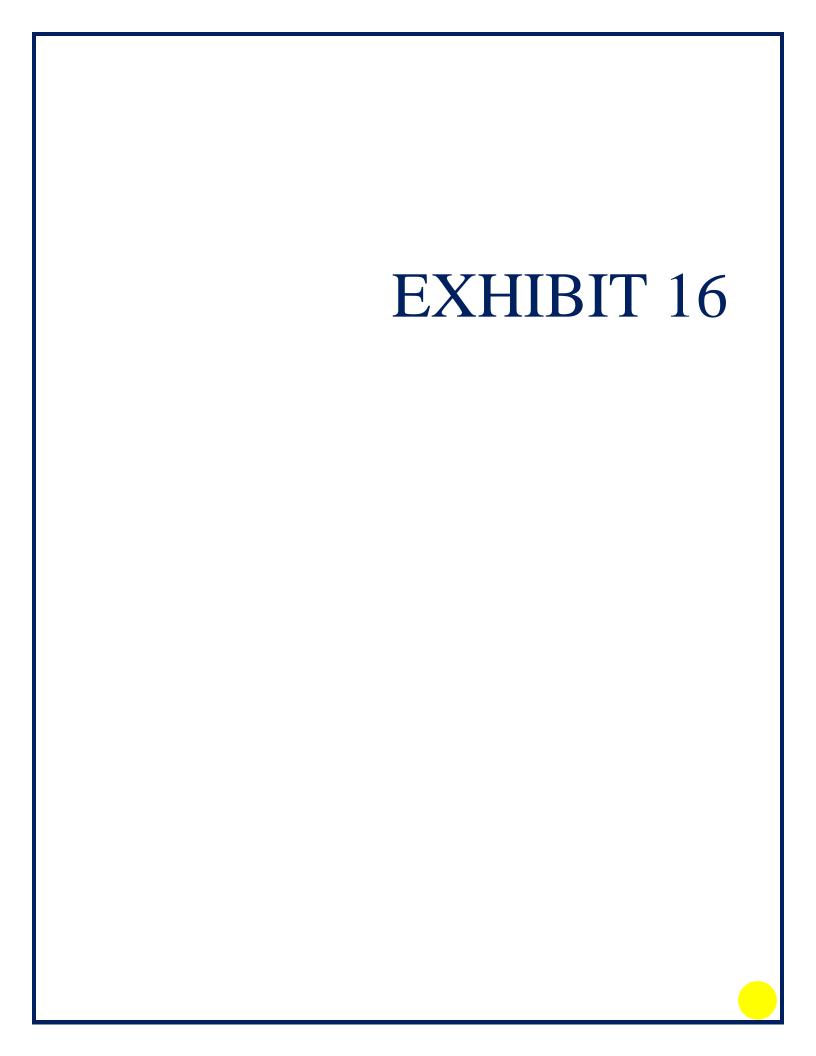
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.
 - **SECTION 2.** The District hereby adopts the Rules, attached hereto as **Exhibit A**.
- **SECTION 3.** If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 11th day of July 2025.

ATTEST:	SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT	
Secretary/Assistant Secretary	Chairperson, Board of Supervisors	
·	Overwicht Porking and Porking Enforcement	





Management Proposal

Prepared for

Solterra Community Development District

Love where you live!

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About Artemis Lifestyles

Our Company: A Modern Approach to District Management

Artemis Lifestyles was founded on a single, clear principle: Community Development Districts deserve a management partner that is as committed to their success as the Board members themselves. We observed an industry in need of a more modern, transparent, and technology-driven approach. Our mission is to provide unparalleled service and strategic guidance by blending proven management fundamentals with innovative solutions.

While Solterra would be our foundational CDD partner, our leadership team brings over 100 years of combined experience in large-scale HOA management, property development, and municipal contract administration. We have managed community portfolios with budgets exceeding \$10 million dollars and have directly overseen the same core functions a CDD requires:

- Strict financial stewardship and budget management.
- Vendor procurement and contract negotiation for major assets.
- Oversight of capital improvement projects.
- Commitment to transparent governance and resident communication.

Our pledge to the Solterra Board is simple: You will not be a number in a large portfolio. You will be our flagship partner, receiving the full, direct attention and resources of our entire leadership team to ensure a successful and seamless partnership.



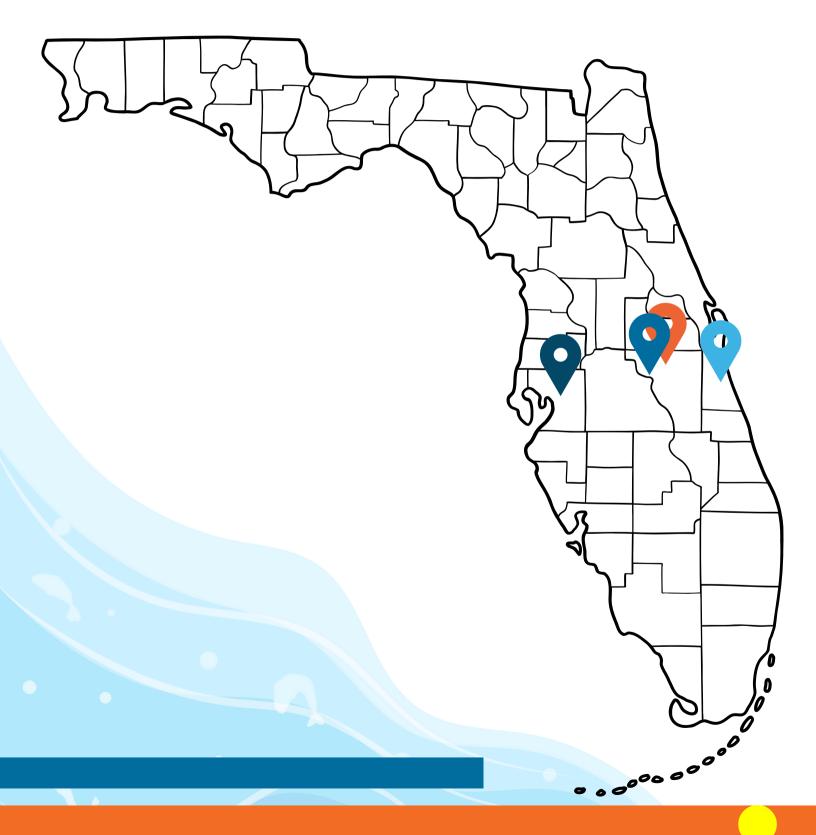
Managed Doors

Years of Combined

Experience

Our Offices

- Kissimmee 1631 E Vine St. Suite 300 Kissimmee, FL 34744
- Championsgate 8390 Champions Gate Blvd Suite 304, Championsgate, FL 33896
- West Florida 2019 Osprey Lane, Suite C, Lutz, FL 33549
- Space Coast 3230 Murrell Rd, Rockledge, FL 32955



Your Dedicated District Manager (To Be Hired):

We guarantee the recruitment of a top-tier professional who fits the specific needs of Solterra. The successful candidate will meet the following minimum criteria, and the Board will have the opportunity to meet the final candidates:

Ideal Candidate Profile:

- Active Florida Licensed Community Association Manager (LCAM).
- Demonstrated experience with developer-to-resident Board transitions.
- Proven expertise in governmental accounting principles and audit preparation.
- Strong background in vendor management and contract compliance.
- Excellent communication skills and a resident-focused service philosophy.
- This strategic hiring process ensures Solterra gets a manager who is a perfect fit, fully dedicated, and not distracted by other obligations.



Proposed Management Services

Artemis Lifestyles provides a complete, full-service management solution designed to ensure the Solterra Community District operates with maximum efficiency, transparency, and legal compliance. Our services are structured to provide the Board with a dedicated partner in every facet of District governance.

A. Administrative & Governance Services

We provide the professional framework for sound governance, protecting the Board and ensuring full compliance with Florida Law.

Board Meeting Preparation: Deliver comprehensive agenda packets in advance to ensure informed decisions and efficient meetings.

Meeting Attendance & Minutes: Attend all meetings to provide professional guidance and draft clear, accurate minutes creating a permanent record of Board actions.

Compliance Management: Proactively manage compliance with Chapter 190, Sunshine Law, and Public Records to safeguard the District from liability.

Official Records Management: Securely maintain all official records and professionally manage all public records requests.

Professional Liaison: Serve as the central point of contact between the Board, District Counsel, and District Engineer for seamless collaboration.

Insurance & Risk Management: Manage the District's insurance portfolio to ensure proper coverage at competitive rates and handle all claims.

B. Financial & Accounting Services

Our core commitment is to provide absolute financial transparency and diligent fiscal stewardship for the District.

Annual Budget & Hearings: Prepare the draft annual budget and manage the entire public hearing process from start to finish.

Assessment Roll Preparation: Prepare and certify the annual assessment roll for timely submission to the Polk County Tax Collector.

Bond & Debt Management: Manage all bond fund administration, including debt service payments and covenant compliance.

Accounts Payable & Receivable: Process all vendor invoices for payment and manage the collection and deposit of all District revenues.

Monthly Financial Reporting: Deliver clear, timely monthly financial reports (Balance Sheet, Budget vs. Actual, Check Register) so the Board can govern with data-driven confidence.

Annual Audit Coordination: Manage the annual independent audit process, serving as the direct liaison with the audit firm.

Banking & Investment Management: Oversee all District bank accounts and, per Board direction, ensure investments comply with Florida Statutes.

Proposed Management Services (Cont.)

C. Field & Operations Management

We take a hands-on, proactive approach to protect and preserve the value of the community's physical assets.

Vendor Procurement & Management: Oversee a rigorous vendor bidding process and manage all contracts to ensure high-quality service at the best value.

Regular Site Inspections: Conduct frequent, detailed site inspections with photographic reports to identify and resolve issues proactively.

Work Order System: Implement and manage a streamlined work order system for efficient tracking and resolution of all maintenance needs.

Contract Compliance: Ensure all vendors are performing to the specifications and high standards set forth in their contracts.

Preventative Maintenance Oversight: Establish and oversee preventative maintenance programs for all key assets, including the Amenity Center, pool, and stormwater system.

Capital Project Assistance: Provide professional oversight and assistance for capital improvement projects, from the bidding process through completion.

D. Communications & Resident Services

We act as the professional, responsive voice of the District, fostering a positive and informed community. District Website Management: Manage and regularly update the official District website with meeting notices, documents, and community news.

Resident Inquiry Response: Serve as the primary point of contact for all resident inquiries, providing timely

and professional responses by phone

and email.

Community E-Blasts: Distribute community e-newsletters and important announcements to keep residents informed and engaged. New Resident Information: Provide new residents with a welcome packet containing essential information about the District and its amenities.



Seamless Transition Plan

Artemis Lifestyles understands that the decision to change management is significant. To ensure a smooth and seamless transition with no disruption to District operations or resident services, we have developed a structured and proactive 90-day plan. This plan is designed to be a "turn-key" process for the Board, managed entirely by our experienced principals.

Phase I: The First 30 Days - Foundation & Knowledge Transfer

This initial phase is focused on establishing a strong foundation and a complete transfer of all operational knowledge and official records.

On-Site Kick-Off: Conduct a comprehensive kick-off meeting with the Board of Supervisors, District Counsel, and District Engineer to establish communication protocols and confirm key priorities.

Secure Records Transfer: Coordinate the professional and secure transfer of all official records, financial data, contracts, and governing documents from the prior management company.

Vendor & Staff Introductions: Personally meet with all key vendors (landscaping, pool maintenance, etc.) to review current contracts, establish Artemis as the new point of contact, and ensure continuity of service.

Financial Setup: Facilitate the setup of new District bank accounts, establishing proper signature authority and financial controls from day one.

Communication Launch: Establish the new resident inquiry phone line and email address, and post a transition announcement on the District website to ensure residents know who to contact.

Phase II: Days 31-60 - Full Implementation & Operational Assessment

With the foundation in place, we move to full operational implementation and a thorough assessment of the District's assets.

First Board Meeting: Prepare for and conduct the first Board meeting under Artemis management, delivering our signature comprehensive and timely agenda packet.

Full Financial Integration: Complete the full integration of the District's historical and current financials into our transparent accounting platform.

Comprehensive Site Review: Our principals will conduct a detailed, on-site physical review of all District assets, including the Amenity Center, pool, stormwater system, and landscaping. This will result in a detailed photographic report and an initial condition assessment for the Board.

Contract & Policy Review: Complete a thorough review of all active vendor contracts and insurance policies to identify immediate opportunities for service improvements or cost efficiencies.

Phase III: Days 61-90 - Establishing Rhythm & Future Focus

This phase solidifies the new operational rhythm and shifts the focus toward long-term strategic success. Deliver First Financial Package: Deliver the first complete monthly financial package generated from our system, providing the Board with a clear and transparent view of the District's financial position.

Establish Operational Rhythm: A smooth operational rhythm will be established, with all routine maintenance, resident communication, and administrative functions operating seamlessly under our management.

Present Strategic Recommendations: Based on our assessments, we will present an initial "State of the District" report to the Board. This will include our professional recommendations for enhancing preventative maintenance schedules, potential operational efficiencies, and a long-range strategic outlook to guide future planning.

Pricing & Fee Structure

For a transparent and straightforward partnership with no hidden fees, our pricing is designed to provide comprehensive, full-service management for the Solterra Community District, ensuring exceptional value and predictable budgeting.

Comprehensive Annual Management Fee

This all-inclusive fee covers the complete scope of services outlined in this proposal, including all administrative, financial, operational, and communication management duties.

• District Governance & Financial Management: \$45,000 per year

Services Included in the Annual Fee:

- Full execution of all services detailed in the "Proposed Services" section.
- Attendance at up to twelve (12) regular monthly Board of Supervisors meetings.
- Preparation for and attendance at the annual Budget Public Hearing.
- Preparation of all standard monthly and year-end financial reports.
- Coordination and support for the District's annual independent audit.
- Ongoing management of all District vendors and contracts.
- Day-to-day resident communications and inquiry response.

Ancillary & Special Project Services

These services are for specific, non-routine events or projects, ensuring the District only pays for them when required.

• Annual Assessment Roll Administration: \$5,000 per annual occurrence

This is a one-time annual fee for the specialized process of preparing, verifying, and certifying the District's non-ad valorem assessment roll for submission to the Polk County Tax Collector.

• Capital Improvement Project Coordination: \$100 per hour

This rate applies to time dedicated to managing major capital projects, including bid specification development, contractor oversight, and coordination with District engineering and legal, for projects exceeding a Board-defined threshold (e.g., \$10,000).

• Specialized IT Services: \$100 per hour

This rate applies to specific requests for custom IT projects, advanced technical support, or data work that falls outside the scope of standard management software and support.

• Field Management: \$1,000 per month

A recurring monthly fee for professional, on-site management of the District's common areas and infrastructure. This essential service includes regular property inspections, the fulfillment and oversight of all maintenance work orders, and coordination with approved vendors to ensure District standards are consistently met.

Administrative Costs & Reimbursable Expenses

These are direct costs incurred on behalf of the District and are passed through without any markup or administrative surcharge.

- Postage: Billed at the current USPS rate.
- Copies (Black & White): \$0.30 per page.
- Copies (Color): \$0.45 per page.
- Envelopes & Mailers: \$1.00 per unit (plus postage).
- Legal Advertising & Public Notices: Billed at cost.
- Website Hosting & Domain Fees: Billed at cost.
- Bank Service Fees: Billed at cost.

Community References



Bella Collina Property Owners Association, Inc. & Siena at Bella Collina Condominium Association, Inc.

Client Contact: Dennis Kelleher, Board President

Phone Number: 703-801-1414

Artemis provides full-service association management services to Bella Collina Property Owners Association & Siena at Bella Collina Condominium Association. Both private, gated communities offer luxury lakefront living and club service and amenities to suit many leisure desires, to include Golf, Tennis, Food & Beverage and more. Services include a dedicated Community Association Manager who interacts with Board of Directors and Committees and oversees daily operations of the Communities, including vendor management. An assigned Accounting Team provides monthly financials and assists in coordination of year-end audits and budget planning. An IT Team provides support to the Residents by offering a user-friendly portal that allows online payment of assessments and access to necessary forms and information.



Southshore Falls Homeowners Association, Inc.

Client Contact: Tom Simon, President of the Board of Directors

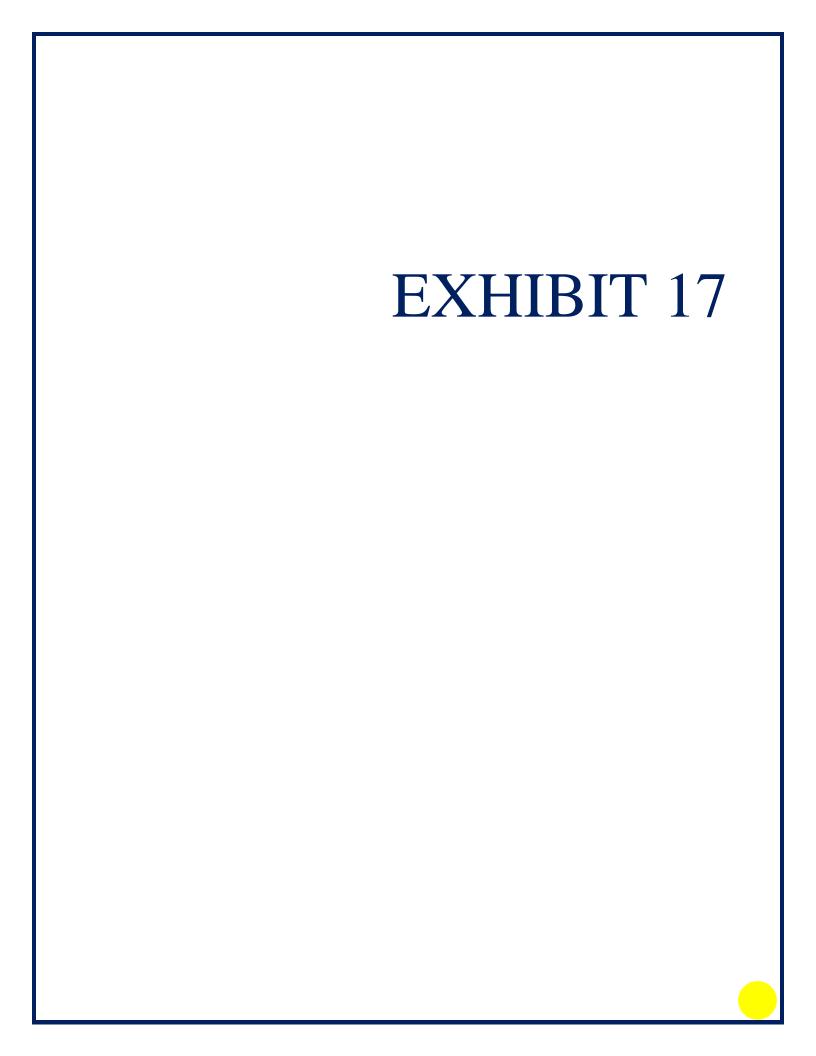
Phone Number: 863-450-7500

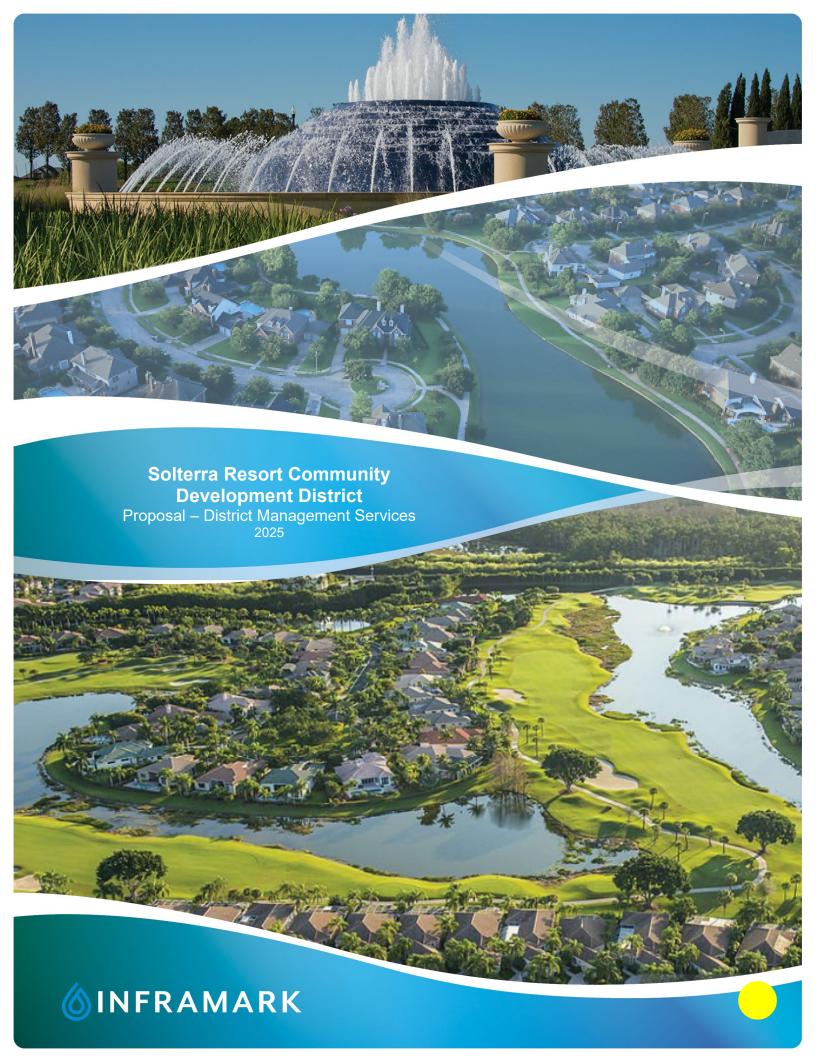
Artemis provides comprehensive onsite and lifestyle management services to the Homeowner Association of Southshore Falls, a vibrant 55+ gated community in Apollo Beach, Florida. Residents enjoy an array of resort-style amenities, including lagoon-style pools, a state-of-the-art fitness center, tennis and bocce ball courts, scenic walking trails, and a 14,000-square-foot clubhouse featuring a ballroom, billiards, and an Internet café. The dedicated Onsite Manager works closely with the Board of Directors and Committees to oversee daily operations, including vendor coordination and community engagement. An Onsite Assistant supports these efforts, ensuring seamless interactions with residents. Additionally, an Accounting Specialist provides detailed monthly financial reports and assists with audits and budget planning. Residents also benefit from a user-friendly IT portal for online payments and access to essential forms and community information.



Town of Kindred Community Development District

At Kindred Community Development District, we have provided a comprehensive range of amenity management services that align with the District's operational and lifestyle goals. Our team has played a pivotal role in supporting the District's annual general fund budget, which exceeds \$500,000, by implementing efficient financial strategies and ensuring transparent reporting. We assist with budget planning, expense management, and cost optimization to maintain fiscal responsibility while enhancing the community's amenities and services. On the lifestyle front, we have successfully curated engaging programs and events that foster a sense of community and enrich residents' experiences. From managing recreational facilities to organizing social activities, our services are designed to elevate the quality of life for all residents while adhering to the District's financial and operational objectives.





Re: Proposal for Solterra Resort Community Development District

Dear Board of Supervisors,

Inframark is excited and pleased to provide a proposal for District Management services with pricing and a scope of services for Solterra Resort CDD.

Our Mission is: "To be the Partner and Protector of the Most Critical Resource that helps Communities Prosper." We do this through our principles of CLEAR Partnership (Collaboration, Leadership, Excellence, Accountability, and Respect).

We strongly believe in our people and ability to exceed our client's expectations. These beliefs are rooted in some of the following:

CLEAR PARTNERSHIPS











COLLABORATION

Be OneTeam

Communicate

Effectively

Engage in Our Communities

LEADERSHIP

Encourage an Industry-Leading Mindset

Be Clear on Goals Foster Passion & Motivation

EXCELLENCE

Commit to Excellence

Be Respectfully

Responsive

Embrace Continuous Improvement and Learn from Mistakes

ACCOUNTABILITY

Be Safe and Compliant

Do the Right Thing

Cultivate an Ownership Mindset

RESPECT

Be Inclusive, Caring, and Present

Invest in Yourself and Others

Assume the Best In Each Other

• Experience:

- Providing District Management Services to the State of Florida for over 45 years.
- We provide service to over 143 CDDs and 3 Municipalities throughout Florida.
- 20 District Managers on staff with 9 years + average tenure.
- Our District Managers are degreed professionals with a variety of experience in IT, Finance, Government and Construction.
- **<u>Project Management</u>**: We can provide project management services through an Inframark employee with experience in managing capital improvement projects.
- <u>Cost Savings</u>: We will review your current operating budget to identify opportunities for savings and more efficient ways to operate the district.

Technology:

- Avid Strongroom: An advanced accounts payable system that is highly efficient and effective at making sure that District invoices are paid timely and only after review and approval by Inframark staff or a designated Board member, if desired. This system provides historical information on invoice payments, provides for creation of specialized reports, and allows Board members to review all invoices for the District through a web-based application.
- Customized Financial Statements and Budgets: Inframark developed a proprietary financial operating system designed exclusively for the Community Development business allowing us to provide clients customized financial statements and budgets. Our financial software is continually being updated, and we offer our clients the ability to choose how their financial statements and budget documents will look, depending upon the preference of the Board.
- <u>Team Approach</u>: We are more than the individual assigned to your account. Our service to your community will include a team of 10+ professionals.

• <u>Infrastructure</u>:

- Full team of Health, Safety and Environmental (HSE) staff.
- Complete internal IT support and infrastructure. We back up our servers and your information at multiple Inframark offices around the state and country to protect against catastrophic storms.
- Team of HR professionals to assist with recruiting, employee retention and appreciation, bonus plans, and more.

Inframark is committed to making continuous process improvements and service enhancements, offering new technology and processes to help keep your community on the leading edge of the industry. We are excited to implement our new service enhancements and technology for your community. All the proposed services are designed to demonstrate our commitment to being a long-term partner for your community and ensure that the Board and residents receive the most effective and advanced services possible, all at a value-added service fee schedule.

We look forward to hearing from you concerning our proposal and further discussing these plans, along with your vision, for your community.

Chris Tarase

President

Inframark Community Management Services

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Executive Summary

Inframark Community Management Services is pleased to provide this proposal for district and field management services to the board. Inframark has been a leading provider of District Management and HOA services in Florida for over 45 years.

To meet the needs of your District, we provide a fully empowered local District Manager from of our Tampa area office. We provide additional support to all our clients through a central office with regional management, a support team, and our structured business systems. This approach brings the strength, experience and expertise of Inframark to work proactively to address the needs of the District in the most cost-effective manner possible.

Inframark specializes in value-added services to our clients, which include the following:

• Personnel:

- Inframark offers one of the largest and most accomplished professional teams in the District Management business.
- We can also bring in professionals from different disciplines to address special issues that may arise. Therefore, it is not only the number of professionals we offer to your District as a value-added service, but also our competence in addressing a wide range of complex matters that may come before your District.
- Your assigned team has more than 50 years combined expertise and experience in the CDD business.
- <u>Willingness to Meet Time & Budget Requirements</u>: Inframark is capable and committed to meeting time and budget requirements as agreed upon with the Board and in compliance with Florida statutes.

Experience:

- Inframark is the most experienced company in the business.
- We manage over 225 clients statewide, including Community Development Districts, Special Districts, Homeowner Associations, and local municipalities.
- We specialize in customized customer service, boasting a client retention rate of 98.3%.
- <u>Capital Project Management</u>: Inframark employs a Certified Project Manager (PMP) who has the expertise to manage multi-million-dollar capital improvement projects for our clients.

Office Locations:

We have seven offices throughout the State of Florida that support our district clients. They
are located in Tampa, Brandon, Wesley Chapel, Ft. Myers, Celebration, St. Augustine and
Coral Springs.

Safety:

- Inframark is the only District management company that has a specialized team of Health,
 Safety, and Environmental (HSE) professionals.
- Documented monthly safety training for ALL Inframark personnel.
- Disaster Preparedness Plans for staff and clients

• Human Resource Management:

- Inframark has its professional team of human resource professionals.
- Provides drug and background screening that meet all applicable Federal and State requirements.
- Employees complete monthly mandatory training on a wide variety of issues, including sexual harassment, anti-discrimination, ethics, customer service, and other vital programs.
- Regimented performance review process.
- Spot bonus and annual merit incentives
- Best in industry employee benefits and 401(k) program
- Field Services: Inframark also provides the following field services with our employees.

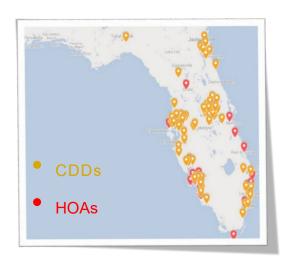
A complete range of Field Management and Maintenance services, including but not limited to:

- Vendor management
- Contract administration
- Sidewalk grinding
- Pressure washing
- Concrete Replacement and sidewalk repair
- Monthly field services report
- Landscape reviews
- Janitorial
- A full range of general maintenance services for District and Association clients

About the Company

Inframark is an organization designed to accommodate all phases of operations for Community Development Districts municipalities, commercial, and residential property owner associations. Inframark serves over 300 association partners, and over 143 Community Development Districts, and has offices throughout the State of Florida in Wesley Chapel, Tampa, Jacksonville, Celebration, Ft. Myers, and Coral Springs.

Inframark maintains a focus in serving CDDs and HOAs, and as a result, has become a leader in our industry, managing over \$250M in financial assets for our Special Districts and Association clients throughout the state.





Inframark is an active member of the Community Association Institute (CAI), the Association of Florida Community Developers (AFCD), the Urban Land Institute (ULI), the Tampa Bay Builders Association (TBBA), the Greater Orlando Builders Association (GOBA), the Florida Association of Special Districts (FASD), and the Florida League of Cities.

Many of our Managers are committee and Board members for these organizations, volunteering their time to advance best practices in community and district management.

"I have been on the Board of Supervisors of the Meadow Pointe CDD in excess of ten years with over 5 years as Chairman and three years as Treasurer."

"I am totally satisfied with the service we have been and are receiving from Inframark. Our District Manager is dedicated, knowledgeable, and responsive to our needs. He is backed up by a professional staff, both locally and in Coral Springs."

"I highly recommend Inframark."

Dennis Smith- Former Chairman Meadow Pointe CDD

Clients - References & Partial List

Westchase CDD

Inframark has been Westchase CDD's Management Partner for over 16 years. The CDD oversees a variety of community needs, including maintenance of parks, waterway management, and general community upkeep. Westchase is an icon in West Florida, and we are grateful for their continued partnership for almost two decades.



Two Rivers

Two Rivers is a master-planned community featuring over 6,000 planned residential homes, townhomes, apartments, and villas, located North of Tampa and surrounded by woods, grasslands, and water. Inframark has been partnered with Two Rivers since the development's inception, offering insight and solutions as Two Rivers navigates the cultivation of these beautiful, historical landscapes into a master-planned community filled with luxury homes connected to nature trails, agriculture, and lush springs.



Celebration CDD

Celebration is an innovative, real town that successfully combines architecture, education, health, and technology in ways that promote a strong sense of community. Celebration, conceived as a small central Florida town with pre-1940s architecture, was developed by The Celebration Company (a subsidiary of The Walt Disney Company) in Northwest Osceola County, Florida. The District's infrastructure includes village-specific roadways, bridges, domestic water distribution systems, wastewater/sanitary sewer collection systems, wetlands, and common area development.



Inframark has provided Management Services for Celebration CDD (population 8,500) since the district was established in 1994. We have been involved since the inception, providing Developer Services to The Celebration Company, beginning in 1993 and continuing through the years as it has evolved into its current, arguably famous state.

Inframark oversees the day-to-day management of the District with responsibilities that include field management, financial reporting, accounting, administration, budget, and city clerk activities.

REFERENCES

Inframark took over as the District Management Company for the Harbour Isles C.D.D. in December of 2020 and the transition could not have gone more smoothly. Mrs. Angel Montagna was selected to be our District Manager.

Prior to the first Board of Supervisors meeting Mrs. Montagna met individually with each of us Board members to not only get to know us as people but to discuss each of our concerns as well as our visions of what we hope to achieve in the future to make Harbour Isles a better place to live. As a result of her initiative in doing this, and her research into how to help with our concerns, the first Board meeting was well prepared and organized. And this enthusiasm, organization and the feeling of her caring about our community and its residents and striving to make it a happy place to live has continued. When issues have come up, big or small, Mrs. Montagna has always been a good listener and prepared to help with the problem-solving aspect with her vast knowledge and past experiences.

We Board members know if we have a question or a concern we can contact her by phone, text or email and she will promptly answer in a respectful, pleasant, helpful manner. Her professionalism is a true asset to our community.

All of the Inframark employees I have had contact with have been extremely respectful and eager to help in any way possible, always with good results. I have learned that a company is only as good as the employees it has working for it.

I have to say that, in the 12 years I have been a member of the Harbour Isles Board of Supervisors, Inframark has to be the best that we have had.

Respectfully,
Elizabeth Fantauzzi
Harbour Isles C.D.D. Board Chairman
Appollo Beach, Florida (Hillsborough County)
Seat1@harbourislescdd.org

District	Region	County
Dovera CDD	Central	Seminole
Golden Lakes CDD	Central	Polk
West Lakeland WCD	Central	Polk
Brighton Lakes CDD	Central	Osceola
Celebration CDD	Central	Osceola
Enterprise CDD	Central	Osceola
Harmony CDD	Central	Osceola
Overoaks CDD	Central	Osceola
Stevens Plantation CDD	Central	Osceola
Xentury City CDD	Central	Osceola
East Park CDD	Central	Orange
Urban Orlando CDD	Central	Orange
Vista Lakes CDD	Central	Orange
Gateway Services CDD	West	Lee
Vasari CDD	West	Lee
Cedar Hammock CDD	West	Collier
Heritage Bay CDD	West	Collier
Naples Heritage CDD	West	Collier
Quarry CDD	West	Collier
Heritage Lake Park CDD	West	Charlotte
Heritage Oak Park CDD	West	Charlotte
Riverwood CDD	West	Charlotte
Heritage Springs CDD	West	Pasco

Lake Bernadette CDD	West	Pasco
Lexington Oaks CDD	West	Pasco
Meadow Pointe CDD	West	Pasco
Meadow Pointe II CDD	West	Pasco
Oak Creek CDD	West	Pasco
Oakstead CDD	West	Pasco
Watergrass II CDD	West	Pasco
Arbor Greene CDD	West	Hillsborough
Cordoba Ranch CDD	West	Hillsborough
Hammocks (The) CDD	West	Hillsborough
Harbour Isles CDD	West	Hillsborough
Heritage Isles CDD	West	Hillsborough
Live Oak No. 1 CDD	West	Hillsborough
Live Oak No.2 CDD	West	Hillsborough
South Fork CDD	West	Hillsborough
South Fork East CDD	West	Hillsborough
Tampa Palms Open Space & Transportation CDD	West	Hillsborough
Waterchase CDD	West	Hillsborough
Westchase CDD	West	Hillsborough
Westchester	West	Hillsborough
Spring Ridge CDD	West	Hernando
Woodlands CDD	West	Sarasota
Eastlake Oaks CDD	West	Pinellas
Lexington CDD	West	Manatee
Piney-Z CDD	West	Leon

Briger CDD	East	Palm Beach
Seminole Improvement District	East	Palm Beach
Bonterra CDD	East	Miami Dade
Beacon Lakes CDD	East	Dade
Spicewood CDD	East	Dade
Coral Springs Improvement District	East	Broward
Griffin Lakes CDD	East	Broward
Maple Ridge CDD	East	Broward
Monterra CDD	East	Broward
Pine Tree Water Control District	East	Broward
St. Johns Forest CDD	East	St. Johns
Palm Coast Park CDD	East	Flagler
Town Center at Palm Coast CDD	East	Flagler
Fleming Island Plantation CDD	East	Clay

"I have served as a supervisor on our CDD board for 3 years and the chairman for 2 years and in this 5-year period.

Our CDD has performed many projects from paving roadways to a multi-million-dollar project replacing bulkheads and bridges throughout the community. Our project manager has served us well in maintaining accurate financial records and guidance with both contractors and our membership. His strict adherence to Florida law has protected us from legal and public actions and ridicule.

In areas where his knowledge was limited, he sought out staff members and professionals to get the answers needed for our board to make an informed decision. When our views differed, he listened, and we then were always able to reach a better outcome.

– Norman Day, Cedar Hammock CDD Chair

Pricing & Business Considerations

Pricing Category	Inframark Pricing per Year	2026 Budget
District Management Services (Includes Admin, Recording, and Accounting services)	\$ 54,838.00	\$ 58,000.00
Dissemination Services	\$ 3,000.00	\$ 4,800.00
Total	\$ 57,838.00	\$ 62,800.00
Field Inspection Services (Optional)	\$ 12,000.00	
E-mail hosting, maintenance and back-up. (Optional)	\$ 900.00	

Pricing and Fiscal Year Adjustment

All pricing is subject to negotiation with the District. For the current Fiscal Year, ending September 30, 2025, the annual rate shall remain at the current rate, prorated to reflect a two-month transition period during which management fees will not be charged. This results in a reduced cost for FY2025, taking into account the transition and onboarding of services.

"The Inframark, LLC., staff and the entire management is very professional with seasoned knowledge of their expertise for the larger and complex property management services they offer. The district manager is very keen and punctual with all her responsibilities."

- Omer Zeyrek, PhD, Bonterra

Qualifications

Meetings, Hearings and Workshops:

Inframark attends and conducts all regularly scheduled meetings. Inframark will also schedule and attend special Board meetings, continued meetings, hearings and workshops, as requested. As the District Manager, Inframark will arrange for time and location and all other necessary logistics for such meetings. For each meeting, we will prepare agenda packages for transmittal to the Board and staff at least seven days prior to the Board's meeting. Inframark will attend up to twelve meetings a year at no additional cost to the District.

Records:

Inframark has one of the largest teams of recording and administrative professionals in the business. Our Recording Department develops all the necessary advertisements for meetings. With the size and professionalism of our Recording Department, we can provide an extremely high level of service for all our District Management clients. This service includes an unmatched level of automation of records management. Our team is aided through our searchable database that allows for quick and accurate searches for past meeting minutes and efficient responses to public records inquiries. We have dedicated staff that are assigned to handle all public record requests and are highly experienced in ensuring compliance with the requirements of Florida Statutes.

Inframark provides full compliance with all the Florida Statutes Records Requirements of Chapter 119. This includes storage of records, access to records and coordination of all responses to public record requests. In addition, Inframark is in full compliance and follows all the requirements of the Florida Administrative Code Section R.1B-24.003(1)(a), which deals with the retention of District records.

Other critical aspects of our Records Management Services Include:

Document Management:

Inframark utilizes three parallel processes to manage the documents of our clients.

- First, our electronic document management system allows access security settings to be placed on each file to prevent unauthorized editing or manipulation, thus ensuring the integrity of the document. The documents are maintained in a PDF format that is exportable to the client's Website for timely updates. We update records of District meetings (minutes, agendas and supporting documentation) to the District's Website in compliance with Florida Statutes. The document management system allows for ease of e-retrieval of documents using multiple search methods (document name, document number, document content, file type, author or the assigned retention category) to ensure all record requests are fulfilled in a timely fashion.
- Secondly, the process utilizes offsite storage of documents. Our vendor guarantees the secure storage and/or destruction of documents. Annually, upon completion of the audit, the accounting and accounts payable files are inventoried, boxed and sent to the secured offsite storage facility. All records are maintained within applicable statutory requirements.
- Finally, we maintain an onsite Master File for each client. The Master File contains previous years' audits, arbitrage reports, budgets, insurance policies and other important historical information.

Disaster Contingency & Recovery:

Disaster recovery is particularly important since the Districts we manage are in areas prone to hurricanes. Our hurricane preparedness procedure includes the following:

- Provisions for the compilation and storage of files and data required to perform critical client services
- Securing the physical office space with the protection of client files as a top priority
- Satellite phone for contingency communication with local team
- Internet and phone-based communication chains to update personnel
- The ability to shift client critical tasks and District Management services to alternate office locations both out of region or state if necessary
- Securing priority commitments from key contractors due to strong and lasting relationships

Because of the critical nature of the electronic information, we manage on behalf of our clients, Inframark emphasizes system security and has disaster recovery procedures in place to minimize the impact of storms, power outages and other similar events for the districts we serve. Our disaster recovery plans are continually updated in response to the changing needs of our business and the clients we serve.

In addition, Inframark utilizes sites certified to survive the equivalent of a Category 5 hurricane. District data is stored on servers that reside in Horsham, Pennsylvania. A full backup of all data is performed nightly and stored offsite at a remote location. Our Horsham facility is equipped with backup generator power. In addition to redundant equipment at our Houston IT center, we also have equipment co-located at other sites.

District Operations:

Inframark has eighteen (18) District Managers throughout the State of Florida with over 130 years of District Management experience in the Florida Community Development District market. The Southwest Regional Director for Inframark has over eleven (11) years of District Management experience. Since Inframark utilizes a team approach in the provision of all its services, we share best practices and success stories from District clients across the state. We conduct monthly manager calls in which we discuss existing issues and develop and implement solutions that are in the best interest of our clients. All Inframark team members go through monthly training to keep them up to date on a wide variety of issues that impact District operations.

The District Management team has access to all records of their Districts which includes all current and past contracts entered into by the District Board of Supervisors. With our searchable data base, it is very easy for our District Managers to review past contracts to compare with existing or proposed contracts. This allows our District Management team to keep up with contract termination dates, scope of services and fee schedules in each contract. We work closely with the Attorney for each District to ensure compliance with contract requirements and make certain that when the Board decides to terminate a vendor contract, it is done in an appropriate manner avoiding legal issues for the District.

Inframark has dedicated personnel that work with each District Manager on the renewal of District insurance requirements, including review of District facilities and working with insurance providers to develop the most cost-effective approach to insuring District facilities.

Our District Management team is highly experienced in working with District Attorneys and District Engineers in the development of Request for Proposals (RFPs) for a wide variety of District construction, capital and maintenance projects including:

- a) Development of complex bid and proposal packages
- b) Advertisement of the opportunities
- c) Analysis of the proposals and bids
- d) Development of recommendations for Board consideration

With the vast experience of our District Management team and the experience of Inframark across the State of Florida we have established excellent relationships with many vendors and contractors which brings a value-added service to the District.

Accounting and Reporting:

Inframark performs all required financial accounting functions through solid workflow processes that are designed to integrate the traditional tasks associated with accounting transactions. Those traditional accounting tasks of disbursements, accounts payable, general ledger journal entries, trial balance reconciliation and budget monitoring are knitted together in such a way to achieve:

- Fast turnaround for vendor payments
- Smooth approvals for setting up capital requisitions
- Open communications to field operations staff
- Advanced preparation for independent audit field work

Our understanding of accounting processes allows us to quickly differentiate areas needing further work and those items that are routine in nature. While there is a great deal of accounting activity that goes into ensuring the individual transactions are properly recorded in the financial records of the District, we use our expertise, our knowledge and our experience to ensure accounting theory is applied in the best interest of the District. The importance of complying with statutory requirements as well as annual disclosure to lenders and bondholders is given an interconnected focus of everyone on our staff which is appreciated and respected by our industry partners. Our accounting staff is committed to a quality standard that allows the accounting activities of the District to properly reflect its financial condition. Inframark has over 300 years of combined experience on our Finance Team.

Our finance team constantly monitors various investments instruments in Qualified Public Depositories to determine the best investment plan for District funds. Our accounting team monitors the maturity dates of District investments and alerts the District Manager so that the options for reinvestment can be brought to the Board for direction.

Audits:

Inframark has been working for decades with District auditors to make certain that each District audit is in full compliance with all GAAP and State accounting requirements. Inframark has a fully customized accounting software system that was designed for the Community Development District business that allows us to provide the most accurate and comprehensive information for all audit requirements.

Budgeting:

Inframark's customized CDD financial software system enables us to offer clients options to tailor their monthly financials and annual budgets. Each District Manager works with their assigned accountants to develop a draft budget for consideration by the Board of Supervisors. The draft budget is based on input from the Board regarding the goals they wish to achieve in the upcoming budget cycle.

The Inframark Assessment Team collaborates with the District Manager and the Finance Team to provide a comprehensive view of revenue and expenses for each annual budget, as well as the impact of the proposed expenditure plan on the annual assessments. This approach allows our clients to see how their yearly budget will impact residents (financially) and how each budget will achieve the goals set forth by the Board of Supervisors. The District Manager and Finance Team work closely with the Recording Department to ensure that all legal requirements for advertisements are met during the budgeting process. In addition, the District Manager will solicit input from the District Staff, District Engineer, and District Attorney on any operation and maintenance expenditures that they believe need to be increased, decreased, or eliminated as part of the new budget cycle.

Capital Program Administration:

As part of the annual budgeting process, the District Manager will solicit information from the District Engineer and District Staff on any capital projects they believe should be included in the yearly budget. This consists of the timing, cost, and whether a capital expenditure will increase or decrease any operation or maintenance expenditure currently included in the budget.

Inframark has extensive experience in handling capital bond issues and bank-qualified loans for District projects. We have vast experience working with bond underwriters, financial advisors, and various lending institutions on establishing and implementing capital programs for District clients. We have established procedures to ensure that specific deadlines associated with bond documents and bank-qualified loan requirements are met. We have an excellent reputation for successfully implementing a wide variety of financing programs for our District clients.

Assessments and Revenue Collection:

Inframark has an exceptional record of administering annual assessment rolls for our District clients. This experience includes on-roll and off-roll collection. We have successfully collaborated with District legal counsel to accurately and timely collect off-roll assessments when required. We routinely conduct true-up analysis for District tax rolls to ensure that all collections are being completed as per the Board's direction. Our Assessment Department also provides estoppel letters on an as-needed basis at no cost to the District.

Our Treasury Services Group actively manages the revenue and investments for Districts across the State of Florida. This team ensures that the revenue generated by the District provides the financial platform to meet all its operational expenses and debt obligations. By working closely with the banking industry across our broad client base, we can provide economies of scale in managing our banking relationships, which are passed along to the Districts we service in the form of favorably negotiated fees and service costs.

The depth and breadth of our special assessment knowledge lend opportunities to capture efficiencies and effectiveness in the collection of District revenues. We pride ourselves in our ability to interpret developer agreements to maximize cash flow for the District and satisfy cash requirements for running the operations of the District.

Effective Technology Tools and Support

Avid Strongroom Accounts Payable Processing System

- Avid Strongroom is an Accounts Payable software that automates the invoicing process.
- Allows users to approve invoices online, streamline invoice approval processes, and monitor invoice statuses.
- Avid Strongroom reduces the risk of entry errors by eliminating the task of manual invoice entry.
- Scalable for Growth: Enables Inframark to streamline the invoice-to-pay process while securely managing large volumes of bank accounts and check signatures.
- Reduced Fraud Risk: Limits chances of fraud with enforced controls and customized workflows.

ADP Payroll Processing System

- ADP is an industry leader in Payroll, HR, and Tax solutions with over 75 years in the industry and 1,000,000 companies currently using ADP solutions.
- Enables seamless payroll processing, including direct deposit, physical paychecks, and W-2 forms, among others.
- The employee and manager self-service portal, available online and via a mobile app, allows users to access their information and records.
- Data Security: ADP is an industry leader in data security and business protection.
- Fully integrated in Inframark's Accounting software, allowing data reporting capabilities.

Microsoft Business Central Accounting Software

- Industry leader in Enterprise Resource Planning and Accounting Software.
- Cloud-based software that ensures Inframark's districts will have a current Accounting software experience, with monthly updates from Microsoft.
- Manages finances end-to-end: oversees your budget, accelerates month-end and year-end close, automates bank reconciliation, uses unlimited dimensions, tracks fixed assets, and more.
- Financial reporting: Enables the production of scheduled financial reports tailored to client and internal requirements.
- Power BI Compatibility: Allows advanced analytics by integrating Power BI data-driven Dashboards.

TECHNOLOGY DRIVES OUR COMMUNITIES

Staffing

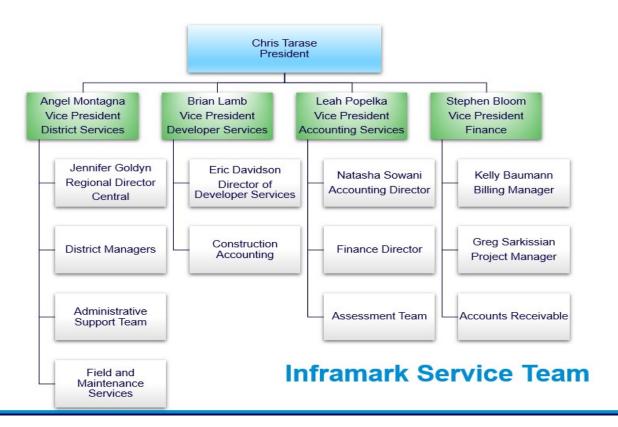
Inframark is the only District Management firm with its own Human Resource team.

This means the following:

- Our employees are fully vetted before hiring
- Employees have regular performance evaluations
- We follow a progressive disciplinary policy
- We provide an exceptional benefits program for our employees that other firms do not offer
- Employees have a bonus program for exceptional performance
- We offer a management bonus for employees who are responsible for financial performance goals
- 401(k) retirement plans
- Ongoing training and training incentive programs
- Tuition reimbursement opportunities
- In-house safety team and continuous safety training program for all employees

Inframark places the highest value on its employees and provides a work environment and benefits designed to encourage long-term employment with the Company.

In terms of the personnel assigned to your District, Inframark will ensure, to the highest degree possible, that we retain the same personnel for your District.



District Management:

Samantha Zanoni, District Manager, has over 10 years of experience in property management. She will be the primary District Manager assigned to your District. She is a seasoned District Manager and has managed complex Districts. Samantha has never lost a district that she manages and is frequently recognized for her excellent communication and follow-up skills. She is a consummate professional and is highly respected by her boards and professionals in the industry.

Recording Services:

Mona Slaughter, Administration Supervisor, has over 14 years of experience providing services to special districts throughout Florida, including water control and improvement districts, with a focus on permit processing. Additionally, she has over 7 years of experience as a Records Management Liaison Officer, where she oversees the maintenance of public records and responds to requests for public records. She also has over 4 years of experience serving as a municipal clerk.

Janice Swade, Recording Secretary, has been working with Inframark for 14 years as a District Recording Secretary. Her previous experience includes 13 years with the Port Authority of New York and New Jersey, where she held various administrative and clerical positions, including Senior Executive Secretary to the Deputy Director of the World Trade Center. Ms. Swade is extremely thorough in her attention to detail with all the Districts she serves.

Accounting/Finance Team:

Leah Popelka, Vice President of Accounting and Finance, has over 20 years of experience in accounting and finance, spanning the banking, utilities, real estate development, and district management sectors. Leah has experience as Director of Finance for an asset management and advisory firm specializing in real estate acquisitions and municipal financing. She began her career as a staff accountant at a CPA firm, which laid the foundation for opportunities to work with Fortune 500 companies in the banking and utilities sectors. Leah has developed a unique understanding of all financial elements of the real estate industry. She is currently leading Inframark's Finance and Accounting Department and has assembled a team of successful professionals who consistently elevate service levels for our client base.

Helena Schneider, CPA, Accounting Supervisor, has 20 years of experience providing accounting services to community development districts throughout Florida. She is a Certified Public Accountant, holds a master's degree in business administration and dual bachelor's degrees in accounting and molecular biology. Helena is responsible for overseeing an accounting team, reviewing financial statements, budgets and coordinating the audit process with external firms.

Cori Millonig, Accounts Payable Specialist, has been with Inframark since 2014 working closely with vendors, field managers, District Managers, City Managers and accountants. Sally has 20 years of extensive experience working in the accounting and customer service field. Sally is proficient in the accounts payable process, processing over 7,000 invoices annually.

Sample Scope of Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

District Management Services

A. Meetings, Workshops, and Hearings

- **1.** Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
- 2. Schedule meetings, workshops, and hearings as needed.
- **3.** Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
- 4. Send or publish notices for meetings, workshops, hearings, and elections pursuant to Florida law.
- **5.** Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

- **1.** Act as the primary point of contact for District-related matters.
- 2. Maintain an action item list of tasks and follow-ups from meetings.
- **3.** Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- **4.** Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
- **5.** Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
- 6. Provide contract administration services. Such services include:
 - i. Ensuring District vendors comply with the terms and conditions of a contract
 - ii. Coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services

- **7.** Conduct regular on-site visits to District grounds to assess and inspect the property and infrastructure, and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
- 8. Monitor certificates of insurance as needed per contracts.
- 9. Prepare and follow risk management policies and procedures.
- **10.** Recommend and advise the Board, in consultation with the District Engineer, on the appropriate amount and type of insurance for all District assets and maintenance responsibilities, and procure and renew all applicable insurance, including but not limited to General Liability Insurance and Directors and Officers Liability Insurance.
- **11.** Process and assist in the investigation of insurance claims, in coordination with District Counsel.
- **12.** Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.
- **14.** Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not explicitly identified herein):
 - File the name and location of the Registered Agent and Registered Office location annually with the Department of Economic Opportunity and the City/County.
 - ii. Provide the Board's regular meeting schedule to the City/County.
 - iii. Prepare and file the annual public depositor report.
 - iv. File all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. Transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. File a request letter to the local Supervisor of Elections for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. Maintain the District Seal.

C. Accounting, Reporting, and Audit Support

- 1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
- **2.** Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget-to-actual summary).
- **3.** Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. All vendor invoices, receipts, applications for payments, etc., must be provided to the Board within 30 days of receiving them.
- **4.** Recommend and implement investment policies and procedures under Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
- **5.** Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
- **6.** Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.

D. Budgeting

- **1.** Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
- **2.** Prepare the final budget and supporting materials, and present the budget at all budget meetings, workshops, and hearings.
- 3. Administer the adopted budget and prepare budget amendments as needed on an ongoing basis.

E. Assessments & Revenue Collection

- **1.** Develop and administer the annual assessment roll for the District. This includes assisting with the tax roll for the District, as well as administering assessments for off-tax roll parcels and lots.
- **2.** Provide payoff information and prepayment amounts as requested by property owners, and collect prepayments of assessments as necessary.
- 3. Issue estoppel letters as needed for property transfers. Maintain the District's Lien Book, in which are recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

- 1. Oversee and implement compliance related to bond issues. For example:
 - i. Coordination of annual arbitrage report as required.
 - ii. Transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as needed.
 - iii. Annual/quarterly disclosure reporting as required.

G. Records

- 1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law, and provide access to such records in compliance with Florida's public records laws.
- 2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives under Section 257.36(5)(a), Florida Statutes.
- **3.** Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. Protect the integrity, confidentiality, or exemption of all public records.
 - ii. Respond to public records requests in a timely, professional, and efficient manner.
 - iii. Recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

- 1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor, and the District will bear the costs of such services.

I. Field Services – Available upon mutually agreed upon Scope and Pricing

- **1.** Perform a monthly inspection of the District's property and maintenance responsibilities. Each inspection shall include the following:
 - i. Comprehensive site visits covering all relevant locations
 - ii. Detailed written reports submitted monthly, including:
 - iii. Photographs documenting site conditions

- iv. Analysis of maintenance performance and overall property condition
- v. Specific recommendations for corrective action or improvement
- vi. Notification to District-approved vendors of any identified deficiencies in service or maintenance, with follow-up as needed to ensure resolution

This service ensures regular oversight and proactive communication to maintain property standards and vendor accountability.

I. Maintenance/Porter Services – Available upon mutually agreed upon Scope and Pricing

Inframark Current Client References and Tenure

Has the Proposer performed work for a community development district, a masterplanned development, or a residential community previously? **Yes**

Project Name/Location: Celebration Community Development District, located in Celebration, FL

Contact: Tom Touzin, Chairman Contact e-mail: Tom.Touzin@celebrationcdd.org

Project Type/Description: District, Amenity and Field Management

Dollar Amount of Contract: \$1,322,098

Scope of Services for Project: Inframark has provided Management Services for Celebration CDD (population 8,500) since the district was established in 1994. Inframark has been involved since its inception, supplying Developer Services to The Celebration Company beginning in 1993 and through the years as it has evolved into its current, arguably famous state.

Inframark oversees the district's day-to-day management, including field management, financial reporting, accounting, administration, budget, and city clerk activities. We routinely participate in community activities, including the Celebration K-8 ball field construction, annual holiday lighting at Market Square Park, and other field-related enhancements outside the scope of our management contract.

Is this a current contract? Yes

Duration of contract: 1993 to Current

Within the last five years, has the Proposer provided a full range of district management and/or amenity services for at least three community development districts established under Chapter 190. Florida Statutes?

Yes

Project Name: Highlands CDD, Wimauma, FL

Contact: Kangelia Baxter, Chair Phone: 727.366.4117

Project Type/Description: District Management, Amenity and Field Services

Dollar Amount of Contract: \$288,910.00

Scope of Services for the Project: Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of on-site staff.

Project Name: Rivington CDD, DeBary, FL

Contact: Kimberly Locher, Vice Chair Phone: 407.341.3137

Project Type/Description: District Management, Amenity and Field Services

Dollar Amount of Contract: \$114,638.00

Scope of Services for the Project: Inframark oversees all aspects of this District, from District Management to field maintenance and inspection, as well as the management of the amenities.

Project Name: Heritage Harbour South, Parrish, FL

Contact: Phil Frankel, Chair Phone: 315.569.7848

Project Type/Description: **District Management**

Dollar Amount of Contract: \$58,968.00

Scope of Services for the Project: Inframark oversees all aspects of District Management, from field maintenance to amenities in conjunction with our HOA department, as Inframark also manages their HOA.

Client#: 754881 WATERHOLDI2

ACORD... CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

, · · · · · · · · · · · · · · · · · · ·						
PRODUCER		CONTACT Rebecca Hightower				
Marsh & McLennan Agency LLC		PHONE (A/C, No, Ext): 706-324-6671 FAX (A/C, No):				
200 Brookstone Centre Pkwy Suite 118		E-MAIL ADDRESS: Rebecca.Hightower@MarshMMA.com				
		INSURER(S) AFFORDING COVERAGE	NAIC#			
		INSURER A: AXIS Surplus Insurance Company	26620			
INSURED		INSURER B: Safety National Casualty Corporation 1510				
	Inframark , LLC	INSURER C:				
	2002 West Grand Parkway North, Suite 100	INSURER D :				
	Katy, TX 77449	INSURER E :				
		INSURER F:				

COVERAGES

CERTIFICATE NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	INSR TYPE OF INSURANCE		ADDL SUBR INSR WVD POLICY NUMBER		POLICY EFF POLICY EXP (MM/DD/YYYY)		LIMITS	
Α	X	COMMERCIAL GENERAL LIABILITY		SP005105012023	1,	09/01/2024	EACH OCCURRENCE	\$2,000,000
		CLAIMS-MADE X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
							MED EXP (Any one person)	\$25,000
							PERSONAL & ADV INJURY	\$2,000,000
	GEN	L'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$4,000,000
		POLICY X PRO- JECT LOC					PRODUCTS - COMP/OP AGG	\$4,000,000
		OTHER:					Gen Agg Cap	\$10,000,000
В	AUT	OMOBILE LIABILITY		CA6676598	09/01/2023	09/01/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 2,000,000
	X						BODILY INJURY (Per person)	\$
		OWNED SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	X	HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
								\$
Α		UMBRELLA LIAB X OCCUR		SX005106012023	09/01/2023	09/01/2024	EACH OCCURRENCE	\$8,000,000
	X	EXCESS LIAB CLAIMS-MADE					AGGREGATE	\$8,000,000
		DED RETENTION \$						\$
В		RKERS COMPENSATION EMPLOYERS' LIABILITY Y/N		LCD4068416	09/01/2023	09/01/2024	X PER OTH- STATUTE ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE NOFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT	\$1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$1,000,000
							E.L. DISEASE - POLICY LIMIT	\$1,000,000
Α	A Pollution Liab			SP005105012023	09/01/2023	09/01/2024	\$2,000,000 Per Claim	
Α	A Professional Liab			SP005105012023	09/01/2023	09/01/2024	\$2,000,000 Per Claim	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
These endorsements, to the extent provided in the policy, all apply when there is a written contract between

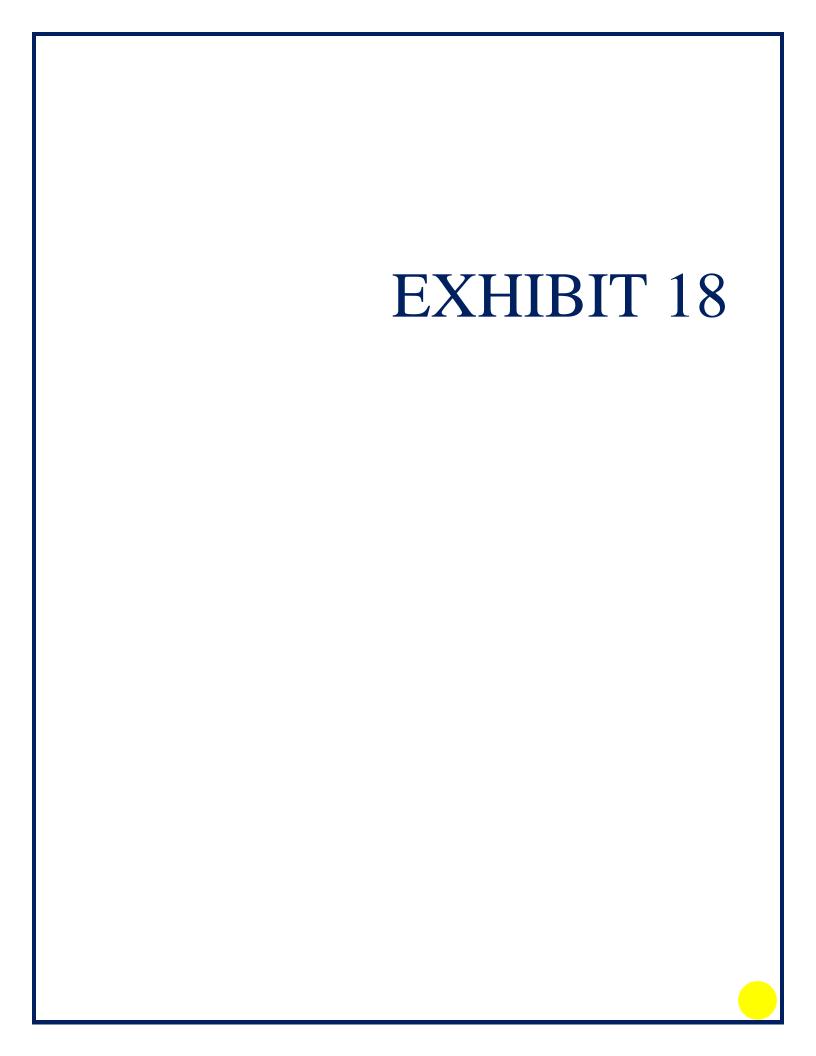
the named insured and the certificate holder that requires such status: (GL) Additional Insured per form SPP

2010 Additional Insured Owners, Lessees or Contractors (GL) Additional Insured per form SPP 2037 Additional (See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
1	CXH

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DESCRIPTIONS (Continued from Page 1)				
Insured Owners, Lessees or Contractors Completed Operations (GL) Primary and Non-Contributory per form SPP 2001 04 (GL) Waiver of Subrogation per form SPP 2404 (GL) 30 Day Notice of Cancellation per form SPP 0052 (AU) Designated Additional Insured per form SNCA 026 10 13 (AU) Primary and Non-Contributory With Other Insurance Condition per form CA 04 49 11 16 (AU) Waiver of Subrogation per form SNCA 027 10 13- Waiver of Transfer of Rights of Recovery Against Others to Us (AU) 30 Day Notice of Cancellation per form SNCA 024 1013 Earlier Notice of Cancellation Provided by Us (WC) Waiver of Subrogation as per form WC00 03 13 - Waiver of Our Right to Recover (WC) 120 Day Cancellation Endorsement per form WC99 06 R3 (UMB) Follows form per form SPX 0005				







PROPOSAL

Solterra Resort Community Development District
Prepared for: Board of Supervisors

REGIONAL OFFICE

8529 South Park Circle, Suite 330 Orlando, FL 32819 407.472.2471 | rizzetta





June 26, 2025

Meredith Hammock District Counsel Solterra Resort CDD

RE: Community Development District Management Services

Dear Meredith,

Rizzetta & Company appreciates the opportunity to present our qualifications to serve as District Manager for Solterra Resort Community Development District. With 39 years of experience and a state-wide presence, we are prepared to handle all present and future projects for the district.

As one of the largest providers of district management services, we are uniquely qualified to understand the complexities of managing a community development district. Our proposal outlines a knowledgeable team, including Brian Mendes as your proposed Lead District Manager. He'll have the support of Melissa Dobbins as 2nd Chair & Regional District Manager, and a large team of district services professionals to ensure transition and daily operations run smoothly.

Even though you may only see your district manager at your meetings, your district would be supported by three accounting professionals, a financial associate, and a dedicated administrative assistant. So, you would have a team of seven that would work for your district on nearly a daily basis. All those professionals take immense pride in their work to ensure that your district always remains in compliance and fulfils all its obligations.

Thank you for your time and consideration of our proposal. We look forward to meeting with you and the Board of Supervisors to review and discuss our proposal in detail. Should you have any questions or require additional information, please feel free to contact Scott Brizendine at sbrizendine@rizzetta.com

Very truly yours,

Vice President of Operations



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OUR STORY

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 39 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

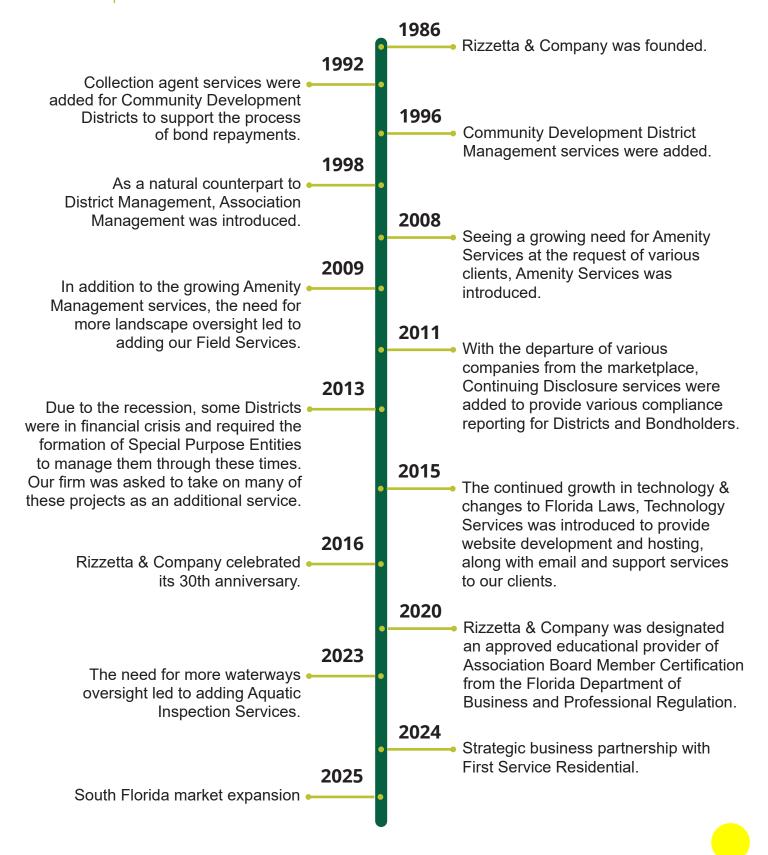
Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS





OUR MILESTONES





BY THE NUMBERS



YEARS OF EXPERIENCE EST. 1986



ASSOCIATION SERVICES CLIENTS



ASSOCIATION
SERVICES TEAM
MEMBERS

20+



100



120+



50



AMENITY SERVICES CLIENTS AMENITY SERVICES TEAM MEMBERS DISTRICT SERVICES CLIENTS DISTRICT
SERVICES TEAM
MEMBERS



















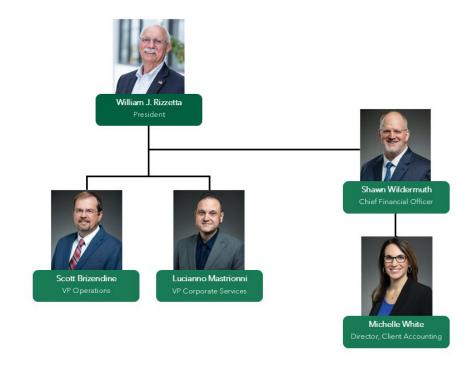




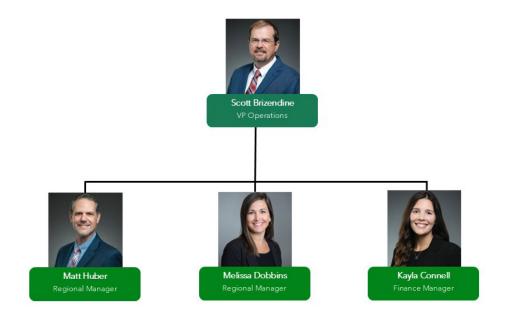




ORGANIZATIONAL CHART



COMMUNITY DEVELOPMENT DISTRICT LEADERSHIP





STRESS FREE

MANAGEMENT

FOR YOUR DISTRICT



AREAS OF

SERVICE

Rizzetta & Company would provide professional district management services to Solterra Resort CDD pursuant to Chapter 190, Florida Statutes. A brief description of these services is provided below:

Management

- Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, and workshops.
- Arrange for time and location and all other necessary logistics for such meetings.
- Ensure compliance with all statutes affecting the district which include but are not limited to:
 - » Assist in the negotiation of contracts, as directed by the Board of Supervisors.
 - » Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District.
 - » Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
 - » Monitor certificates of insurance as needed per contracts.
- District Manager wil perform one monthly site inspection and will meet with vendors as needed.
- Review and create as needed a periodic maintenance schedule for District assets.

The District Manager is not a role filled by an individual, rather it is a commitment by a team of motivated and skilled employees. We recognize that our role is more than an individual orchestrating a Board meeting. It is to ensure the District is fully compliant with statutory requirements and managed effectively and efficiently. Given Rizzetta's physical footprint across the state and extensive staffing resources, we are uniquely qualified to respond to the needs of your District.

Administrative

- Prepare agendas for Board of Supervisors meetings.
- Provide accurate minutes for all meetings and hearings.
- Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents per general records schedule GS1-SL.
- Certify and file the annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- Protect integrity of all public records in accordance with the requirements of State law.
 Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.



Rizzetta has been electronically providing agendas to our Boards for a number of years resulting in substantial savings in printing costs to the Districts. We go one step further by providing electronic tablets to Board member for use during the meetings. This approach also allows immediate posting on the CDD website as required by statute. Audio recordings of the board meetings are stored on our Raid 5 disk array which is redundantly backed up to both a local and cloud storage appliance.

Accounting

Services include the monthly preparation of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Rizzetta uses Sage Intacct Fund Accounting software that is designed specifically for governmental fund accounting. Our accounting processes have multi-level reviews to ensure proper internal control and accuracy. The result of our accounting infrastructure is an industry recognition by auditing firms that the books and records of Rizzetta managed districts are exceptional.

Financial & Revenue Collection

Services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations.

Our staff has significant expertise in assessment roll preparation and required certification to county Property Appraiser offices. Because of our experience, we enjoy a great relationship with those staff throughout the state. In addition, the required direct billings for property not on the tax roll are managed in concert with the same familiar staff.

We are organized to efficiently respond to property owner questions regarding District assessments and issue estopel letters and lien releases as needed for property transfers

Bond Issuance Services

When the District is ready for a major augmentation that may require additional bonds; we can help by:

Preparing a Special Assessment Allocation Report;

- a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
- b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
- c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments.





Bond Validation;

- d) Coordinate the preparation of a Bond Validation Report which states the "Not-to exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
- e) Provide expert testimony at bond validation hearing in circuit court.

Certifications and Closing Documents;

f) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

Because providing bond issuance services was the cornerstone on which Rizzetta was founded, our expertise in this area is unparalleled. The special assessment allocation methodology report has been continually refined over the years to reflect new financing methods that are acceptable to the industry.

Technology Services

Our Technology Services host District websites for purposes of updating records to ensure the websites remain in compliance with statutory requirements. Having this service under the same roof as District Management ensures details are not missed and critical filings are consistently observed. A third-party vendor performs the ADA mediation of the website. We also host and archive District specific e-mail accounts, if necessary.



TECHNOLOGY TOOLS & RESOURCES

Vendor Management Software

As leaders in the industry, we are continually looking for ways to improve the level of service we offer and protect the communities we serve. To enhance our Vendor Compliance Program, we have partnered with Vendor Information Verification Experts (VIVE) as the platform to support the program.

We chose to move vendor vetting to VIVE to ensure consistent compliance amongst similar vendors, speed up the



review process, and allow our managers to have real-time information to properly screen vendors for insurance and trade licensing. The choice to engage with a particular vendor will always be in the hands of the board of supervisors. Our goal is to provide our clients with information to help make educated decisions.

Client Support System

Dedication to our clients is one of the driving principles at Rizzetta & Company. We're here to help our communities thrive and offer support in ways that are convenient for our board of supervisors and residents. Our integrated, client-focused system, helps our staff manage requests across platforms and efficiently connect with internal teams and external partners.

Section 1997 | Sectio

This industry-leading system allows

our team to deliver immediate assistance while providing superior customer experience over the phone or e-mail. Making it easier to track, prioritize and streamline the processes to provide faster resolution.

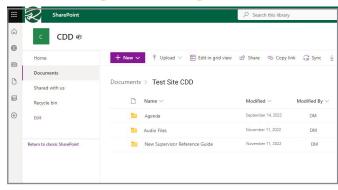




Document Management System

You're just a click away from what you are looking for with your dedicated SharePoint Site. This web-based collaborative platform will allow you to quickly find District information and share files, data, news, and other SharePoint resources. empowers teamwork, seamlessly integrates with Microsoft Office, and securely connects across PCs, Macs, and mobile devices.

SHAREPOINT



Customize your site to streamline your District's work. Accelerate productivity by transforming processes—from simple tasks like notifications and approvals to complex operational workflows.

Applications

Intacct Product Updates

Get more than just great software

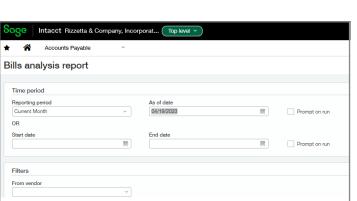
Learning

Help & Support

Financial Management Software

Sage Intacct will simplify your accounts payable and payment processes and get convenient, secure access to all your financial information. One District account login provides access to real-time accounting information. Sage Intacct integrates with existing tools and automates processes.

- Accounts payable: Streamline workflows and see expenses.
- Cash management: Track multiple accounts with real-time visibility.
- Back transactions: View written checks, deposits, and monthly statements.
- Financial Statements: Easily track transactions at anytime from anywhere



Sage Intacct Rizzetta & Company, Incorporat... Accounts Payable Check register Time period Reporting period As of date Current Month OR Start date End date Prompt on run Filters Checking account All checking accounts

SAGE INTACCT

Between releases, we add updates and notices to respond to your needs, impr your Sage Intacct experience, and keep you informed about upcoming change

Be sure to read the 2023 R1 release notes to learn about the latest major upda

Quickly filter to view available credits when paying bills. Personalize your Verlist to display precisely what you need with advanced filtering and sorting.

Member Masterclass

Take advantage of powerful new features for Contracts, Projects, and Construction.

Learn how we're making your experience better with simplified user interface.



WHY

CHOOSE US?

Clients choose us because we have the experience to create robust, integrated solutions based on each District's unique needs, budget, and long-term goals.

Extensive Experience

- Rizzetta is the only "original" Community Development District Management company continuously providing services to Districts since the first CDD (Tampa Palms) issued bonds in 1986. Today, 38 years later, Bill Rizzetta continues to manage his company on a daily basis. In addition, Rizzetta brings extensive industry knowledge and influence at the legislative level.
- The first District Management company to successfully merge multiple separate CDD's into a unified District.

Result-Driven & Client-Focused

- District Finance team has vast knowledge having been involved in over 250 separate Bond Transactions with total funding exceeding \$3 Billion; served as the Dissemination Agent for over 80 Districts; and prepared over 1,700 Tax Assessment rolls.
- District Accounting staff has been audited over 3,000 times (each District is audited annually) with no findings of internal control issues or fraudulent activity.
- We have established a dual team approach where an assigned Lead District Manager handles daily operations and the 2nd Chair District Manager ensures continuity of service by a qualified District manager when the Lead District Manager is out of the office.
- Client Relations Manager endeavors to relentlessly monitor and enhance our services and exposure to your residents. This aids in pre-empting resident complaints occupying Board proceedings.
- Rizzetta's continuous improvement culture compounded with relentless training of all staff provides for ever increasing levels of service and performance.

Training & Infrastructure

- As part of the transition process, we provide an Onboarding Workshop to go over responsibilities and contracts with Board of Supervisors. We also offer free training sessions to new board members to gain better understanding of how the community should operate.
- Rizzetta made significant investments in its information infrastructure to harden its
 protection of Public Documents and enhance the electronic communication with Board
 members. Public documents are now protected with multi-factor authentication, cloud
 storage, professional patch management and hardware replacement policies.
- Rizzetta introduced "electronic agendas" to Board meetings negating the need to print and bind thousands of pages by providing electronic tablets for Board use during all meetings.





PROPOSED

PRICING

District Services Provided	2026 Budget	2026 Fees
District Management Attend and Conduct up to 12 Meetings and 1 Budget Workshop per Year. Administration of District Functions. Compliance Management. Budget Prep and Presentation. Implement Policies. Manage District Contracts. Obtain Proposals or Bids. Advise the Board on District Matters. Respond to Inquires from Board, Staff and Public.	\$58,000	\$25,520
Administrative Fees: - For all meetings exceeding 3 hours \$200/per hour - For additional meetings \$200/per hour (includes drafting agenda, meeting attendance, and drafting of minutes)		
Administrative Services Provide Minutes for All Meetings and Workshops. Public Records Repository. Preparation of 14-day Tentative and 7-day Final Agendas.		\$ 4,640
District Accounting Monthly Financial Package per GASB. Administration of Accounts Payable/Receivable. Asset and Investment Tracking. Audit Support. Filing of Required Reports and Disclosures. Capital Program Administration.		\$23,200
Annual Finance and Revenue Collections Estoppel Issuance. Debt Management		\$ 4,640
Continuing Disclosure Services Serve as the Dissemination Agent for All Bond Issuances to ensure Compliance with the Security & Exchange Commission Rule 15c2-12 (\$1,000 for each additional bond issuance)	\$ 4,800	\$ 2,000
Assessment Roll Administration Prepare Annual Assessment Rolls and Submit to County Tax Collectors and Property Appraisers. Create and Maintain the Assessment Rolls	-	-
Technology Services	\$ 2,015	\$ 1,200
Website Compliance Monitoring and Monthly Content Uploads **TOTAL**	₋ \$64,815	\$61,200



TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service. Our service includes a two-team District Manager approach and an after-hours answering service so your District has 24/7 coverage. If any escalation is needed, your assigned point of contact is Scott Brizendine, Vice President of Operations.



Brian Mendes

Lead District Manager

Brian Mendes is a District Manager at our Orlando office. He spearheads the management and ongoing administration of districts spanning Brevard, Lake, Osceola, Polk and St. Lucie counties. These districts, comprising both developer and resident-controlled boards, benefit from Mr. Mendes' strategic vision and operations.

Mr. Mendes is a seasoned executive who has served as the Chief Operating Officer for his previous company, overseeing multiple departments and orchestrating seamless coordination among them to drive organizational efficiency and effectiveness. Prior to joining the

Rizzetta team, Mr. Mendes also excelled as an executive leader in the hospitality industry, accumulating over eight years of experience optimizing systems, achieving financial goals and enhancing client satisfaction.

Mr. Mendes holds an A.S. in Business Administration from Daytona State College and is a licensed notary public in Florida.



Melissa Dobbins

Regional District Manager

Melissa Dobbins is a Regional District Manager for Rizzetta & Company and is responsible for oversight of the St. Augustine, Orlando, Ft. Myers and Panama City offices. Ms. Dobbins started with Rizzetta & Company in 2006 as a District Manager and has managed districts located in Brevard, Clay, Duval, Flagler, Nassau, St. Johns and St. Lucie County.

Prior to joining Rizzetta & Company, Ms. Dobbins worked several years as an Education Administrator at the University of Florida. Ms. Dobbins' diverse experience and responsibilities include development, training, evaluation, fiscal management, remediation, and retention.

She prides herself in creating safe and professional working environments while ensuring the highest standards and quality service.



Ms. Dobbins received a bachelor's degree in business administration and master's degree in education administration from the University of Florida. She is also a licensed notary public in the State of Florida.

AROUND THE REGION —

We strive to provide exceptional and efficient service that meets our clientele's needs. The assigned District Manager is housed at our Orlando office.

Clients in the area

- Estates at Cherry Lake CDD
- Greater Lakes / Sawgrass Bay CDD
- Town of Kindred CDD

- Hammock Oaks CDD
- VillaSol CDD
- Grace Key Groves CDD
- Varanda CDD II
- Westridge CDD



IMMEDIATE SUPPORT FOR SOLTERRA RESORT CDD

TEAM MEMBERS



Scott Brizendine

Scott Brizendine is our Vice Present of Operations, Community Development Districts. His responsibilities include the oversight of all operations associated with Rizzetta's district services department including management, administration, accounting, financial and dissemination services. Most recently, Scott was the Manager of District Financial Services after serving 10 years as a District Manager and Associate Director, beginning his employment with Rizzetta in 2005. He has extensive experience managing special districts in Florida and Louisiana, as well as writing assessment methodology reports for 100+ bond issuances, processing assessment rolls and providing continuing disclosure services. He has served as an expert witness multiple times for litigation, district

establishments, district boundary amendments and bond validation proceedings.

Prior to joining Rizzetta, Scott worked in the Finance Department of the Walt Disney Corporation and most recently he was employed as an Accountant for property management companies in Indianapolis as well as in Tampa.

Scott received a bachelor's degree in Finance from Florida State University. He is a licensed Community Association Manager and Notary Public. He is a member of the Florida Government Finance Officers Association, the Association of Florida Community Developers, and a graduate of Leadership Tampa Bay – Class of 2018. Scott has enjoyed volunteering his services to multiple charities including the Make a Wish Foundation, Metropolitan Ministries and The United Way.



Kayla Connell

Kayla Connell is part of the CDD management team having been with Rizzetta & Company since 2019 and manages the District Financial Services department where she and her staff are responsible for the preparation of tax rolls for the thousands of homeowners residing in Rizzetta managed Districts and the corresponding collection of the revenues from the various tax collection offices.

Additionally this department issues Estoppels for properties changing ownership, assists in individual District budget preparations and posts required disclosures to EMMA – the official source for municipal securities data and disclosure documents. She oversees the writing of assessment methodology reports for bond issuances, refundings and restructures; authoring Statement of Estimated Regulatory Costs reports for District establishment and boundary

amendment petitions.

Kayla spends some of her spare time supporting Feeding Tampa Bay, Autism Speaks as well as as playing golf. Kayla received her Bachelor of Science in Finance from the University of Central Florida.





Michelle White

Michelle White is our Director of Client Accounting Services and oversees the accounting cycle associated with Rizzettas' Association and District divisions. Michelle joined Rizzetta & Company in November 2021 as the Manager of Association Accounting Services. Over the past 20 years, Michelle has worked in accounting within the public and private sectors. Before joining Rizzetta & Company, she worked for many years as a Senior Accountant for Bloomin' Brands, Inc. restaurant company, as well as working as an Accountant for several CPA firms.

In her current role, Michelle is responsible for the preparation of financial statements, processing accounts payable, recording and

collecting assessments, reconciliation of bank statements, accounts receivable and collections, taxes, and annual financial reporting compliance, and all other accounting processes that periodically require attention and developing team members to their fullest potential.

Michelle received her Bachelor's degree in Accounting from the University of South Florida and is a Licensed Community Association Manager and Notary Public in The State of Florida. Michelle is a native of Florida who enjoys all the local beaches. She is a wife and mother of 2. Michelle also volunteers her time to serve on her own Association's board of directors.



Zack Feell

Zachary Feell is a Senior Financial Analyst for the Rizzetta & Company Corporate Team, responsible for Financial Planning & Analysis activities across all Rizzetta lines of business.

Over the course of his 2+ years at the company he has built various models to accurately forecast Rizzetta & Company Financials across CDD, HOA and Community Services; closely tracking client and expense activities, delivered to drive confident business decision making for Senior Management. Additional responsibilities include managing Real Estate loan activities, CDD payment verification controls and ad hoc Corporate Accounting projects.

Zachary spends his free time outdoors, as he enjoys traveling, hiking, and golfing. Zachary has worked in the Finance field for over 10 years and received his Bachelor of Science in Finance from Florida State University in 2011.



EXTENDED SUPPORT FOR SOLTERRA RESORT CDD TEAM MEMBERS



William (Bill) Rizzetta

Bill Rizzetta is the founder and President of Rizzetta & Company and has been responsible for the overall operation of the firm for over 37 years. In that time, he participated in the establishment and management of over 150 Community Developments Districts in Florida which issued over \$3 billion in bonds in over 250 separate transactions and managed over 170 Homeowners Associations.

He received his B.S. from the U.S.F. College of Engineering and his M.B.A. from U.S.F. School of Business. He has been qualified as an expert witness and provided testimony in: bond validation hearings in circuit court; administrative hearings conducted by the State of Florida, local public hearings required for establishment of CDD's

and the levy of special assessments and litigation regarding impact fee assessments.

He built Rizzetta on emphasizing the importance of giving back to the community and financially supports a variety of organizations including The Spring, Joshua House, Meals on Wheels, Athletes & Causes, Tampa Bay Heros and the Shriners. He previously served on the Board of Directors of the Tampa Lighthouse for the Blind and currently serves on the Board of Directors of the Jason Ackerman Foundation.



Shawn Wildermuth

Shawn Wildermuth, our long-time Chief Financial Officer, is responsible for all financial aspects of the Rizzetta companies as well as oversees the financial reporting for our clients, including special taxing districts and community associations.

Mr. Wildermuth has over 35 years of finance and accounting experience with both public and private companies. He started his career in public accounting with Arthur Andersen in Chicago. During his career, he has gained experience in various industries, including real estate development, Professional Employer Organizations, direct marketing, and manufacturing. Prior to joining Rizzetta & Company, he held positions as Chief Financial Officer, Controller,

Director of Treasury & Budget, and Director of Finance. His responsibilities included financial reporting, accounting, finance, treasury, payroll, human resources, and computer consulting.

Mr. Wildermuth received his bachelor's degree in Accountancy from the University of Illinois at Champaign-Urbana. He is a Registered **Certified Public Accountant** in the State of Illinois and a member of the American Institute of Certified Public Accountants.





Lucianno Mastrionni

Luciano Mastrionni is Rizzetta & Company's Vice President of Corporate Services. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services, Landscaping Inspection Services and Aquatics Services. Additionally, he oversees Rizzetta's Business Development, Marketing, Information Technology, and Human Resources Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.



Taylor Nielsen

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.





ASSOCIATION

SERVICES

Rizzetta & Company provides services in association management along with a complete range of accounting and financial reporting services to each of the Associations we manage. These services include financial statement preparation, coordination of budgets, billing and collecting dues, accounts payable processing, compliance with state required filings, compliance with Association covenants and ongoing analysis and reporting of the Association's finances throughout the year. A summary of these services is shown below:

- Accounts Payable: Disburse payables as approved by the Association's board.
- Assessment Collection: Prepare invoices for annual association assessments, dues, fines, or other amounts due to the Association. Track collections and follow up with delinquent notices as needed.
- Architectural Control: Approve all exterior renovations, additions, or other modifications subject to architectural review.
- Audits: Provide all supporting schedules and accurate accounting records to ensure the
 efficient and timely completion of the audits or reviews performed annually.
- Bank Accounts: Maintain association bank accounts.
- **Budgeting:** Coordinate the preparation of the Association's annual maintenance budget as well as monitor disbursements and expense payments.
- **Community Inspections:** Perform regular inspections of properties to ensure compliance with deed restrictions. Prepare and send violation notices, as necessary.
- **Compliance:** Ensure the Association is compliant with governing documents and the Florida Statutes.
- **Emergency Services:** Coordinate emergency and after-hours services as necessary to minimize the disruption of normal Association activities.
- Financial Statements: Prepare monthly and annual financial statements.
- Meeting Planning: Prepare agendas, meeting materials and all other documents necessary for presentation at regular or special meetings.
- Owner Information: Maintain detailed owner information to ensure up-to-date owner information for each property for purposes of billing, violation notices or any other general correspondence.
- Records Maintenance: Maintain Association records and files and perform all other administrative functions necessary for efficient Association management.
- Tax Preparation: Coordinate the preparation and filing of federal income tax returns.
- **Title Company Correspondence:** Provide amounts of outstanding dues, assessments or liens and provide estoppel information to title companies for individual lot closings.



AMENITY

SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- Pre-Opening Services: Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- Onsite & Personnel Management: Onsite management services include development
 of operating procedures and general community maintenance to maintain and improve
 efficiency. Personnel management services included the selection, supervision,
 evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- Accountability & Communication: Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- Lifestyle & Events: Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- Maintenance Services: Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- Facility Appearance: Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.





LANDSCAPE INSPECTION

SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- Landscape Maintenance Inspections: Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- Landscape and Irrigation Specification Development: Develop a customized set
 of standards and specifications based on the Client's needs and budget. Conduct the
 bidding process, review and prepare a bid tabulation document for the Client. Assist the
 Client with reviewing the bid tabulation and other pertinent information.
- Landscape Design: Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- Master Task Project Plan for Mature Communities: Develop a project plan specific
 to landscape replacement and enhancement for the common grounds and the amenity
 facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- Community Asset Management Plan: Perform a complete inventory of the Client's assets and provide an inventory report.



AQUATIC INSPECTION SERVICES

Our Aquatics Inspection division provides a layered testing and quality control systems, using the latest and most comprehensive industry standards. Each of our Aquatic Inspection Specialists is a certified Aquatic Weed Spray Technician in the state of Florida. Our team is committed to elevating the waterways in your community with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies. A summary of these services is shown below:

- Community Asset Management Plan: Perform a complete inventory of the community aquatic assets and provide an inventory report to the board
- **Community Education:** Present teaching events to provide the latest research and developments in Aquatic Sciences and provide a knowledge base for the residents.
- Aquatics Maintenance Inspections: Perform visual waterway and body of water inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for aquatic projects.
- **Pond and Waterway Turnover Inspections:** Attend property turnover meetings that include waterways and participate in the inspection on behalf of the board. Provide a follow-up report regarding the turnover inspection.
- Aquatics Specification Development: Develop a request for proposal (RFP) document
 to include a customized set of standards and specifications based on the community
 needs and budget. Conduct the bidding process, review, and prepare a bid tabulation
 document for the board. Assist the board with reviewing the bid tabulation and other
 pertinent information.
- Master Task Project Plan for Mature Communities: Develop a project plan specific to long-term enhancements and maintenance for the community's waterways and bodies of water. Emphasis is on long-term health and efficiency of the waterflow systems in the community and efficient budgeting.





CLIENT

REFERENCES

Paula Hall, Chair

Estates at Cherry Lake CDD E: phallcdd@gmail.com

W: estatesatcherrylake.org

Jason Torres, Chair

Town of Kindred CDD

E: jaytcdd@gmail.com

W: townofkindredcdd.org

Herman Perez - Chair

VillaSol CDD

E: hperez@villasolcdd.org

W: villasolcdd.org

Marc Carlton, Chair

Triple Creek CDD

E: boardmember1@triplecreekcdd.com

W: triplecreekcdd.org

Austin Burr - Chair

Veranda CDD II

E: aburr@greenpointellc.com

W: verandacdd2.org

Chris Brown - Chair

Westridge CDD

E: cbwestridgecdd@gmail.com

W: westridgecdd.org





SAY ABOUT US...

"Rizzetta & Company is currently managing three Districts that they helped us create in the Jacksonville area. I don't know of another management firm that has the continuity and stability of Rizzetta. I have dealt with Bill Rizzetta and Melissa Dobbins and I still do today. Professionalism and customer service have always been a hallmark of their organization."

Bob Porter, Senior VP Land, D. R. Horton, Inc., Jacksonville

"Rizzetta's staff have been amazing to work with, their depth of knowledge in the CDD world made a very difficult process almost painless. The Rizzetta team's depth of experience in managing CDDs proved invaluable throughout the process. Every question or situation we presented was met with prior examples and knowledgeable guidance."

Andy Smith, Executive Vice President of Operations at Freehold Companies

"Rizzetta & Company has recently become the management for our Community Development District. Their positive impact within the community has been immediate. The responsiveness to issues and the professional manner in which they have been addressed has proven to be incomparable to previous management. We look forward to a relationship of many years with Rizzetta & Company."

Susie White, Chairperson, The Harbourage at Braden River Community Development District





CUSTOMER

SATISFACTION



WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that Solterra Resort CDD has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.



OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- The Northeast Florida Builders Association
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Urban Land Institute, Tampa Bay

GIVING BACK TO THE COMMUNITY

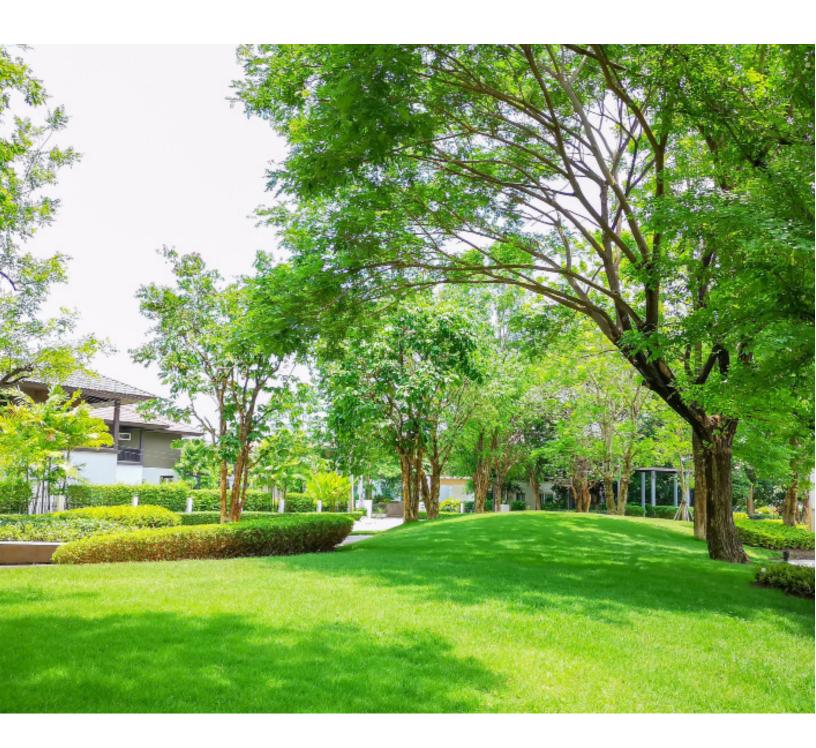


Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.





PROPOSAL







SERVICES

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owners of multi-dimensional landscape service firm and others. Rizzetta & Company's Landscape Inspection Services team has a combined total of more than 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Company Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





THE

PROCESS

Our Landscape Inspection services team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape & Irrigation Specification Development: Upon request and following fee agreement, develop a Request for Proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.

Sample Report





SCOPE OF

SERVICES

Rizzetta & Company is pleased to provide this proposal for professional Landscape Inspection Services. These services will be provided on a recurring basis, with a detailed description provided below.

Landscape Inspection Services Management

- Perform one (1) monthly landscape maintenance inspection to ensure oversight
 of onsite landscape maintenance contractors and compliance with the District's
 landscape and irrigation maintenance contracts.
- Provide the District with one (1) monthly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person, or electronically, per fiscal year, to review the landscape inspection report or discuss other landscape-related issues.
- Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors, in accordance with the scope of work provided in maintenance contracts with the District.
- Upon request, provide input for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee the entire bidding process. The service is provided once per a floating 12-month period.
- Obtain additional competitive landscape maintenance/enhancement proposals for incidental work as requested by the District and provide them to the District Manager.



LANDSCAPE INSPECTION

Services Fee

Based on the Scope of Services, Rizzetta & Company proposes the following Landscape Inspection Services fee:

Option 1. – Scope of Services as presented (service fee will be billed monthly):

• \$950 mt.

Option 2. – Scope of Services amended as follows (service fee will be billed monthly):

- Perform one (1) bi-monthly (every other month) landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts.
- Provide the District with one (1) bi-monthly landscape maintenance inspection report which shall be provided in the District's agenda package and include, among other things, recommended action items.
- Attend three (3) District meetings in person or electronically, per fiscal year, to review Landscape Inspection Report and/or to discuss other landscape-related items.
- \$1,050

Submitted	Accepted
By:	Ву:
Lucianno Mastrionni Vice President, Corporate Services Rizzetta & Company	Print: For: (Name) Community Development District
Date:	Date:

WE BUILD

PARTNERSHIPS

THAT LAST

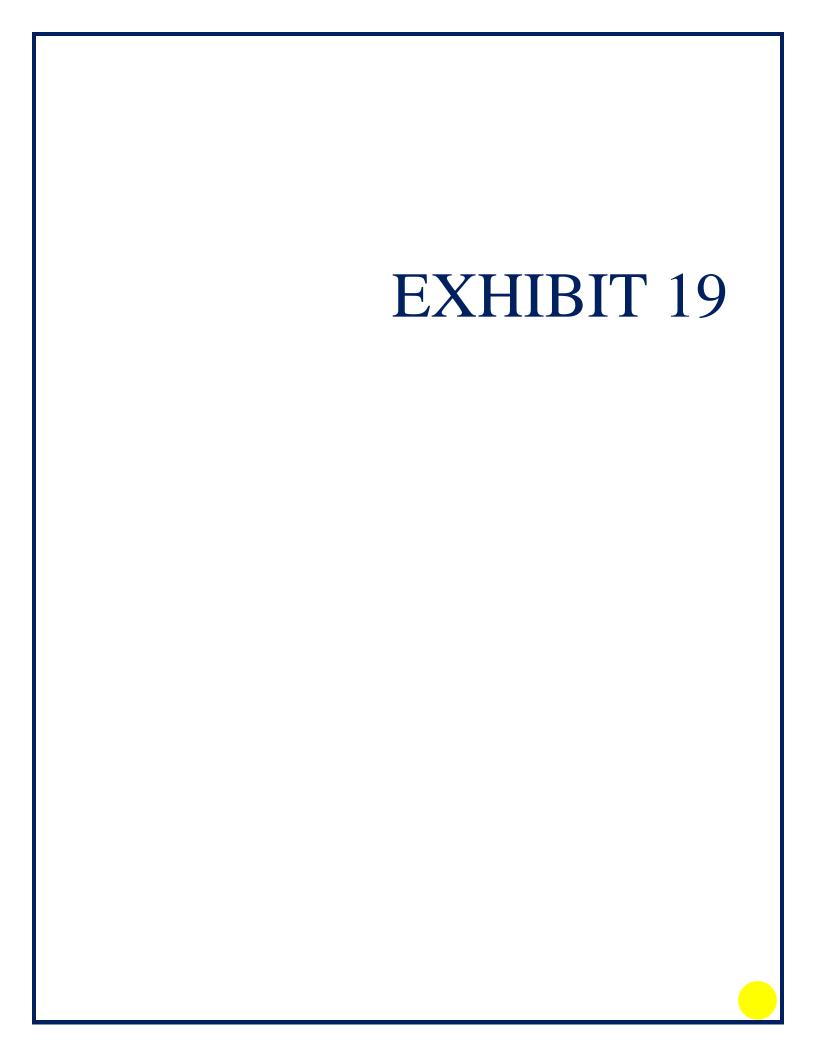




CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614 888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer: Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.007(1), *Florida Statutes*, the Board of Supervisors of the District ("Board") desires to employ and fix compensation of a District Manager; and

WHEREAS, the Board has determined that the appointment of a District Manager is necessary, appropriate, and in the District's best interests; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS

SECTION 1. ________ is appointed as District Manager effective as of July 19, 2025, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as Exhibit A. SECTION 2. This authorization shall be continuing in nature until revoked by the District. SECTION 3. This Resolution shall become effective immediately upon its adoption. PASSED AND ADOPTED THIS 11TH DAY OF JULY 2025. ATTEST: SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Chairperson, Board of Supervisors

Secretary / Assistant Secretary

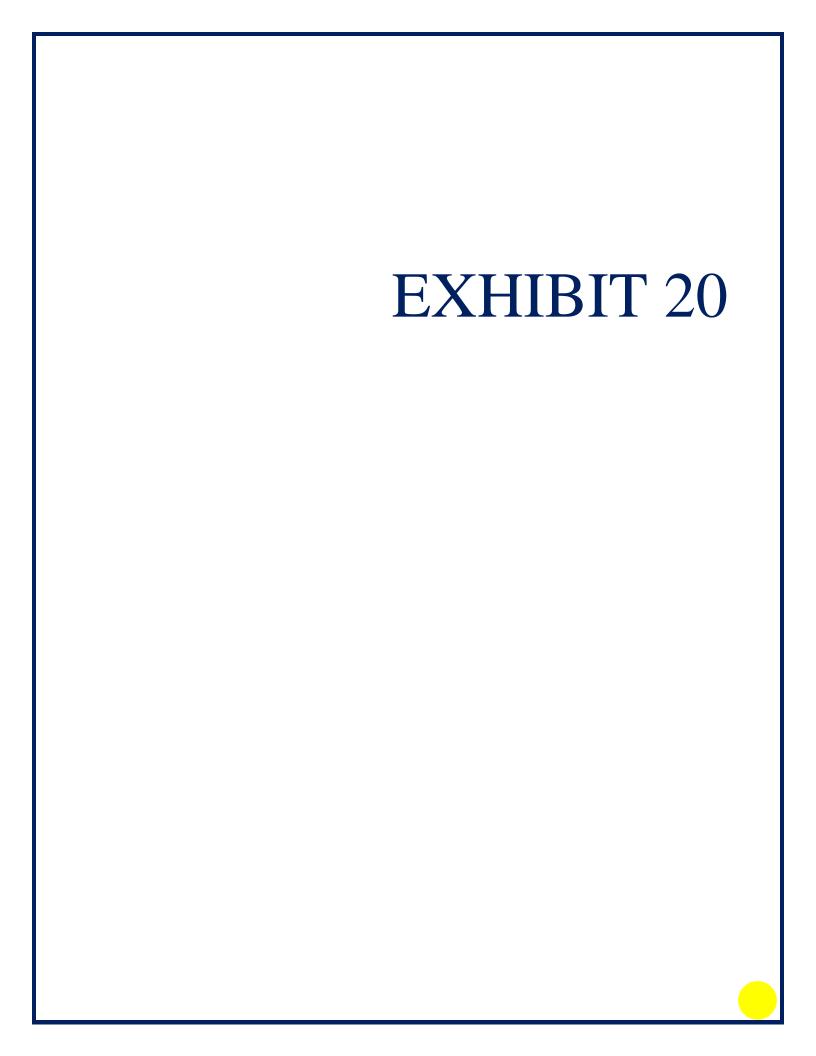
District Management Fee Agreement

Exhibit A:

Exhibit A

District Management Fee Agreement

[See following pages]



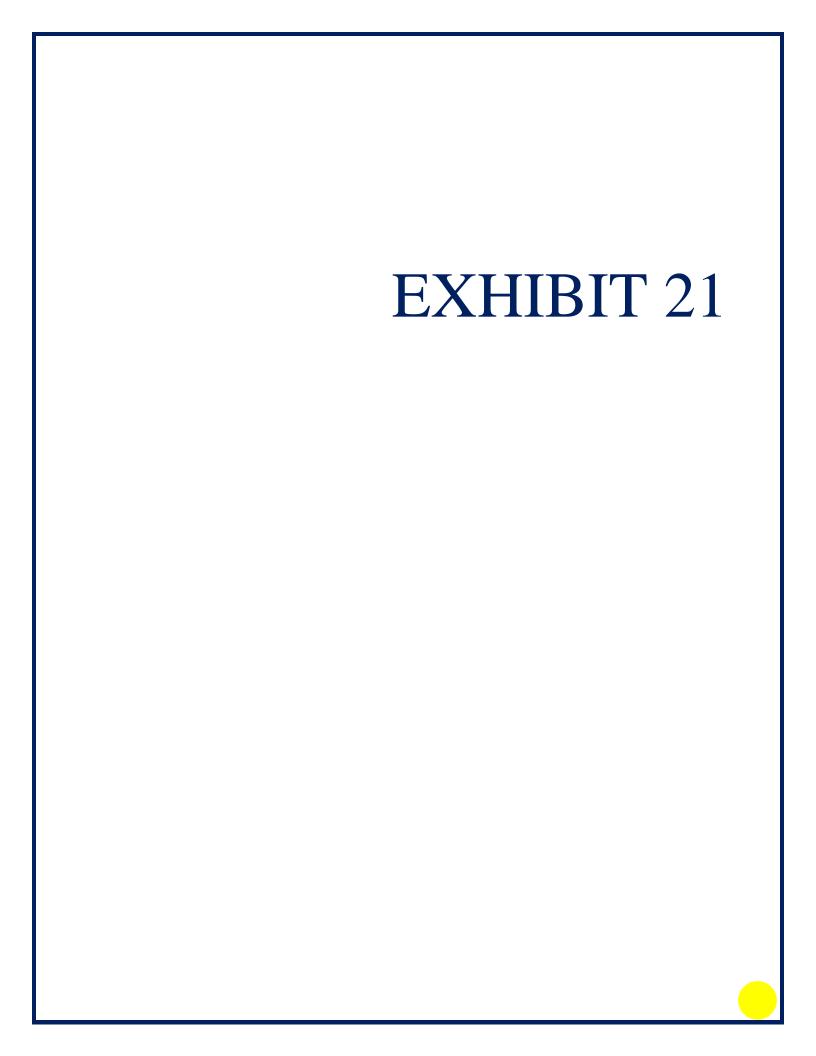
A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

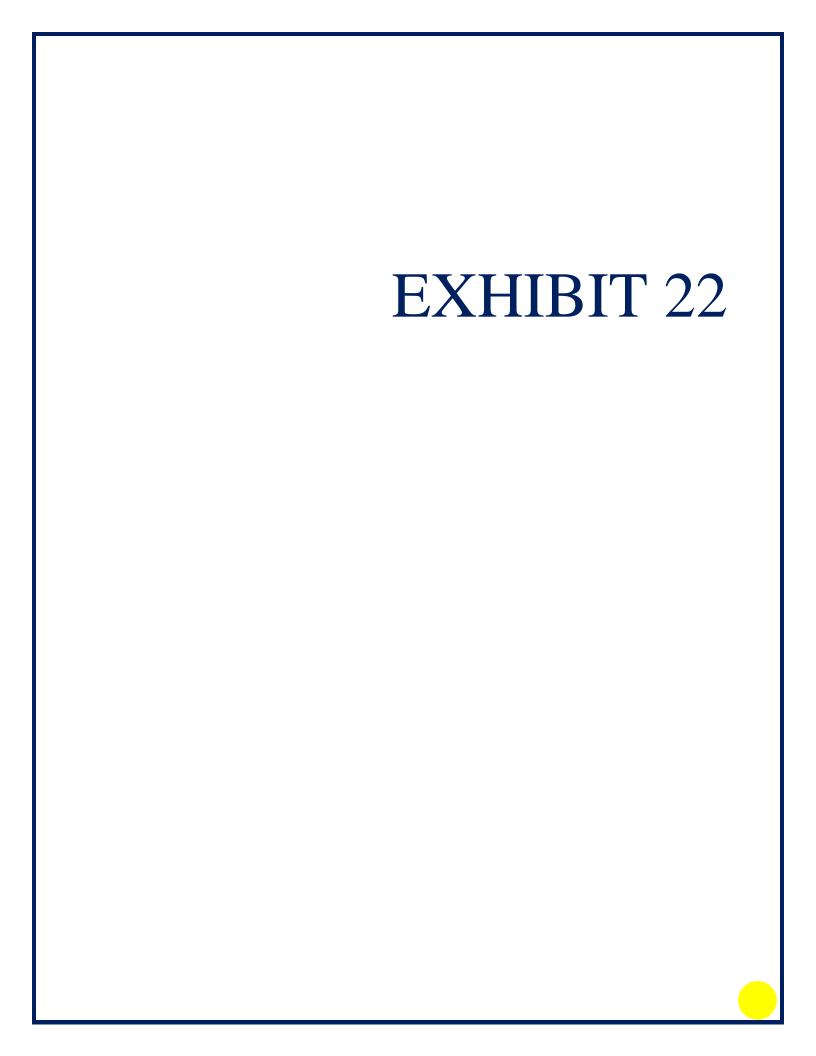
WHEREAS, due to the impending change of the District's management company effective July 19, 2025, the Board of Supervisors of the District desires to provide for the removal and designation of certain Officers of the District.

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

SECTION 1	is appointed Secretary effective as of July 19, 2025. Effective July 18, and as Secretary.
SECTION 2. Effective July 18, 2025, Shirley C	is appointed Assistant Secretary effective as of July 19, 2025. Conley is removed as Assistant Secretary.
SECTION 3	is appointed Treasurer effective as of July 19, 2025. Effective July 18, Treasurer.
SECTION 4. Effective July 18, 2025, Patricia	are appointed Assistant Treasurers effective as of July 19, 2025. Kehr and Scott Smith are removed as Assistant Treasurers.
SECTION 5 . This Resolut	ion shall become effective immediately upon its adoption.
PASSED AND ADOPT	ED THIS 11 TH DAY OF JULY 2025.
ATTEST:	SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors



A RESOLUTION OF THE BOARD OF S COMMUNITY DEVELOPMENT	
ACCOUNT AT FOR	_, TO MAINTAIN A LOCAL BANK R THE DISTRICT AND APPOINTING AS SIGNORS ON THE ACCOUNT;
AUTHORIZING CLOSURE OF OT PROVIDING AN EFFECTIVE DATE.	THER CHECKING ACCOUNTS; AND
	velopment District ("District") is a local unit of special- o Chapter 190, Florida Statutes, being situated entirely
appointing certain employees of the District's previ	ervisors ("Board") previously adopted a resolution lous management company as officer of the District to ling as authorized signatories on the District's bank
WHEREAS, the District has engaged the ser District's management company effective July 19, and	rvices of as the 2025, pursuant to a District Management Agreement;
WHEREAS, the Board desires to establish (Secretary), (Treasur Treasurer) as signors on the District's accounts, effe	n a local bank account for the District and appoint rer), and(Assistant rective as of July 19, 2025.
	BY THE BOARD OF SUPERVISORS OF
SECTION 1. local bank account for the District at	, is directed to maintain the existing
SECTION 2. The (Sec(Assistant Treasure)	ecretary),(Treasurer), and urer) shall be appointed as signors on the District's
accounts and are authorized to administer the Distric	ct's accounts.
SECTION 3. All previous signers on the effective as of July 18, 2025.	e District's accounts shall be automatically removed
SECTION 4. This Resolution shall take e rescinded or repealed.	effect upon its passage and shall remain in effect unless
PASSED AND ADOPTED THIS 11 TH DA	AY OF JULY 2025.
ATTEST:	SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairperson, Board of Supervisors



A RESOLUTION BY THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

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

purposes of Chapter 119, Florida Statutes, shall be located at the offices of		SEC	CTIO	N 1. E	Effective	July 19,	2025, the	District	's pi	rimary ac	lmini	strativ	e office	for
	purpose	es	of	Chapter	: 119,	Florida	Statutes,	shall	be	located	at	the	offices	o

SECTION 2. Effective July 19, 2025, the District's principal headquarters for purposes of establishing proper venue shall be located at the Solterra Resort Amenity Center, 5200 Solterra Boulevard, Davenport, Florida 33837 within Polk County, Florida.

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JULY 2025.

· TTTT

ATTEST:	DEVELOPMENT DISTRICT
	
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

COLTEDD A DECODE COMMUNICAL

WALK-ON EXHIBIT F

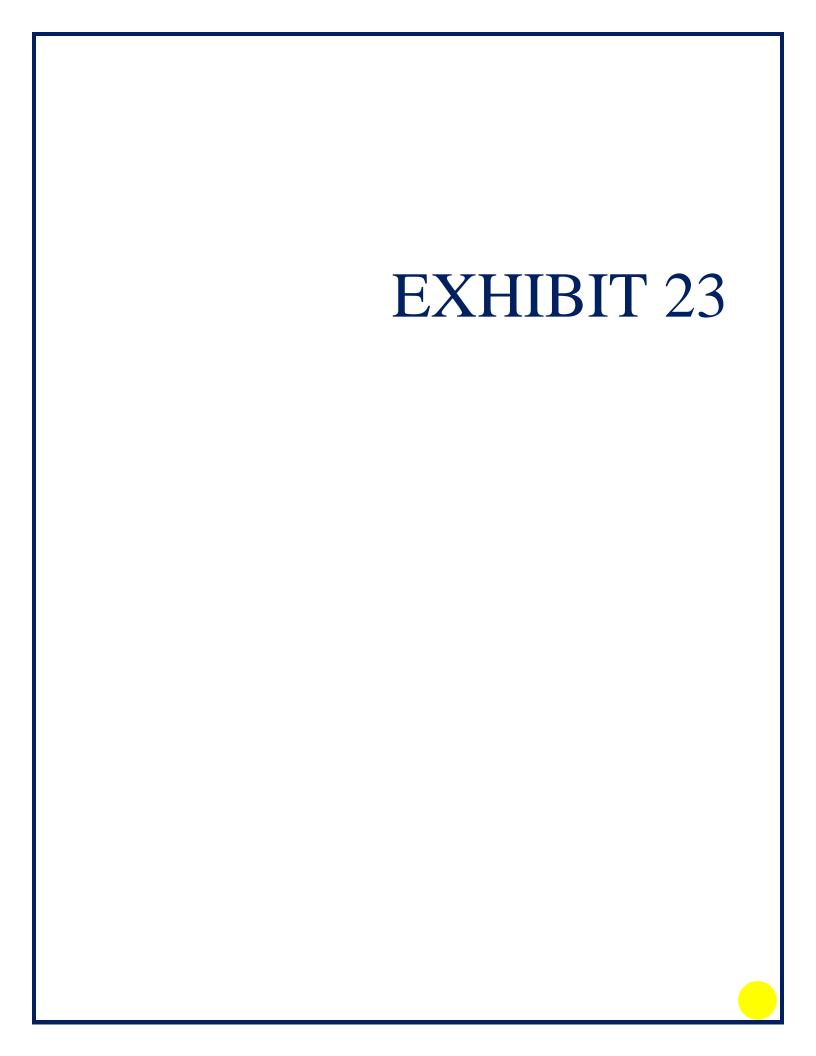
A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF

SUPERVISO DEVELOPN		OF DISTRIC		LTERRA	RESORT	C (OMMU	U NITY	
SECTION 1. Agent for Solterra Redesignated as the Didate of this Resolution	strict's l				rict. All pers	sons and	l/or enti		usly
SECTION 2. shall be automaticall	Al	1 location	ns pr	Registered reviously design ffective date of	gnated as the	e Distri	be ct's Re	located gistered Of	at ffice
SECTION 3. Secretary is hereby of and the Florida Department.	directed	to file ce	ertifie	-			-		
SECTION 4.	This R	Resolution	n sha	all become effe	ective on Jul	y 19, 20)25.		
PASSED AN	D ADO	PTED T	HIS	11 TH DAY O	F JULY 202	25.			
ATTEST:					LTERRA R VELOPMI				(
Secretary / Assistant	Secreta	ry	-	 Cha	airperson, B	oard of	Superv	isors	



1	M	IINUTES OF MEETING							
2		SOLTERRA RESORT							
3	COMMUNITY DEVELOPMENT DISTRICT								
4 5 6	The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on Friday, June 6, 2025 at 10:00 a.m., at the Solterra Resort Amenity Center, 5200 Solterra Blvd., Davenport, FL 33837.								
7	FIRST ORDER OF BUSINESS – Exhibit 1: Roll Call								
8	Mr. Jeskewich called the meetin	g to order at 10:01 a.m. and conducted roll call.							
9	Present and constituting a quorum were:								
10 11 12	Brian Meert Deborah Higham Bobby Voisard	Board Supervisor, Chairman Board Supervisor, Vice Chairman Board Supervisor, Assistant Secretary							
13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Also, present were: Barry Jeskewich Meredith Hammock Savannah Hancock Joe Bullins Sandra Lowery Greg Woodcock (via phone) Matt Goldrick (via phone) Irma Crespo Vicky Alvarez Peter Witman Zuleika Fernandez Nick Fernandez Jeff Boyle Mr. Jeskewich read into the reco	District Manager, Vesta District Services District Counsel, Kilinski Van Wyk Kilinski Van Wyk Amenity Manager, Artemis Lifestyles Artemis Lifestyles District Engineer, Stantec Account Manager, Steadfast Environmental Café Manager, RealManage Yellowstone Landscape Branch Manager, Yellowstone Landscape Florida Training & Investigations LLC (FTI) Florida Training & Investigations LLC (FTI) Resident							
29 30		DED by Ms. Higham, WITH ALL IN FAVOR, the Board accepted for the Solterra Resort Community Development District.							
31 32	The following is a summary of the act Supervisors Regular Meeting.	ions taken at the June 6, 2025 Solterra Resort CDD Board of							
33 34	SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for agenda items)								
35 36 37	Ronald Reagan and Pine Tree	ecurity and roving as well as the need to enhance the marquee on Trail. Discussion ensued. It was noted that this was not District element in place to make said enhancements.							
38	THIRD ORDER OF BUSINESS – Au	dit Committee Meeting							
39	A. Open Audit Committee Meeting								
40 41	II	NDED by Mr. Meert, WITH ALL IN FAVOR, the Board opened m., for the Solterra Resort Community Development District.							

Solterra Resort CDD May 2, 2025 Regular Meeting Page 2 of 6

- 42 B. Ranking Audit Services Proposals
- 43 Mr. Jeskewich gave a brief overview of the audit RFP process. Discussion ensued.
- 1. Exhibit 2: Summary Evaluation

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- a. Exhibit 3: DiBartolomeo, McBee, Hartley & Barnes P.A.
 - b. Exhibit 4: Grau & Associates
 - C. Recommendation for Auditor Services
 - The scores for the two auditors were as follows with DiBartolomeo, McBee, Hartley & Barnes P.A. earning the most points of the two bidders:

	SOLTERRA RESORT - AUDITOR EVALUATION									-	
	rraes	77706	PYDAT	ryse	PY 2000	Alony of Paramed 19 1%:	Propose Department III Dis	Verbrittenbeg Stepe of Work 11.2%	Arany to Preside Request Service 18	tore or	TOTAL
Diffusionem, McBee, Harley & Basses P.A., Grea & Associates	52,999	\$5,190	\$5,700	86.60	\$1,000	15	0.	13	15	40	100
	\$1,600	\$4,790	\$4,800	94,900	23,000	15:	15	15	15	15.	75

D. Close Audit Committee Meeting

On a MOTION by Mr. Voisard, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board closed the Audit Committee meeting at 10:19 a.m., for the Solterra Resort Community Development District.

FOURTH ORDER OF BUSINESS - Onsite Maintenance Services RFP

- A. Consideration of Response to Onsite Maintenance Services Request for Proposals
- Ms. Hammock noted that only one bid was received and that it was from Artemis. Discussion ensued.
- On a MOTION by Mr. Voisard, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved
- 59 Artemis Lifestyles Onsite Maintenance Services proposal, in the amount of \$314,953.60 for the first year,
- 60 for the Solterra Resort Community Development District.

FIFTH ORDER OF BUSINESS – Business Items

- A. Exhibit 5: Aquatic Maintenance
- Mr. Goldrick provided his report for the month. Discussion ensued regarding trash in pond 18.
- B. Café Management
- Ms. Crespo provided her report for the month. Discussion ensued regarding the possible addition of an air conditioner to the café.
- 67 C. Exhibit 6: Landscape Maintenance
- Mr. Witman and Ms. Alvarez presented their report for the month. Discussion ensued regarding the report and the specifics of each proposal presented.
 - 1. Consideration of Yellowstone Proposals
- The proposals were not approved in the order that they were presented.
- a. Exhibit 7: #554370 to Complete Quarterly Palm Fertilizer Injections \$750.00

Solterra Resort CDD May 2, 2025 Regular Meeting Page 3 of 6

73 On a MOTION by Mr. Voisard, SECONDED by Ms. Higham, WITH ALL IN FAVOR, the Board approved 74 the Yellowstone proposal #554370 to Complete Quarterly Palm Fertilizer Injections, in the amount of 75 \$750.00, for the Solterra Resort Community Development District. b. Exhibit 8: #558699 to Refresh River Rock at Clubhouse - \$979.99 76 77 This item was tabled until further notice. 78 Exhibit 9: #562407 to Replace Lightning Damaged Controller 1 at Guard Gate - \$3,330.00 79 On a MOTION by Mr. Voisard, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved 80 the Yellowstone proposal #562407 to Replace Lightning Damaged Controller 1 at Guard Gate, in the amount of \$3,330.00, for the Solterra Resort Community Development District. 81 82 D. Security Management Report 83 Discussion ensued regarding speed of access at the gate due to ongoing Proptia issues. 84 E. Amenity Management 85 1. Exhibit 10: Vesta Amenity Management Report 86 Mr. Bullins and Ms. Lowery updated the Board on the transition process thus far. Discussion ensued regarding upcoming and future plans for the amenities and staffing, project updates, as 87 88 well as requests from the Board for future reports. 89 2. Exhibit 11: Consideration of Clubhouse Tile Roof Repair Proposals 90 Discussion ensued. 91 a. Affordable Roofing - \$2,200.00 92 b. Next Level Roofing - \$1,260.00 93 On a MOTION by Mr. Voisard, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved 94 the Next Level Roofing Clubhouse Tile Roof Repair proposal, in the amount of \$1,260.00, for the Solterra 95 Resort Community Development District. 96 c. Paradise Roofing Service #826 - \$4,250.00 97 3. Exhibit 12: Consideration of HOA Cost Share Agreement for General Manager 98 Bob from Artemis provided a brief explanation of the proposed agreement. Discussion ensued. 99 On a MOTION by Ms. Higham, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board approved 100 the HOA Cost Share Agreement for General Manager, for the Solterra Resort Community Development District. 101 102 The meeting recessed at approximately 12:12 p.m. and resumed at approximately 12:30 p.m. 103 The meeting moved back to Item 2. Exhibit 11 to formally voted on a proposal. 104 This item was not originally on the agenda.

Admin. Services Proposal - \$60,000.00/1 year

Bob from Artemis provided a brief explanation. Discussion ensued.

105

106

Solterra Resort CDD May 2, 2025 Regular Meeting Page 4 of 6

On a MOTION by Ms. Higham, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board approved the amendment to the amenities contract for Admin. Services, at a not-to-exceed of \$60,000.00 for 1 year, for the Solterra Resort Community Development District.

- Discussion continued regarding revenue sharing.
- F. Acceptance of Audit Committee's Recommendation and Authorization of Staff to Issue Audit Services Notice of Intent to Award
- On a MOTION by Ms. Higham, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board accepted the Audit Committee's Recommendation and Authorized Staff to Issue Audit Services Notice of Intent to Award, for the Solterra Resort Community Development District.
- G. Exhibit 13: Consideration and Adoption of Resolution 2025-11, Ratifying Actions Taken by Staff in Re-Setting the Public Hearing for the Amenities Rates and Parking Enforcement
- On a MOTION by Mr. Voisard, SECONDED by Ms. Higham, WITH ALL IN FAVOR, the Board adopted Resolution 2025-11, Ratifying Actions Taken by Staff in Re-Setting the Public Hearing for the Amenities Rates and Parking Enforcement, for the Solterra Resort Community Development District.
- H. Exhibit 14: Consideration and Adoption of Resolution 2025-12, Amending the Proposed Budget
 and Re-setting the Public Hearing
- Ms. Hammock provided a brief explanation of the updates to the previously approved proposed budget. Discussion ensued.
- 125 SIXTH ORDER OF BUSINESS Staff Reports
- 126 A. Exhibit 15: District Engineer
- Mr. Woodcock provided his report. Discussion ensued regarding the addition of lanes and a guardhouse at the entrance to the community.
- B. District Counsel

110

- 1. Discussion on RFP for District Manager
- Ms. Hammock provided a brief explanation of both documents.
- a. Exhibit 16: Vesta District Services Termination Notice
- b. Exhibit 17: Informal Request for Proposals for District Management Services
- On a MOTION by Mr. Voisard, SECONDED by Ms. Higham, WITH ALL IN FAVOR, the Board approved the Request for Proposals for District Management Services, for the Solterra Resort Community
- 136 Development District.
- 137 C. District Manager
- 138 1. "Townhall" Workshop Scheduled for June 19, 2025 at 6 p.m.
- 139 SEVENTH ORDER OF BUSINESS Consent Agenda
- A. Exhibit 18: Consideration and Approval of the Minutes of the Board of Supervisors Workshop Held April 17, 2025
- B. Exhibit 19: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 2, 2025

Solterra Resort CDD May 2, 2025 Regular Meeting Page 5 of 6

144 C. Exhibit 20: Consideration and Approval of the Minutes of the Board of Supervisors Workshop 145 Held May 15, 2025

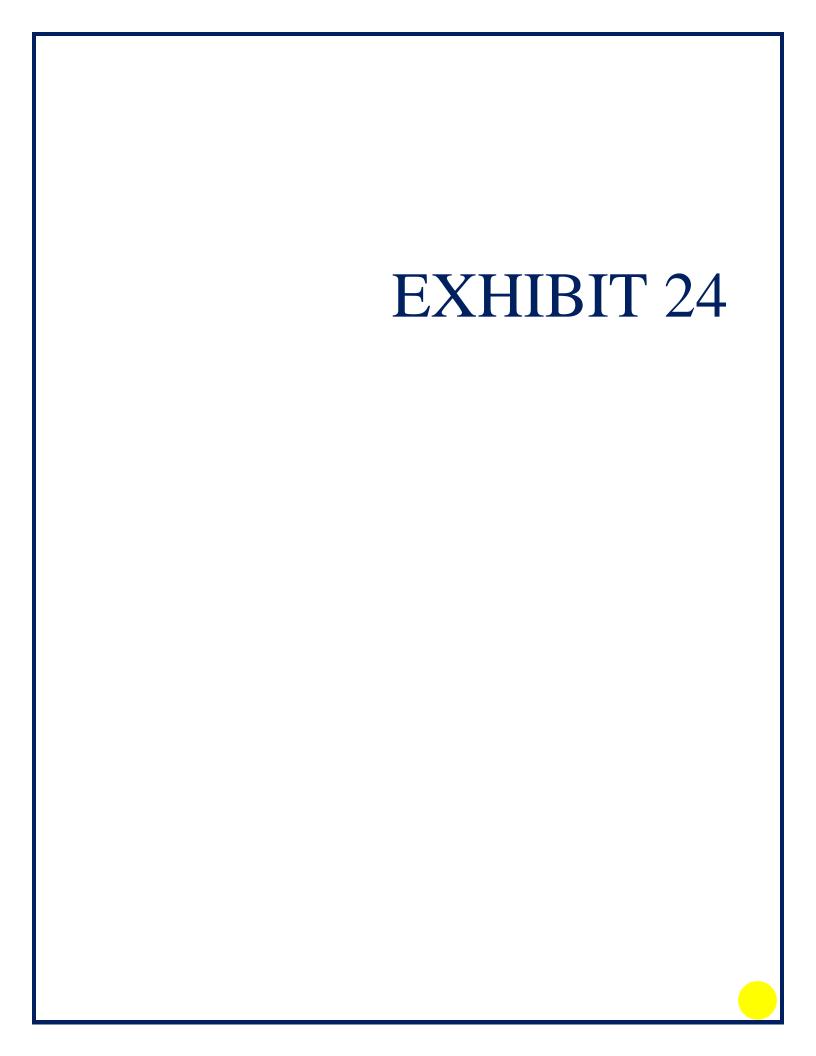
- D. Exhibit 21: Consideration and Acceptance of the FY 2024 Audited Financial Report
- 147 E. Exhibit 22: Consideration and Acceptance of the April 2025 Unaudited Financial Report
- F. Exhibit 23: Ratification of Approval for Site Masters of Florida to Replace 2' of Damaged Curb on Solterra Blvd. at Oakbourne Avenue \$800.00
- G. Exhibit 24: Ratification of Approval for Yellowstone to Repair Irrigation Valve Near Trash Compactor \$295.38 (Proposal #555838)
- On a MOTION by Mr. Voisard, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board approved
- 153 Items A, B, C, D, E, F, and G of the Consent Agenda, for the Solterra Resort Community Development
- 154 District.
- 155 EIGHTH ORDER OF BUSINESS Closed Session (No Action Will Be Taken During the Closed
- 156 Session)
- 157 On a MOTION by Mr. Voisard, SECONDED by Ms. Higham, WITH ALL IN FAVOR, the Board recessed
- the regular meeting and opened the closed session at 1:25 p.m., for the Solterra Resort Community
- 159 Development District.
- The closed session recessed at approximately 1:25 p.m. and resumed at approximately 1:45 p.m.
- A. Discussion on District Security Matters
- 162 On a MOTION by Ms. Higham, SECONDED by Mr. Meert, WITH ALL IN FAVOR, the Board resumed
- the regular meeting and closed the closed session at 2:25 p.m., for the Solterra Resort Community
- 164 Development District.
- 165 NINTH ORDER OF BUSINESS Security Matters
- A. Consideration of Action Relating to Security Matters
- 167 TENTH ORDER OF BUSINESS Supervisor Requests
- There being none, the next item followed.
- 170 A. Exhibit 25: Discussion on Reassignment of Liaison Roles and Community Feedback Reporting
- 171 ELEVENTH ORDER OF BUSINESS Next Virtual "Townhall" Workshop: Thursday, June 19,
- 172 **2025 at 6:00 p.m.**

169

- 173 TWELFTH ORDER OF BUSINESS Next Quorum Check: Friday, July 11, 2025 at 10:00 a.m.
- All three Board members present stated that they would be attending the June 6 Board meeting.
- 175 THIRTEENTH ORDER OF BUSINESS Action Items Summary
- 176 FOURTEENTH ORDER OF BUSINESS Adjournment
- Mr. Jeskewich asked for final questions, comments, or corrections before requesting a motion to
- adjourn the meeting. There being none, Mr. Voisard made a motion to adjourn the meeting.
- On a MOTION by Mr. Voisard, SECONDED by Ms. Higham, WITH ALL IN FAVOR, the Board
- adjourned the meeting at 2:27 p.m. for the Solterra Resort Community Development District.

Solterra Resort CDD
Regular Meeting
May 2, 2025
Page 6 of 6

181 182 183	1 11 7	n made by the Board with respect to any matter consider ensure that a verbatim record of the proceedings is mad n such appeal is to be based.				
184 185 186	Meeting minutes were approved at a meeting by weeting held on <u>July 11, 2025.</u>	rote of the Board of Supervisors at a publicly noticed				
187	Signature	Signature				
	Printed Name	Printed Name				
188	Title: Secretary Assistant Secretary	Title: □ Chairman □ Vice Chairman				



Solterra Resort Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2025

Solterra Resort CDD Balance Sheet May 31, 2025

	General Fund	Debt Service Series 2014	Debt Service Series 2018	Debt Service Series 2023	Capital Projects	Total
1 Assets:						
2 Cash - Operating Account - BankUnited	-	-	-	-	-	-
3 Cash - Operating Account - South State	1,557,072	-	-	-	-	1,557,072
4 Cash - Money Market - BankUnited	1,008,872	-	-	-	-	1,008,872
5 Cash - Merchant Account - BankUnited	75,428	-	-	-	-	75,428
6 Cash - Construction Fund	-	-	-	-	7	7
7 Investments:						
8 Revenue Fund	-	201,245	343,618	156,374	-	701,237
9 Reserve Fund	-	129,372	309,100	-	-	438,472
10 Interest Fund	-	-	-	0	-	0
11 Prepayment Fund	-	-	0	-	-	0
12 Sinking Fund	-	-	-	-	-	-
13 Cost of Issuance	-	-	-	-	-	-
14 2014 Acquisition & Construction	-	-	-	-	15,368	15,368
15 2018 Acquisition & Construction	-	-		-	-	-
16 Phase 2B Acquisition & Construction	-	-	-	-	82,993	82,993
17 2023 Acquisition & Construction	-	-	-	-	-	-
18 Accounts Receivable	-	-	-	-	-	-
19 Assessments Receivable On-Roll	59,093	5,217	12,469	7,576	-	84,354
20 Allowance for Doubtful Accounts	-	-	-	-	-	-
21 Deposits - Utilities	3,605	-	-	-	-	3,605
22 Prepaid Items	4,198	-	-	-	-	4,198
23 Due from Other Funds		18,151	43,386	26,361		87,899
24 Total Assets	2,708,268	353,985	708,573	190,311	98,369	4,059,506
25 Liabilities:						
26 Accounts Payable	157,794	-	-	-	-	- 157,794
27 Due to Other Funds	87,899	-	-	-	-	87,899
28 Due to General Fund	· <u>-</u>	-	-	-	-	-
29 Rental Deposits	600	-	-	-	-	600
30 Deferred Revenue - On-Roll	59,093	5,217	12,469	7,576	-	84,354
31 Fund Balance:						
32 Nonspendable:						
33 Prepaid & Deposits	7,803	-	-	-	-	7,803
34 Restricted for:	,					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
35 Debt Service	-	348,768	696,104	182,735	-	1,227,608
36 Capital Projects	=	, · · · -	, · .	, =	98,369	98,369
37 Assigned	-	-	-	-	-	-
38 Unassigned	2,395,080	-	-	-	-	2,395,080
39 Total Liabilities & Fund Balance	2,708,268	353,985	708,573	190,311	98,369	4,059,506

Solterra Resort CDD

General Fund

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	FY 2025				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	38,154	2,871,933	\$ (59,093)	97.98%
3 Special Assessments Off-Roll (Net)	-	-	-	-	0.00%
Resort Usage Fees, Café Lease Rev, Cabana Rev, 4 Programming Rev	977,980	55,447	381,082	(596,898)	38.97%
5 Interest	-	3,250	27,022	27,022	0.00%
6 Fund Balance Forward	45,472			(45,472)	
7 Total Revenue	3,954,478	96,850	3,280,038	(674,440)	82.94%
8 Expenditures:					
9 General Administrative:					
10 Supervisor Fees & Related Payroll Exp	12,000	1,800	9,600	(2,400)	80.00%
11 District Management	46,000	4,166	30,999	(15,001)	67.39%
12 Mass Mailing & Printing	1,700	140	2,689	989	158.17%
13 Legal Advertising	1,600	256	1,116	(484)	69.73%
14 Bank Fees15 Regulatory & Permit Fees	900 250	-	825 175	(75) (75)	91.65% 70.00%
16 Auditing Services	3,000	_	-	(3,000)	0.00%
17 District Engineer	25,000	5,613	22,752	(2,248)	91.01%
18 Legal Services - General Counsel	36,000	9,099	71,924	35,924	199.79%
19 County Assessment Collection Charges	36,000	-	44,998	8,998	124.99%
20 Website Setup & Administration	2,015	30	2,004	(11)	99.45%
21 Miscellaneous Expenses	20,000		274	(19,726)	1.37%
22 Total General & Administrative	184,465	21,103	187,355	2,890	101.57%
23 Insurance:					
24 Insurance (General Liab, Public Offc & Prop)	55,000	-	45,134	(9,866)	82.06%
25 Total Insurance	55,000		45,134	(9,866)	82.06%
26 Debt Service Administration:					
27 Arbitrage Reporting	750	-	650	(100)	86.67%
28 Dissemination	4,800	-	4,800	-	100.00%
29 Trustee Fees	17,000	-	11,861	(5,139)	69.77%
30 Total Debt Service Administration	22,550		17,311	(5,239)	76.77%
31 Utilities:					
32 Gas	78,750	282	6,654	(72,096)	8.45%
33 Electricity	291,803	24,514	176,814	(114,989)	60.59%
34 Water	138,600	22,378	164,227	25,627	118.49%
35 Total Utilities	509,153	47,174	347,695	(161,458)	68.29%
36 Security:					
37 Security Monitoring - Main Entrance & Pool	45,000	1,411	9,116	(35,884)	20.26%
38 Security System - Main Entrance	40,000	3,110	20,034	(19,966)	50.09%
39 Security - Access Cards	5,500	-	-	(5,500)	0.00%
40 Security - Penalty False Alarm	8,500	- 20.500	- 242.075	(8,500)	0.00%
41 Security - Guardhouse - Staffing	500,000	38,500	313,875	(186,125)	62.78% 44.80%
42 Security - Patrol 43 Gate Maintenance & Repair	50,000 10,000	2,400	22,400 6,858	(27,600) (3,142)	44.80% 68.58%
44 Phone & Internet (Guardhouse)	5,100	343	3,095	(2,005)	60.68%
45 Total Security	664,100	45,764	375,378	(288,722)	56.52%
46 ClubHouse/Amenity Administration: 47 Staffing - Amenity Management	281,213	20,943	153,593	(127,620)	54.62%
-/ Starring - Amenity Management	201,213	20,343	133,333	(127,020)	34.02%

48 Staffing - Lifestyle & Pool Monitoring	804,075	59,182	474,360	(329,715)	58.99%
49 Clubhouse Facility Maintenance - Cleaning	87,600	6,854	48,161	(39,439)	54.98%
50 Clubhouse Maintenance - Staffing *	240,000	22,330	169,475	(70,525)	70.61%
51 Clubhouse Maintenance & Repairs *	17,491	2,249	18,524	1,033	105.91%
52 Clubhouse & Lifestyle Supplies	60,000	4,238	40,037	(19,963)	66.73%
53 Pest Control & Termite Bond	20,780	-	2,000	(18,780)	9.62%
54 Water & Vending Services	7,000	230	793	(6,207)	11.33%
55 Social Activity & Movie Licensing	1,000	-	2,535	1,535	253.49%
56 Phone & Internet (Clubhouse)	12,514	1,130	8,545	(3,969)	68.29%
57 Total Clubhouse/Amenity Administration	1,531,673	117,154	918,024	(613,649)	59.94%
FO Londsons/Dronouts Maintenance					
58 Landscape/Property Maintenance: 59 Pond & Wetland Maintenance	F3 800	2.060	10.011	(22.080)	36.82%
	53,800	3,060	19,811	(33,989)	52.70%
60 Landscape Maintenance - Contract 61 Landscape Replenishment	250,000	16,166	131,738	(118,262)	47.60%
	116,667 20,000	1,850	55,532 11,482	(61,135)	57.41%
•		1,030	11,402	(8,518)	
63 Asphalt Pavement Repair & Monitoring	25,000	-	1 417	(25,000)	0.00% 2.20%
64 Landscape/Property Contingency 65 Comprehensive Field Services	64,400	1 000	1,417	(62,983)	
· · · · · · · · · · · · · · · · · · ·	12,000 541,867	1,000 22,076	8,000 227,979	(4,000)	66.67% 42.07%
66 Total Landscape/Property Maintenance	541,867	22,076	227,979	(313,888)	42.07%
67 Facility Maintenance:					
68 Pool Service - Contract	51,000	3,151	22,751	(28,249)	44.61%
69 Repairs & Maintenance - Pool & Lazy River	48,281	5,505	70,086	21,805	145.16%
70 Pool Permit	850	700	700	(150)	82.39%
71 Slide Maintenance & Repair	2,500	-	34,131	31,631	1365.24%
72 Signage	2,000	-	1,261	(739)	63.07%
73 Atheletic Facil Maint & Fitness Equipment Repair	10,000	496	4,029	(5,971)	40.29%
74 Refuse Dumpster Service	70,000	1,792	9,503	(60,497)	13.58%
75 Pressure Washing	15,000	-	-	(15,000)	0.00%
76 Contingency	46,000	359	45,518	(482)	98.95%
77 Total Facility Maintenance	245,631	12,004	187,979	(57,652)	76.53%
•					
78 Capital Improvement & Reserves:					
79 Capital Improvement	196,039	-	17,680	(178,359)	9.02%
80 Reserve Study	4,000	<u> </u>	2,450	(1,550)	61.25%
81 Total Capital Improvement & Reserves	200,039		20,130	(179,909)	10.06%
					
82 Total Expenditures	3,954,478	265,275	2,326,987	(1,627,491)	58.84%
83 Excess of Revenue Over (Under) Expenditures	_	(168,424)	953,051		
os Excess of Revenue Over (officer) Experiareares		(100,424)	333,031		
84 Other Financing Sources (Uses):					
85 Interfund Transfers - In 86 Interfund Transfers - Out			-		
87 Total Other Financing Sources (Uses)					
99 Not Change in Fund Palance			052.051		
88 Net Change in Fund Balance			953,051		
89 Fund Balance - Beginning			1,449,652		
oo i ana palance - pegining			1,443,032		
90 Fund Balance - Ending			2,402,703		
			_,,,,		

^{*} In order to provide transparency the personnel costs have been separated from other costs and the budget reflects an estimate for each line item.

Solterra Resort CDD

Debt Service - Series 2014

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 3,368	\$ 253,527	\$ (5,217)	97.98%
3 Interest 4 Total Revenue	258,744	829 4,197	5,954 259,482	5,954 738	0.00% 100.29%
5 Expenditures: 6 Interest					
7 May 1, 2025	82,447	82,447	82,447	(0)	0.00%
8 November 1, 2024 9 Principal	82,447	-	84,572	2,125	0.00%
9 Principal 10 May 1, 2025	90,000	_	85,000	(5,000)	0.00%
11 Total Expenditures	254,894	82,447	252,019	(2,875)	98.87%
12 Excess of Revenue Over (Under) Expenditures	3,850	(78,250)	7,463		
13 Other Financing Sources (Uses):					
14 Interfund Transfers - In		-	-		
15 Interfund Transfers - Out		(420)	(3,605)		
16 Total Other Financing Sources (Uses)		(420)	(3,605)		
17 Net Change in Fund Balance		(78,670)	3,858		
18 Fund Balance - Beginning			344,910		
19 Fund Balance - Ending			\$ 348,768		

Solterra Resort CDD Debt Service - Series 2018

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	FY 2025								% of
	Adopted Budget		Current Month		Year -to-Date		Variance		Budget
1 Revenue:									
2 Special Assessments On-Roll (Net) 3 Interest	\$	618,463	\$	8,051 2,183	\$	605,994 14,686	\$	(12,469) 14,686	97.98% 0.00%
4 Total Revenue		618,463		10,234		620,680		2,217	100.36%
5 Expenditures:									
6 Interest 7 May 1, 2025		222,334		222,203		222,203		(131)	0.00%
8 November 1, 2024		218,178		-		222,203		4,025	0.00%
9 Principal									
## May 1, 2025		175,000		175,000		175,000		<u> </u>	0.00%
## Total Expenditures		615,512		397,203	-	619,406		3,894	100.63%
## Excess of Revenue Over (Under) Expenditures		2,951		(386,969)		1,274			
## Other Financing Sources (Uses): ## Interfund Transfers - In									
## Interfund Transfers - Out				(1,004)		(8,613)			
## Total Other Financing Sources (Uses)				(1,004)		(8,613)			
## Net Change in Fund Balance				(387,973)		(7,339)			
## Fund Balance - Beginning						703,443			
## Fund Balance - Ending					\$	696,104			

Solterra Resort CDD

Debt Service - Series 2023

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	FY 2025 Adopted Budget Current Month		Yea	Year -to-Date Variance		ariance	% of Budget	
1 Revenue:								
2 Special Assessments On-Roll (Net)	\$	375,776	\$ 4,892	\$	368,200	\$	(7,576)	97.98%
3 Interest			590		2,430		2,430	0.00%
4 Total Revenue		375,776	5,482		370,630		(5,146)	98.63%
5 Expenditures: 6 Interest								
7 May 1, 2025		121,605	121,605		121,605	\$	(0)	100.00%
8 November 1, 2024		117,927	-		121,605	7	3,678	103.12%
9 Principal		,			,		5,5.5	
10 May 1, 2025		133,000	133,000		133,000		-	100.00%
11 Total Expenditures		372,532	254,605		376,209		3,677	303.12%
12 Excess of Revenue Over (Under) Expenditures		3,244	(249,123)		(5,580)			
13 Other Financing Sources (Uses):								
14 Interfund Transfers - In			-		-			
15 Interfund Transfers - Out			-		-			
16 Total Other Financing Sources (Uses)								
17 Net Change in Fund Balance			(249,123)		(5,580)			
18 Fund Balance - Beginning					188,315			
19 Fund Balance - Ending				\$	182,735			

Solterra Resort CDD Construction Fund - 2014

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	Year	-to-Date
1 Revenue:		
2 Bond Proceeds	\$	-
3 Interest		365
4 Total Revenue		365
5 Expenditures:		
6 Construction-in-Progress		
7 Total Expenditures		-
8 Excess of Revenue Over (Under) Expenditures		365
9 Other Financing Sources (Uses):		
10 Interfund Transfers - In		3,605
11 Interfund Transfers - Out		-
12 Total Other Financing Sources (Uses)		3,605
13 Net Change in Fund Balance		3,969
14 Fund Balance - Beginning		11,399
15 Fund Balance - Ending	\$	15,368

Solterra Resort CDD Construction Fund - 2018 Phase 2B

Statement of Revenues, Expenditures and Change in Fund Balance For the Period from October 1, 2024 to May 31, 2025

	Year -to-Date		
1 Revenue:			
2 Bond Proceeds	\$	-	
3 Interest		2,140	
4 Total Revenue		2,140	
5 Expenditures:			
6 Construction-in-Progress			
7 Total Expenditures			
8 Excess of Revenue Over (Under) Expenditures		2,140	
9 Other Financing Sources (Uses):			
10 Interfund Transfers - In		8,613	
11 Interfund Transfers - Out			
12 Total Other Financing Sources (Uses)		8,613	
13 Net Change in Fund Balance		10,753	
14 Fund Balance - Beginning		72,240	
15 Fund Balance - Ending	\$	82,993	
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Solterra Resort CDD Check Register - South State FY 25

Date	Number	Vendor	Memo	Debit	Credit	Balance
9/30/2024			Balance Forward			267,713.51
10/01/2024	01ACH100124	DUKE ENERGY	7102 Oakmoss Loop Irrigation 08.07.24-09.06.24		30.80	267,682.71
10/01/2024	02ACH100124	DUKE ENERGY	4000 OAKMONT BLVD 08.07.24-09.06.24		59.72	267,622.99
10/01/2024	03ACH100124	DUKE ENERGY	6022 Board Oak Dr Pump 08.07.24-09.06.24		30.80	267,592.19
10/01/2024	04ACH100124	DUKE ENERGY	0 Solterra Blvd Lite 07.09.24-08.07.24		1,339.93	266,252.26
10/01/2024	05ACH100124	DUKE ENERGY	5456 Misty Oak Cir Pump 08.07.24-09.06.24		30.80	266,221.46
10/01/2024	06ACH100124	DUKE ENERGY	7310 Oakmoss Loop Irrigation 08.07.24-09.06.24		30.80	266,190.66
10/01/2024	07ACH100124	DUKE ENERGY	7524 Oak Spring Lane 08.07.24-09.06.24		30.80	266,159.86
10/01/2024	08ACH100124	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 08.07.24-09.06.24		232.18	265,927.68
10/01/2024	ACH100124	AMAZON			13.29	265,914.39
10/01/2024	100429	Cintas	Invoice: 4206488424 (Reference: Mats, Scraper, Hand Sanitizer.)		141.95	265,772.44
10/01/2024	100430	SPIES POOL, LLC	Invoice: 310703 (Reference: Pool Chemicals.) Invoice: 310422 (Reference: Install New Motor.)		3,261.10	262,511.34
10/02/2024	ACH100224	AMAZON			19.25	262,492.09
10/02/2024	100431	METFITNESS LLC	Invoice: INV-4894 (Reference: Monthly Fitness Claas - 9.24.)		240.00	262,252.09
10/02/2024	100432	Insyte Security, LLC	Invoice: 19871 (Reference: Monthly Support - 9.24.)		710.00	261,542.09
10/02/2024	100433	Amenity Services LLC	Invoice: 2230 (Reference: Monthly Clubhouse Cleaning - 10.24.) Invoice: 2231 (Reference: Mont		6,000.00	255,542.09
10/02/2024	100434	Proptia	Invoice: 4875 (Reference: Software Services Monthly 10.24.)		775.00	254,767.09
10/02/2024	100435	EXERCISE SYSTEMS, INC.	Invoice: 26243 (Reference: Quarterly Preventative Maintenance.)		295.00	254,472.09
10/02/2024	100436	Steadfast Environmental LLC	Invoice: SE-25085 (Reference: Routine Aquatic Maintenance 10.24.)		2,393.00	252,079.09
10/02/2024	100437	Kalina Brochowicz Fondo	Invoice: 19 SEP 2024 (Reference: DJ Services & Poolside Games - Sep 2024.)		1,200.00	250,879.09
10/02/2024	100438	YELLOWSTONE LANDSCAPE	Invoice: 774300 (Reference: Monthly Landscape - 10.24.)		16,166.00	234,713.09
10/02/2024	100439	Janitorial Superstore	Invoice: 28587 (Reference: Janitorial Cleaning Supplies.)		804.45	233,908.64
10/03/2024	ACH100324	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 08.08.24-09.09.24		4,537.98	229,370.66
10/03/2024	01ACH100324	AMAZON			134.32	229,236.34
10/03/2024	02ACH100324	AMAZON			103.82	229,132.52
10/03/2024	03ACH100324	AMAZON			34.66	229,097.86
10/04/2024	ACH100424	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 08.13.24-09.12.24		1,080.55	228,017.31
10/04/2024	01ACH100424	AMAZON			24.43	227,992.88
10/04/2024	02ACH100424	AMAZON			71.49	227,921.39
10/07/2024	ACH100724	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Sep 2024		776.59	227,144.80
10/08/2024	ACH100824	DUKE ENERGY	000 Solterra BLvd Lite 08.16.24-09.16.24		792.48	226,352.32
10/08/2024	ACH100824	AMAZON			32.18	226,320.14
10/09/2024	ACH100924	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 08.17.24-09.17.24		1,327.76	224,992.38
10/09/2024	01ACH100924	POLK COUNTY UTILITIES	Various Accounts		90.82	224,901.56
10/09/2024	02ACH100924	POLK COUNTY UTILITIES	Various Accounts		125.36	224,776.20
10/09/2024	03ACH100924	POLK COUNTY UTILITIES	Various Accounts		266.08	224,510.12
10/09/2024	04ACH100924	POLK COUNTY UTILITIES	Various Accounts		908.25	223,601.87
10/09/2024	05ACH100924	POLK COUNTY UTILITIES	Various Accounts		21.15	223,580.72
10/09/2024	ACH100924	Spectrum Business	0 Oaktree Drive CBHS Wifi 09/22/24 - 10/21/24		109.98	223,470.74
10/09/2024			Service Charge		188.05	223,282.69
10/10/2024	01ACH101024	POLK COUNTY UTILITIES	Various Accounts		4,199.25	219,083.44

10/10/2024	02ACH101024	POLK COUNTY UTILITIES	Various Accounts		17,708.72	201,374.72
10/10/2024	03ACH101024	POLK COUNTY UTILITIES	Various Accounts		1,934.65	199,440.07
10/12/2024	01ACH101224	Spectrum Business	Phone and Internet. 09/25/24 - 10/24/24 5200 Solterra Blvd		1,047.14	198,392.93
10/15/2024	ACH101524	FLORIDA PUBLIC UTILITIES	Service 08.21.24-09.20.24		863.38	197,529.55
10/15/2024			Funds Transfer	200,000.00		397,529.55
10/15/2024	100440	Cintas	Invoice: 4207199881 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	397,387.60
10/15/2024	100441	SPIES POOL, LLC	Invoice: 310934 (Reference: Bleach, Degreaser * DE Powder.)		1,784.55	395,603.05
10/15/2024	100442	Sunrise Solutions Pool Service, LLC	Invoice: 3218 (Reference: Monthly Pool Service 10.24.)		2,800.00	392,803.05
10/15/2024			Deposit	1,500.00		394,303.05
10/16/2024	ACH101624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 08.27.24-09.24.24		474.13	393,828.92
10/16/2024	ACH101624	BANK UNITED VISA CC			5,619.84	388,209.08
10/16/2024	100443	Cintas	Invoice: 4207830729 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	388,067.13
10/16/2024	100444	Vesta Property Services, Inc.	Invoice: 422367 (Reference: Management - Sep 24.)	1	02,858.50	285,208.63
10/16/2024	01ACH101624	AMAZON	Drywall Repair Kit, LED Bulbs, Nylon Hex Nut		41.56	285,167.07
10/16/2024	02ACH101624	AMAZON	Surge Protector, Caster Wheels		55.87	285,111.20
10/16/2024	03ACH101624	AMAZON			79.97	285,031.23
10/16/2024	04ACH101624	AMAZON	Thread Checker, Fastners, Pool Safety Line		91.87	284,939.36
10/16/2024	05ACH101624	AMAZON			200.51	284,738.85
10/16/2024	06ACH101624	AMAZON	Christmas Craft Kit, Resin Craft Kit, Balloons, Birthday Banners and Centerpieces, Bubbles Kid T		232.11	284,506.74
10/17/2024	01ACH101724	DUKE ENERGY	5290 Solterra Blvd Irrigation 8/27/24 - 9/24/24		30.80	284,475.94
10/17/2024	02ACH101724	DUKE ENERGY	5200 OAKMONT BLVD 8/27/24 - 9/24/24		9,449.01	275,026.93
10/17/2024	03ACH101724	DUKE ENERGY	5300 Solterra Blvd Lift 8/27/24 - 9/24/24		172.94	274,853.99
10/17/2024	04ACH101724	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 8/28/24 - 9/25/24		885.85	273,968.14
10/17/2024	100445	The Sherwin Williams Co.	Invoice: 2738-7 (Reference: Medium Brown & Lightweight Beige Paint.)		469.62	273,498.52
10/17/2024	100446	KILINSKI VAN WYK, PLLC	Invoice: 10537 (Reference: Legal Service 9.24.)		2,850.00	270,648.52
10/17/2024	100447	VESTA DISTRICT SERVICES	Invoice: 422549 (Reference: Monthly DM Fees - Oct 2024.)		4,833.33	265,815.19
10/17/2024	100448	SPIES POOL, LLC	Invoice: 311111 (Reference: Bleach and Sulfuric Acid.)		1,794.95	264,020.24
10/17/2024	100449	Zeno Office Solutions, Inc.	Invoice: IN3036489 (Reference: Monthly Lease pymt 09.15.24 - 10.14.24.)		466.74	263,553.50
10/17/2024	100450	SchoolNow	Invoice: INV-SN-305 (Reference: Website Hosting.)		1,515.00	262,038.50
10/18/2024	01ACH101824	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 8/28/24 - 9/25/24		36.32	262,002.18
10/18/2024	01ACH101824	AMAZON	Pressure Washer Cleaner Concentrate		48.99	261,953.19
10/18/2024	02ACH101824	AMAZON	Punch & Chisel Set, Halloween Toys		70.97	261,882.22
10/20/2024	ACH102024	Spectrum Business	5200 Solterra Blvd AHMS 10/03/24-11/02/24		279.97	261,602.25
10/21/2024	EFT102124	FLORIDA DEPT OF REVENUE	Sep 2024 Sales Tax Filing		10,368.78	251,233.47
10/21/2024	100451	BUSINESS OBSERVER	Invoice: 24-01448K (Reference: Legal Advertising.) Invoice: 24-01477K (Reference: Legal Adver		179.38	251,054.09
10/21/2024	100452	SPIES POOL, LLC	Invoice: 21410 (Reference: 3 Chemical Controllers.)		450.00	250,604.09
10/22/2024	102224ACH1	AMAZON	Hose Reel Cart		88.64	250,515.45
10/22/2024	102224ACH2	AMAZON	Rocks for Painting, Heat Shrink Tubing Kit, Heat Shrink Butt Connecters, NPT Straight Adapter, P		149.24	250,366.21
10/22/2024	102224ACH3	AMAZON	Outlet Tester, Wire Cutter		42.94	250,323.27
10/22/2024	6083	Egis Insurance & Risk Advisors	FY Insurance Policy # 100124585 10/01/24-10/01/25		44,519.00	205,804.27
10/22/2024	100453	STANTEC CONSULTING SERVICES, INC.	Invoice: 2297349 (Reference: Project Mgr - p/e 10.04.24.)		1,235.00	204,569.27
10/22/2024	100454	TPG Lighting	Invoice: 419 (Reference: 50% Deposit for 2024 Christmas Lights.)		3,304.80	201,264.47
10/22/2024	100455	Cintas	Invoice: 4208696303 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	201,122.52
10/22/2024	100456	Cheney Brothers	Invoice: 05-0927274356 (Reference: Blue Air Ice Machine - Balance Due.)		3,101.04	198,021.48
10/22/2024	100457	Insyte Security, LLC	Invoice: 20201 (Reference: Rain Hoods, Power Strip and Fire Rated Wall Board.) Invoice: 20171		947.72	197,073.76
10/22/2024	01ACH102224	AMAZON	Christmas Craft Kit, Resin Craft Kit, Balloons, Birthday Banners and Centerpieces, Bubbles Kid T		11.98	197,061.78
10/22/2024	02ACH102224	AMAZON	Halloween Party Favors, Thanksgiving Decor, Hot Glue Sticks, Faucet, Adapter Set, Door Levers, s		67.99	196,993.79

10/22/2024	03ACH102224	AMAZON	Halloween Party Favors, Thanksgiving Decor, Hot Glue Sticks, Faucet, Adapter Set, Door Levers, s		284.04	196,709.75
10/23/2024	ACH102324	DUKE ENERGY	00 Solterra Blvd LITE 09.04.24-10.01.24		1,035.80	195,673.95
10/23/2024	102324ACH1	AMAZON	Thermal Type Light Sensor		23.45	195,650.50
10/23/2024	102324ACH2	AMAZON	Pickleball Grip Tape, Paper Plates		34.98	195,615.52
10/24/2024	102424ACH1	AMAZON	Acrylic Paint Pens, Rubbing Alcohol, Magic Eraser, Pocket Folder, 3 Ring Binder		67.61	195,547.91
10/24/2024	100458	Dale Cooper LLC - Safe Slide Restoration	Invoice: 4064 (Reference: Slide Restoration - Balance Due.)		17,065.50	178,482.41
10/24/2024	100459	Florida Wrap Pros, LLC	Invoice: 2131 (Reference: Metal Signs for Pool, Gym, Street & Digital Print.)		1,465.00	177,017.41
10/24/2024	100460	SPIES POOL, LLC	Invoice: 311471 (Reference: Bleach & Sulfuric Acid.)		1,354.95	175,662.46
10/24/2024	100461	Xerox Company	Invoice: 6347464 (Reference: Monthly Fee - Oct2024.)		338.92	175,323.54
10/24/2024	100462	FTI / Florida Training & Investigations	Invoice: 23204085 (Reference: Guard House 9.15.24 - 10.14.24.)		41,400.00	133,923.54
10/28/2024	6084	US BANK	Trustee Fees - Series 2023 (09/01/24-8/31/25)		4,256.13	129,667.41
10/29/2024	01ACH102924	DUKE ENERGY	7102 Oakmoss Loop Irrigation 09.07.24 - 10.04.24		30.80	129,636.61
10/29/2024	02ACH102924	DUKE ENERGY	4000 OAKMONT BLVD 09.07.24 - 10.04.24		57.95	129,578.66
10/29/2024	03ACH102924	DUKE ENERGY	0 Solterra Blvd Lite 09.07.24 - 10.04.24		1,339.93	128,238.73
10/29/2024	04ACH102924	DUKE ENERGY	5456 Misty Oak Cir Pump 09.07.24 - 10.04.24		30.80	128,207.93
10/29/2024	05ACH102924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 09.07.24 - 10.04.24		30.80	128,177.13
10/29/2024	06ACH102924	DUKE ENERGY	7524 Oak Spring Lane 09.07.24 - 10.04.24		30.80	128,146.33
10/29/2024	07ACH102924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 09.07.24 - 10.04.24		201.96	127,944.37
10/29/2024	08ACH102924	DUKE ENERGY	6022 Board Oak Dr Pump 09.07.24 - 10.04.24		30.80	127,913.57
10/29/2024	13ACH102924	AMAZON	Twine, Wire Grounding Plugs		22.99	127,890.58
10/29/2024	12ACH102924	AMAZON	220 Mini Resin Charms		9.99	127,880.59
10/29/2024	100463	Cintas	Invoice: 4209336973 (Reference: 4x6 Brown Mats & 3x5 Brown Mats.)		141.95	127,738.64
10/29/2024	100464	ACE HOME & SUPPLY CENTER	Invoice: 111286/1 (Reference: 3/8 Union PVC.)		35.96	127,702.68
10/29/2024	100465	Sunrise Solutions Pool Service, LLC	Invoice: 3222 (Reference: Hurricane Helene Clean Up.)		300.00	127,402.68
10/29/2024	100466	METFITNESS LLC	Invoice: INV-4931 (Reference: Weekly Zumba OCT 12,19,26.)		180.00	127,222.68
10/29/2024	100467	Truly Nolen Of America, Inc	Invoice: 711190048 (Reference: Monthly Pest Control - 10.24.) Invoice: 711190047 (Reference:		250.00	126,972.68
10/29/2024	100468	Insyte Security, LLC	Invoice: 19841 (Reference: Gates, Motors & maintenance Assessment.)		415.00	126,557.68
10/29/2024	100469	YELLOWSTONE LANDSCAPE	Invoice: 789149 (Reference: Lift & Trim Live Oaks Behind Entrance Signs.) Invoice: 788638 (Re		5,885.37	120,672.31
10/29/2024	09ACH102924	AMAZON	Gel Pens, PVC Cards		128.56	120,543.75
10/29/2024	10ACH102924	AMAZON	Packing Tape, HDMI Cables, Receipt Paper, Sticky Notes, Pens, Clip Dispenser, Extension Cable		32.72	120,511.03
10/29/2024	11ACH102924	AMAZON	Packing Tape, HDMI Cables, Receipt Paper, Sticky Notes, Pens, Clip Dispenser, Extension Cable		44.60	120,466.43
10/29/2024	14ACH102924	AMAZON	Sharpies		9.99	120,456.44
10/30/2024	103024ACH1	AMAZON	Christmas Stockings, Time Switch, Magazine Holder		122.19	120,334.25
10/30/2024	103024ACH2	AMAZON	15 Minute Spring Loaded Wall Timer		67.73	120,266.52
10/30/2024			Deposit	1,500.00		121,766.52
10/31/2024	01ACH103124	AMAZON	Wood Screws, Drywall Sander, Drywall Texture Sponge, Pipe Fittings, Bathroom Sink Faucet		519.28	121,247.24
10/31/2024	02ACH103124	AMAZON	Screw Cover Caps, Bubbler Round Top		34.99	121,212.25
10/31/2024				203,000.00	349,501.26	121,212.25
11/01/2024	100470	SPIES POOL, LLC	Invoice: 311474 (Reference: Therm Stack, Thermal Regulator.)		885.00	120,327.25
11/01/2024	100471	Proptia	Invoice: 4999 (Reference: Credential Activation.)		200.00	120,127.25
11/01/2024	100472	Westbrook Service Corporation	Invoice: 525310 (Reference: cafe grease trap issue.)		4,537.87	115,589.38
11/01/2024	01ACH110124	AMAZON	TV Mounting Hardware Kit		11.67	115,577.71
11/01/2024	02ACH110124	AMAZON	Garage Door Leaf Spring Bumpers		40.21	115,537.50
11/04/2024	6085	Ariane Casanova	BOS Meeting 10/30/24		200.00	115,337.50
11/04/2024	6086	Brian Meert	BOS Meeting 10/30/24		200.00	115,137.50
11/04/2024	6087	Karan L. Wienker	BOS Meeting 10/30/24 (VOID)		0.00	115,137.50
11/04/2024	100473	Cintas	Invoice: 4210057139 (Reference: Maint Service.)		141.95	114,995.55

11/05/2024	100474	Proptia	Invoice: 5013 (Reference: Security Software.)		775.00	114,220.55
11/05/2024	01ACH110524	AMAZON	12-Gauge 2-Conductor Type MC Conduit, Speedlift Union Elbow, Ceiling TV Mount		131.99	114,088.56
11/05/2024	02ACH110524	AMAZON	Old Work Electrical Outlet Box, Hinged Cord Outlet, Heavy Duty Cord Wheel, Self Tappping Screws		71.25	114,017.31
11/05/2024	03ACH110524	AMAZON	Stapler, Hex Nuts, Screw Bolt		107.21	113,910.10
11/05/2024	05ACH110524	AMAZON	Sharpie Tank Highlighters, Batteries, Battery Charger		35.31	113,874.79
11/05/2024	06ACH110524	AMAZON	Sharpie Tank Highlighters, Batteries, Battery Charger		97.00	113,777.79
11/06/2024	01ACH110624	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 09.10.24 - 10.07.24		4,537.98	109,239.81
11/06/2024	02ACH110624	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 09.10.24 - 10.07.24		1,080.55	108,159.26
11/06/2024	100475	YELLOWSTONE LANDSCAPE	Invoice: 794240 (Reference: Monthly Landscape Maintenance November 2024.)		16,166.00	91,993.26
11/06/2024	100476	SPIES POOL, LLC	Invoice: 311625 (Reference: Service Call - Spa Therapy pump.) Invoice: 311665 (Reference: Ser		1,767.30	90,225.96
11/06/2024	100477	Amenity Services LLC	Invoice: 2246 (Reference: Monthly Porter (Nov).) Invoice: 2247 (Reference: Cleaning Of Clubho		6,000.00	84,225.96
11/06/2024	03ACH110624	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Oct 2024		1,661.68	82,564.28
11/06/2024	04ACH110624	AMAZON	Voltage Test Kit		74.76	82,489.52
11/07/2024	100478	Steadfast Environmental LLC	Invoice: SE-25277 (Reference: Routine Aquatic Maintenance Nov 24.)		2,393.00	80,096.52
11/07/2024	100479	Kalina Brochowicz Fondo	Invoice: 20 OCT 2024 (Reference: DJ Services & Poolside Games 10/5, 10/12, 10/19, 10/26.)		1,200.00	78,896.52
11/07/2024	100480	SPIES POOL, LLC	Invoice: 311696 (Reference: Pool Supplies.)		2,144.35	76,752.17
11/07/2024	01ACH110724	AMAZON	Cord Storage Reel, 100 Envelopes, Christmas Stamps, Christmas Postcard Coloring		94.11	76,658.06
11/07/2024	02ACH110724	AMAZON	Hex Head Screw Bolt, Silicone Protective Cover, Cable Stripper, Batteries, Christmas Wax Seal St		296.65	76,361.41
11/07/2024	02ACI1110724	AWAZON	Funds Transfer	100,000.00	290.03	176,361.41
11/09/2024	01ACH110924	Spectrum Business	0 Oaktree Drive CBHS Wifi 10/22/24 - 11/21/24	100,000.00	109.98	176,251.43
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11/10/2024	10ACH111024	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 09.18.24 - 10.17.24		1,327.76	174,923.67
11/12/2024	09ACH111224	DUKE ENERGY	000 Solterra BLvd Lite 09.17.24 - 10.16.24		792.48	174,131.19
11/12/2024	01ACH111224	POLK COUNTY UTILITIES	Various Accounts		102.84	174,028.35
11/12/2024	02ACH111224	POLK COUNTY UTILITIES	Various Accounts		123.65	173,904.70
11/12/2024	03ACH111224	POLK COUNTY UTILITIES	Various Accounts		85.42	173,819.28
11/12/2024	04ACH111224	POLK COUNTY UTILITIES	Various Accounts		49.11	173,770.17
11/12/2024	05ACH111224	POLK COUNTY UTILITIES	Various Accounts		67.71	173,702.46
11/12/2024	06ACH111224	POLK COUNTY UTILITIES	Various Accounts		49.79	173,652.67
11/12/2024	07ACH111224	FLORIDA PUBLIC UTILITIES	Service 09.21.24 - 10.18.24		1,816.02	171,836.65
11/12/2024	08ACH111224	Spectrum Business	Phone and Internet. 10/25/24 - 11/24/24 5200 Solterra Blvd		1,047.14	170,789.51
11/12/2024			Deposit	3,961.00		174,750.51
11/12/2024			Service Charge		165.35	174,585.16
11/13/2024	01ACH111324	POLK COUNTY UTILITIES	Various Accounts		3.61	174,581.55
11/13/2024	03ACH111324	AMAZON	SharkBite Max Compression Angle Stop Valve, Trampoline Stakes, Paracord, Straight Union Quick Co		212.67	174,368.88
11/13/2024	02ACH111324	AMAZON	Gel Ink Pens, Liguid Gel Pens, Hopse Clamp Set, Construction Paper, Purple Glue Sticks		57.75	174,311.13
11/13/2024	100481	Sunrise Solutions Pool Service, LLC	Invoice: 3228 (Reference: Monthly Pool Service 11.24.)		2,800.00	171,511.13
11/13/2024	100482	Insyte Security, LLC	Invoice: 20399 (Reference: Switch Repair.) Invoice: 20404 (Reference: Installation of Remote		5,745.83	165,765.30
11/13/2024	100483	Cintas	Invoice: 4210820170 (Reference: 4x6 Brown Mats & 3x5 Brown Mats.)		141.95	165,623.35
11/13/2024	100484	VESTA DISTRICT SERVICES	Invoice: 423031 (Reference: Monthly DM Fees - Nov 2024.)		4,833.33	160,790.02
11/13/2024	100485	Goldner Associates Inc	Invoice: IN5315572 (Reference: Uniform Jackets.)		843.41	159,946.61
11/14/2024	02ACH111424	AMAZON	18 Outlet Surge Protector, Sign Holder		46.67	159,899.94
11/14/2024	03ACH111424	AMAZON	Industrial Cleaner/Degreaser		55.63	159,844.31
11/14/2024	04ACH111424	AMAZON	Swimming Pool Water Test Kit, Grab It Reaching Tool, Shovel, Sign Holder, Watercolor Paint Set,		226.02	159,618.29
11/14/2024	100486	Westbrook Service Corporation	Invoice: C28292 (Reference: Quarterly HVAC Maintenance.)		605.13	159,013.16
11/14/2024	100487	Zeno Office Solutions, Inc.	Invoice: IN2296693 (Reference: Monthly Lease pymt 6/15/2023 to 7/14/2023.)		832.13	158,181.03
11/14/2024	100488	Vesta Property Services, Inc.	Invoice: 423203 (Reference: Billable Expenses - Oct 2024; Website Drone Footage.)		249.00	157,932.03
11/14/2024	100489	LLS TAX SOLUTIONS, INC	Invoice: 003550 (Reference: Arbitrage Services - Special Assessments Refunding Bonds, Rebate Req		650.00	157,282.03

114460294 100681							
1114/20294 100422	11/14/2024	100490	F & S Janitorial Services LLC	Invoice: 0212 (Reference: Clean Gym Carpet.)		400.00	156,882.03
1986/2004 OACHTHINGS DANK LINETONIAC 147.5 1986/2004 147.5	11/14/2024	100491	STANTEC CONSULTING SERVICES, INC.	Invoice: 2308899 (Reference: Project Manager 10.24.)		1,983.05	154,898.98
111950004 111950004 111950005 1119	11/14/2024	100492	VESTA DISTRICT SERVICES	Invoice: 423130 (Reference: Billable Expenses - Oct 2024.) Invoice: 422392 (Reference: Billab		60.00	154,838.98
11/19/2006	11/16/2024	01ACH111624	BANK UNITED VISA CC			2,312.63	152,526.35
111002294	11/18/2024	01ACH111824	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 09.25.24 - 10.25.24		474.13	152,052.22
1111/0024 00AP1111924 DURE ENRERGY DUST ENRERGY DUST ENRERGY DUST ENRERGY 00 General titles to Enterne Place 54. Utility 69.2 2.4 + 10.20.24 883.85 2.2 1111/2024 86AP111924 POLK COUNTY UTILITIES Verbias Accounts 2.2 1.0.0 2.2 1111/2024 00AP111924 POLK COUNTY UTILITIES Verbias Accounts 8.30.8 1.2 1111/2024 00AP111924 POLK COUNTY UTILITIES Verbias Accounts 8.30.8 1.2 1111/2024 00AP111924 POLK COUNTY UTILITIES Verbias Accounts 8.30.8 1.2 1111/2024 00AP111924 POLK COUNTY UTILITIES Verbias Accounts 0.30.8 0.3	11/18/2024			Funds Transfer	100,000.00		252,052.22
1119/2004 00.0411924 DURE DEFERDY 00.04187 VITILITIES Various Accounts 2,713.06 2,9119224 00.04119174 POIX COUNTY VITILITIES Various Accounts 3,003.51 2,9119224 00.04119174 POIX COUNTY VITILITIES Various Accounts 3,003.51 2,9119224 11192024 10095 220 00.056 8 Molitors, Inc. Invoice, 1009104 Molitors 10095 220 00.056 8 Molitors, Inc. Invoice, 1009104 Molitors 100940 Poix COUNTY VITILITIES Various Accounts 100940 100940 Poix COUNTY VITILITIES Various Accounts 100940 Poix COUNTY VITILITIES Various Accounts 100940 Poix COUNTY VITILITIES Various Accounts 100940 Poix VITILITIES Various Poix VITILITIES Various Accounts 100940 Poix VITILITIES Various Accounts 1009	11/19/2024	01ACH111924	DUKE ENERGY	5290 Solterra Blvd Irrigation 09.25.24 - 10.25.24		30.80	252,021.42
11/19/2004 GRACH11928 POLK COUNTY UTLITIES Valeus Accounts 3,083-51 2,011/19/2004 GRACH11924 POLK COUNTY UTLITIES Valeus Accounts 3,083-54 2,011/19/2004 GRACH11924 POLK COUNTY UTLITIES Valeus Accounts 3,083-54 2,011/19/2004 10948 2,086-0 fine Salakons, Inc. Imoles: RISISTIPAS (Reference: 10/19/2004 - 11/14/2004 Overage Persot.) 88.12 2,007-0 fine Salakons, Inc. Imoles: RISISTIPAS (Reference: 10/19/2004 - 11/14/2004 Overage Persot.) 270-00 2,007-0 fine Salakons, Inc. Imoles: 2001-14 (Reference: Date for Entirus Box.) 2,007-0 fine Salakons, Inc. 4,646-88 2,007-0 fine Salakons, Inc. 4,646-8	11/19/2024	02ACH111924	DUKE ENERGY	5300 Solterra Blvd Lift 09.25.24 - 10.25.24		209.87	251,811.55
1119/2004 08ACH11924 POLK COLUNY UTLITIES Various Accounts 9,594.4 2, 2, 2, 2, 3, 2, 3, 3, 3, 3, 5, 1, 2, 3, 3, 3, 3, 5, 1, 2, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,	11/19/2024	03ACH111924	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 09.26.24 - 10.28.24		885.85	250,925.70
1119/00204 OZACH11924 POLK COUNTY UTILITIES Various Accounts 19,809.44 22,11199204 100489 100489 100496 10049	11/19/2024	05ACH111924	POLK COUNTY UTILITIES	Various Accounts		2,213.06	248,712.64
1119/02024 1004/83 Zeno Office Solutions, Inc. Invoice: B1001104 (Professors: Balance Due for Electrical Box.) 27	11/19/2024	06ACH111924	POLK COUNTY UTILITIES	Various Accounts		3,063.51	245,649.13
11/19/20024 100/948 Inspite Security, LLC	11/19/2024	07ACH111924	POLK COUNTY UTILITIES	Various Accounts		9,939.44	235,709.69
11/19/20024 100496	11/19/2024	100493	Zeno Office Solutions, Inc.	Invoice: IN3091304 (Reference: 10/15/2024 - 11/14/2024 Overage Period.)		884.12	234,825.57
11/19/2024 100498	11/19/2024	100494	Insyte Security, LLC	Invoice: 20201 -B (Reference: Balance Due for Electrical Box.)		270.00	234,555.57
11/19/2024 1004/97	11/19/2024	100495	YELLOWSTONE LANDSCAPE	Invoice: 803118 (Reference: Install St. Augustine @ Entrance.) Invoice: 803119 (Reference: In		4,649.99	229,905.58
11/19/20024 10/49/8	11/19/2024	100496	TPG Lighting	Invoice: 612 (Reference: 2024 Christmas Lights.)		3,304.80	226,600.78
11/20/2024 01ACH112024 Spectrum Business \$200 Solterna Blurd AHMIS 11/03/24 - 12/02/24 27/04/25 11/20/2024 10/0409 Vestas Property Sarvices, Inc.	11/19/2024	100497	SPIES POOL, LLC	Invoice: 21547 (Reference: Chemical Controller MS.)		450.00	226,150.78
11/20/2024 EFT11/2024 FLORIDA DEPT OF REVENUE Oct 2024 Sales Tax Filling 1.281.10 2.2	11/19/2024	100498	Cintas	Invoice: 421559914 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	226,008.83
11/20/2024 100499 Vesta Property Services, Inc.	11/20/2024	01ACH112024	Spectrum Business	5200 Solterra Blvd AHMS 11/03/24 - 12/02/24		279.97	225,728.86
11/21/2024 100500 FTI / Florida Training & Investigations Invoice: 23204088 (Reference: Guard House 9.15.24 - 10.14.24, Veteran's Day.) 41,800.00 11/21/2024 AMAZON Tapo Measure 7.75 41,11/21/2024 AMAZON Tapo Measure 7.76 AMAZON Tapo Measure 7.76 AMAZON Tapo Measure 7.76 AMAZON Tapo Measure 7.800 OAKMONT BLVD 9/26/24 - 10/28/24 AMAZON September 7.800 OAKMONT BLVD 9/26/24 - 10/28/24 AMAZON Magnetic Marker Holder, Light Buth Changer, Rocks for Painting 94.96 AMAZON Tapo Measure 7.800 OAKMONT BLVD 9/26/24 - 10/28/24 AMAZON Tapo Measure 7.800 OAKMONT BLVD 9/26/24 - 10/28/24 AMAZON Tapo Measure 1.800 OAKMONT BLVD 9/26/24 AMAZON Tapo Measure 1.800 OAKMONT BLVD 9/26/24 AMAZON Digital Mean Thermometer, Walkin Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 1.800 OAKMONT BLVD 9/26/24 10/28/24 AMAZON Digital Mean Thermometer, Walkin Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 88.59 11/28/20/24 10/28/24	11/20/2024	EFT112024	FLORIDA DEPT OF REVENUE	Oct 2024 Sales Tax Filing		1,281.10	224,447.76
11/21/2024	11/20/2024	100499	Vesta Property Services, Inc.	Invoice: 422916 (Reference: Personnel - Oct 2024.)		96,031.70	128,416.06
11/22/2024 01ACH112224 DUKE ENERGY 5200 OAKMONT BLVD 9/26/24 - 10/28/24 10/28/24 11/22/2024 02ACH112224 DUKE ENERGY 7500 Dak Reflection Loop Intriguiton 9/26/24 - 10/28/24 36 32 11/22/2024 100501 SPIES POOL, LLC Invoice: 312/270 (Reference: Pool Supplies - Bleach, Sulfuric Acid, DE Powder, Degresser.) 2,264,35 11/22/2024 100501 SPIES POOL, LLC Invoice: 312/270 (Reference: Fool Supplies - Bleach, Sulfuric Acid, DE Powder, Degresser.) 2,264,35 11/22/2024 04ACH112224 AMAZON Digital Meat Thermometer, Walide Takle Beat Clip, Wall Mounted Remote Control Holder, Magazine F 15.99 11/22/2024 04ACH112224 AMAZON Digital Meat Thermometer, Walide Takle Beat Clip, Wall Mounted Remote Control Holder, Magazine F 68.59 11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walide Takle Beat Clip, Wall Mounted Remote Control Holder, Magazine F 68.59 11/25/2024 100503 BUSINESS OBSERVER Invoice: 2024/2025 Special District Fe Invoice: 2024/2024 District Fe Invoice: 2024/2025 Special Distri	11/21/2024	100500	FTI / Florida Training & Investigations	Invoice: 23204088 (Reference: Guard House 9.15.24 - 10.14.24, Veteran's Day.)		41,600.00	86,816.06
11/22/2024	11/21/2024	04ACH112124	AMAZON	Tape Measure		7.75	86,808.31
11/22/2024 03ACH112224 AMAZON Magnetic Marker Holder, Light Bulb Changer, Rocks for Painting 11/22/2024 100501 SPIES POOL, LLC Invoice: 312270 (Reference: Pool Supplies - Bleach, Sulfurio Acid, DE Powder, Degresser.) 2,264.35 11/22/2024 100502 Cintas Invoice: 4212176646 (Reference: Pool Supplies - Bleach, Sulfurio Acid, DE Powder, Degresser.) 141.95 11/22/2024 04ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 15.99 11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 68.59 11/25/2024 106504 BF LORIDA DEPT OF ECONOMIC OPPORTUN FY 2024/2025 Special District Fee Invoice/Update Form 175.00 11/25/2024 100503 BUSINESS OBSERVER Invoice: 24-01607K (Reference: Legal Advertising.) 87.50 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 20-01607K (Reference: Legal Advertising.) 614.84 11/26/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 20-01607K (Reference: Dumbbells.) 11/26/2024 2ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 11/27/2024 100505 METITINESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02.09, 16, 23.) 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Weekly Zumba NOV 02.09, 16, 23.) 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Weekly Zumba NOV 02.09, 16, 23.) 11/28/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 1,00508 KILDNSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 1,938.92 11/29/2024 100509 KILDNSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 1,938.92 11/29/2024 100509 KILDNSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 1,938.92 11/29/2024 100509 KILDNSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 1,949.00 11/29/2024 100509 KILDNSKI VAN WYK, PLLC Invoice:	11/22/2024	01ACH112224	DUKE ENERGY	5200 OAKMONT BLVD 9/26/24 - 10/28/24		10,000.44	76,807.87
11/22/2024 100501 SPIES POOL, LLC Invoice: 312270 (Reference: Pool Supplies - Bleach, Sulfuric Acid, DE Powder, Degresser.) 2,264.35 11/22/2024 100502 Cintas Invoice: 4212/76646 (Reference: Scarper, Xirac Mats, Logo Mat, Hand Samitizer & Soap.) 141.95 11/22/2024 0AACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 15.99 11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 668.59 11/25/2024 6088 FLORIDA DEPT OF ECONOMIC OPPORTUN FV 2024/2025 Special District Fee Invoice/Update Form 175.00 11/25/2024 100503 BUSINESS OBSERVER Invoice: 24-01607K (Reference: Legal Advertising.) 87.50 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 0006058 (Reference: Dumbbells.) 614.44 11/26/2024 10ACH112624 AMAZON Hex Head Boll Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 11/27/2024 2ACH112624 AMAZON KookCook 14.10z MAPP Gas 11/27/2024 100505 METFITNESS LLC Invoice: 10X-968 (Reference: Weekly Zumba NOV 02.09,16,23.) 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807/89 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 11/28/2024 10ACH112624 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 11/28/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly) Remote Support November 2024.) 1,035.80 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Professional Services October 2024.) 179.13 11/30/2024 11/30/2024 01ACH120324 AMAZON Myrk, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 11.09.64 11/29/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 (4.100.000 40ACH120324 AMAZON White Board Wines, TV Wall Mount, Dry Frase Markers	11/22/2024	02ACH112224	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 9/26/24 - 10/28/24		36.32	76,771.55
11/22/2024 100502 Cintas Invoice: 4212176846 (Reference: Scraper, Xirac Mats, Logo Mat, Hand Sanitizer & Soap.) 141.95 11/22/2024 04ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clig, Wall Mounted Remote Control Holder, Magazine F 15.99 11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clig, Wall Mounted Remote Control Holder, Magazine F 68.59 11/26/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clig, Wall Mounted Remote Control Holder, Magazine F 68.59 11/26/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clig, Wall Mounted Remote Control Holder, Magazine F 68.59 11/26/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clig, Wall Mounted Remote Control Holder, Magazine F 68.59 11/26/2024 010503 BUSINESS OBSERVER Invoice: 240-1607K (Reference: Legal Advertising.) 87.50 11/26/2024 010503 BUSINESS OBSERVER Invoice: 0006568 (Reference: Legal Advertising.) 87.50 11/26/2024 010504 EXERCISE SYSTEMS, INC. Invoice: 0006568 (Reference: Dumbells.) 11/26/2024 010504 EXERCISE SYSTEMS, INC. Invoice: 0006568 (Reference: Dumbells.) 11/26/2024 100504 AMAZON KookCook 14.10z MAPP Gas 19.9 11/27/2024 100505 METITINESS LLC Invoice: 0006568 (Reference: Weekly Zumba NOV 02.09, 16.23.) 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 000658 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 1500.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 000658 (Reference: World) Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 1500.00 11/27/2024 100507 Xerox Company Invoice: 000664 11/20024 - 11.01.24 100508 KILINSKI VAN WYK, PLLC Invoice: 000664 11/20024 100508 KILINSKI VAN WYK, PLLC Invoice: 000664 11/20024 100508 KILINSKI VAN WYK, PLLC Invoice: 000664 11/20024 100608 11/20024 100608 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 11.00 11/20024 11/20024 100404 1004004 AMAZON White Board Wipes, T	11/22/2024	03ACH112224	AMAZON	Magnetic Marker Holder, Light Bulb Changer, Rocks for Painting		94.96	76,676.59
11/22/2024 04ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 15.99 11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 68.59 11/25/2024 6088 FLORIDA DEPT OF ECONOMIC OPPORTUN FY 2024/2025 Special District Fee Invoice/Update Form 175.00 11/25/2024 100503 BUSINESS OBSERVER Invoice: 2040f607K (Reference: Legal Advertising.) 675.00 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 0060558 (Reference: Dumbbells.) 614.84 11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 11/26/2024 2ACH112624 AMAZON KookCook 14.10z MAPP Gas 59.99 11/27/2024 100506 METFITNESS LLC Invoice: 104 Mercies Nivi Ageriance: Errigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 562.99 11/27/2024 01ACH112824 DUKE ENERGY 00 Solterra Bivd LITE 10.02.24 - 11.01.24 1.500.00 11/29/2024 01ACH112824 DUKE ENERGY 00 Solterra Bivd L	11/22/2024	100501	SPIES POOL, LLC	Invoice: 312270 (Reference: Pool Supplies - Bleach, Sulfuric Acid, DE Powder, Degreaser.)		2,264.35	74,412.24
11/22/2024 05ACH112224 AMAZON Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F 68.59 11/25/2024 6088 FLORIDA DEPT OF ECONOMIC OPPORTUN FY 2024/2025 Special District Fee Invoice/Update Form 175.00 11/25/2024 100503 BUSINESS OBSERVER Invoice: 24-01607K (Reference: Legal Advertising.) 87.50 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 2005058 (Reference: Dumbbells.) 614.84 11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 11/26/2024 2ACH112624 AMAZON KookCook 14.1cz MAPP Gas 59.99 11/27/2024 100505 METFITNESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02.09,16,23.) 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 167789 (Reference: Weekly Zumba NOV 02.09,16,23.) 11.500.00 11/28/2024 01ACH112824 DUKE ENERGY 00 Solterra Bivd LITE 10.02.24 - 11.01.24 11.01.24 11/29/2024 01ACH112824 DUKE ENERGY 00 Solterra Bivd LITE 10.02.24 - 11.01.24 10.01.01.01.01.01.01.01.01.01.01.01.	11/22/2024	100502	Cintas	Invoice: 4212176646 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	74,270.29
11/25/2024 6088 FLORIDA DEPT OF ECONOMIC OPPORTUN FY 2024/2025 Special District Fee Invoice/Update Form 175.00 11/25/2024 100503 BUSINESS OBSERVER Invoice: 24-01607K (Reference: Legal Advertising.) 87.50 11/25/2024 100503 BUSINESS OBSERVER Invoice: 0000558 (Reference: Dumbbells.) 614.84 11/26/2024 101607H 175.00 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 0000558 (Reference: Dumbbells.) 614.84 11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 11/26/2024 24-011/26/2024 24-011/26/2024 24-011/26/2024 100505 METFITNESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02.09, 16, 23.) 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Weekly Zumba NOV 02.09, 16, 23.) 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 1500.00 11/27/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 1,035.80 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 179.13 11/30/2024 761 11/26/2024 10ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 64 12/03/2024 04ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 64 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dy Erase Markers 111.09 64	11/22/2024	04ACH112224	AMAZON	Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F		15.99	74,254.30
11/25/2024 100503 BUSINESS OBSERVER Invoice: 24-01607K (Reference: Legal Advertising.) 87.50 1 11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 0060558 (Reference: Dumbbells.) 614.84 1 11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 1 11/26/2024 2ACH112624 AMAZON KookCook 14.10z MAPP Gas 59.99 1 11/27/2024 100505 MELLOWSTONE LANDSCAPE Invoice: RNV-4966 (Reference: Weekly Zumba NOV 02.09,16,23.) 240.00 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Hrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 55.99 1 11/27/2024 100507 Xerox Company 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1,500.00 1 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 1 11/30/2024 761 Invoice: 10700 (Reference: Professional Services October 2024.) 179.13 179.13 11/203/202	11/22/2024	05ACH112224	AMAZON	Digital Meat Thermometer, Walkie Talkie Belt Clip, Wall Mounted Remote Control Holder, Magazine F		68.59	74,185.71
11/25/2024 100504 EXERCISE SYSTEMS, INC. Invoice: 0060558 (Reference: Dumbbells.) 614.84 11/26/2024 11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 170.20 11/26/2024 2ACH112624 AMAZON KookCook 14.10z MAPP Gas 59.99 170.20 11/27/2024 100505 METFITNESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02,09,16,23.) 240.00 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 552.99 11/27/2024 01ACH112824 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1,500.00 1,500.00 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 338.92 11/30/2024 761 179.13 64 11/30/2024 761 179.13 64 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 64 12/03/2024 01ACH120324	11/25/2024	6088	FLORIDA DEPT OF ECONOMIC OPPORTU	JN FY 2024/2025 Special District Fee Invoice/Update Form		175.00	74,010.71
11/26/2024 01ACH112624 AMAZON Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop 170.20 <td< td=""><td>11/25/2024</td><td>100503</td><td>BUSINESS OBSERVER</td><td>Invoice: 24-01607K (Reference: Legal Advertising.)</td><td></td><td>87.50</td><td>73,923.21</td></td<>	11/25/2024	100503	BUSINESS OBSERVER	Invoice: 24-01607K (Reference: Legal Advertising.)		87.50	73,923.21
11/26/2024 2ACH112624 AMAZON KookCook 14.1oz MAPP Gas 59.99 11/27/2024 11/27/2024 100505 METFITNESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02,09,16,23.) 240.00 240.00 11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 552.99 11/200.00 11/28/2024 01ACH112824 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1.005.00 1.035.80 1.035.80 1.035.80 1.035.80 1.035.80 1.035.80 1.035.80 1.005.00	11/25/2024	100504	EXERCISE SYSTEMS, INC.	Invoice: 0060558 (Reference: Dumbbells.)		614.84	73,308.37
11/26/2024 2ACH112624 AMAZON KookCook 14.1oz MAPP Gas 59.99 11/27/2024 100505 METFITNESS LLC Invoice: INV-4966 (Reference: Weekly Zumba NOV 02,09,16,23.) 240.00 17/27/2024 240.00 17/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 552.99 17/27/2024 11/27/2024 1,500.00 11/27/2024 11/28/2024 1,500.00 11/28/2024 1,035.80 1 1,035.20 1 1,035.20 1 1,035.20 1	11/26/2024	01ACH112624	AMAZON	Hex Head Bolt Screws, Dum-Dum Pop, 3 Ring Binder, Magazine File Holder, Propane Torch Head, Prop		170.20	73,138.17
11/27/2024 100506 YELLOWSTONE LANDSCAPE Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou 552.99 7 11/27/2024 01ACH112824 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1,035.80 7 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 338.92 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 179.13 6 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6	11/26/2024	2ACH112624	AMAZON	KookCook 14.1oz MAPP Gas		59.99	73,078.18
11/27/2024 Deposit 1,500.00 1 11/28/2024 01ACH112824 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1,035.80 1 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 1 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 179.13 6 11/30/2024 761 205,640.13 262,733.50 64 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6	11/27/2024	100505	METFITNESS LLC	Invoice: INV-4966 (Reference: Weekly Zumba NOV 02,09,16,23.)		240.00	72,838.18
11/28/2024 01ACH112824 DUKE ENERGY 00 Solterra Blvd LITE 10.02.24 - 11.01.24 1,035.80 1 11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 1 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 179.13 6 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6	11/27/2024	100506	YELLOWSTONE LANDSCAPE	Invoice: 807789 (Reference: Irrigation Repairs - Solterra Clubhouse - 24 New Plants @ Tennis Cou		552.99	72,285.19
11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 7 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 6 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6	11/27/2024			Deposit	1,500.00		73,785.19
11/29/2024 100507 Xerox Company Invoice: 6449750 (Reference: Monthly Remote Support November 2024.) 338.92 7 11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 6 11/30/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6	11/28/2024	01ACH112824	DUKE ENERGY	00 Solterra Blvd LITE 10.02.24 - 11.01.24		1,035.80	72,749.39
11/29/2024 100508 KILINSKI VAN WYK, PLLC Invoice: 10700 (Reference: Professional Services October 2024.) 8,470.72 6 11/30/2024 761 179.13 6 11/30/2024 205,640.13 262,733.50 64 12/03/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6			Xerox Company				72,410.47
11/30/2024 12/03/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 64 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 66 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 66	11/29/2024	100508	• •			8,470.72	63,939.75
11/30/2024 12/03/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 62 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 62 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 62	11/30/2024	761			179.13		64,118.88
12/03/2024 01ACH120324 AMAZON Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat 32.73 6 12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6						262,733.50	64,118.88
12/03/2024 02ACH120324 AMAZON Acrylic Storage Jar, Candy Canes, Hobby Knife, Scrapbook Tape 38.85 6 12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09 6		01ACH120324	AMAZON	Wint-O-Green Breath Mints, Plastic Bags for Jewlery, Cotton Balls, Self Sealing Sewing Mat		•	64,086.15
12/03/2024 04ACH120324 AMAZON White Board Wipes, TV Wall Mount, Dry Erase Markers 111.09							64,047.30
							63,936.21
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12/03/2024	03ACH120324	AMAZON	Spiral Journal, Grinding & Cutting Wheels, Funnel Nesting Set, Double Sided Mounting Tape, Flex	93.23	63,704.79
12/04/2024	01ACH120424	DUKE ENERGY	7102 Oakmoss Loop Irrigation 10.05.24 - 11.06.24	30.80	63,673.99
12/04/2024	02ACH120424	DUKE ENERGY	4000 OAKMONT BLVD 10.05.24 - 11.06.24	65.31	63,608.68
12/04/2024	03ACH120424	DUKE ENERGY	6022 Board Oak Dr Pump 10.05.24 - 11.06.24	30.80	63,577.88
12/04/2024	04ACH120424	DUKE ENERGY	0 Solterra Blvd Lite 10.05.24 - 11.06.24	1,339.93	62,237.95
12/04/2024	05ACH120424	DUKE ENERGY	7310 Oakmoss Loop Irrigation 10.05.24 - 11.06.24	30.80	62,207.15
12/04/2024	06ACH120424	DUKE ENERGY	5456 Misty Oak Cir Pump 10.05.24 - 11.06.24	30.80	62,176.35
12/04/2024	07ACH120424	DUKE ENERGY	7524 Oak Spring Lane 10.05.24 - 11.06.24	30.80	62,145.55
12/04/2024	09ACH120424	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 10.05.24 - 11.06.24	196.25	61,949.30
12/04/2024	100509	Cintas	Invoice: 4212902528 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)	141.95	61,807.35
12/04/2024	100510	YELLOWSTONE LANDSCAPE	Invoice: 808702 (Reference: Quarterly Date Palm Injections w/Fertilizer and Queen Palm Fertilize	16,916.00	44,891.35
12/04/2024	100511	SPIES POOL, LLC	Invoice: 312345 (Reference: Ladder, Anchor Socket, Chrome Escutcheons, Quick Crete Cement.)	2,295.95	42,595.40
12/04/2024	08ACH120424	AMAZON	Garage Door Bumpers	40.07	42,555.33
12/05/2024	02ACH120524	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 10.08.24 - 11.07.24	4,537.98	38,017.35
12/05/2024	03ACH120524	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 10.11.24 - 11.11.24	1,080.55	36,936.80
12/05/2024	01ACH120524	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - NOV 2024	776.59	36,160.21
12/05/2024	01A011120324	Waste Connections of L, inc	Funds Transfer	350,000.00	386,160.21
12/06/2024	01ACH120624	AMAZON	Padlock	45.90	386,114.31
12/06/2024	02ACH120624	AMAZON	Film Cartridge, Mop, Paper Cups, Plate Organizer, Candy, Popsickle Sticks, Treat Bags, Ribbons,	172.93	385,941.38
12/09/2024	13ACH120924	DUKE ENERGY	000 Solterra BLvd Lite 10.17.24 - 11.14.24	792.48	385,148.90
12/09/2024	02ACH120924	POLK COUNTY UTILITIES	Various Accounts	96.79	385,052.11
12/09/2024	03ACH120924	POLK COUNTY UTILITIES	Various Accounts	326.63	384,725.48
12/09/2024	04ACH120924	POLK COUNTY UTILITIES	Various Accounts	57.54	384,667.94
12/09/2024	05ACH120924	POLK COUNTY UTILITIES	Various Accounts	59.22	384,608.72
12/09/2024	06ACH120924	POLK COUNTY UTILITIES	Various Accounts	10.50	384,598.22
12/09/2024	07ACH120924	POLK COUNTY UTILITIES	Various Accounts	208.67	384,389.55
12/09/2024	08ACH120924	POLK COUNTY UTILITIES	Various Accounts	78.68	384,310.87
12/09/2024	09ACH120924	POLK COUNTY UTILITIES	Various Accounts	2,195.20	382,115.67
12/09/2024	10ACH120924	POLK COUNTY UTILITIES	Various Accounts	9,401.18	372,714.49
12/09/2024	11ACH120924	POLK COUNTY UTILITIES	Various Accounts	1,925.20	370,789.29
12/09/2024	100512	Proptia	Invoice: 5208 (Reference: Monthly Security Software 12.24.)	775.00	370,014.29
12/09/2024	100513	YELLOWSTONE LANDSCAPE	Invoice: 814517 (Reference: Tree Removal.)	1,410.00	368,604.29
12/09/2024	100514	Janitorial Superstore	Invoice: 29636 (Reference: Janitorial Cleaning Supplies 11.24.) Invoice: 29635 (Reference: Cl	1,363.34	367,240.95
12/09/2024	100515	Steadfast Environmental LLC	Invoice: SE-25443 (Reference: Aquatic Maintenance Dec. 2024.)	2,393.00	364,847.95
12/09/2024	100516	Kalina Brochowicz Fondo	Invoice: 21 NOV 2024 (Reference: DJ Services & Poolside Games w/ Prizes Nov 2,9,16,23,30.)	1,500.00	363,347.95
12/10/2024	100517	Cintas	Invoice: 4213779223 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)	141.95	363,206.00
12/10/2024	100518	VESTA DISTRICT SERVICES	Invoice: 423481 (Reference: Monthly DM Fees - Dec 2024.)	4,833.33	358,372.67
12/10/2024	100519	Amenity Services LLC	Invoice: 2265 (Reference: Clubhouse Cleaning Dec. 2024.) Invoice: 2266 (Reference: Monthly Po	6,000.00	352,372.67
12/10/2024	100520	Sunrise Solutions Pool Service, LLC	Invoice: 3239 (Reference: Pool Service Dec. 2024.)	2,800.00	349,572.67
12/10/2024	100521	STANTEC CONSULTING SERVICES, INC.	Invoice: 2323355 (Reference: 2025 FY General Consulting - Nov 2024.)	240.00	349,332.67
12/10/2024	100522	Vesta Property Services, Inc.	Invoice: 423448 (Reference: Amenity Management November 2024.)	93,664.33	255,668.34
12/10/2024	01ACH121024	AMAZON	Storage Bin	23.99	255,644.35
12/10/2024	02ACH121024	AMAZON	Air Duster Cleaner	18.70	255,625.65
12/10/2024	03ACH121024	AMAZON	Media Player, Digital Timer	55.24	255,570.41
12/10/2024			Service Charge	201.18	255,369.23
12/11/2024	01ACH121124	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 10.18.24 - 11.15.24	1,327.76	254,041.47
12/11/2024	02ACH121124	Spectrum Business	0 Oaktree Drive CBHS Wifi 11/22/24 - 12/21/24	109.98	253,931.49

12/11/2024	6089	Ariane Casanova	BOS Meeting 12/6/24 (VOIDED)	0.00	253,931.49
12/11/2024	6090	Bobby A. Voisard	BOS Meeting 12/6/24	200.00	253,731.49
12/11/2024	6091	Brian Meert	BOS Meeting 12/6/24	200.00	253,531.49
12/11/2024	6092	US BANK	Trustee Fees - Series 2018 11/01/24-10/31/25	4,040.63	249,490.86
12/11/2024	100523	Sunrise Solutions Pool Service, LLC	Invoice: 3241 (Reference: Replace Spa Filters.)	220.00	249,270.86
12/11/2024	766			40.21	249,311.07
12/11/2024	03ACH121124	AMAZON	Whiteboard Sticker	17.99	249,293.08
12/12/2024	01ACH121224	Spectrum Business	Phone and Internet. 11/25/24 - 12/24/24 5200 Solterra Blvd	1,047.14	248,245.94
12/12/2024	100524	SPIES POOL, LLC	Invoice: 21684 (Reference: Chemical Controller MS - Dec. 2024.) Invoice: 312644 (Reference: I	760.00	247,485.94
12/12/2024	100525	VESTA DISTRICT SERVICES	Invoice: 423572 (Reference: Billable Expenses - Nov 2024.)	75.15	247,410.79
12/12/2024	02ACH121224	AMAZON	Two Storage Sheds	550.00	246,860.79
12/12/2024	03ACH121224	AMAZON	Blank Rubber Ducks with Pens	25.99	246,834.80
12/12/2024	04ACH121224	AMAZON	Batteries	15.98	246,818.82
12/13/2024	100526	Envera Systems	Invoice: 748529 (Reference: 01/01/25 - 01/31/25.)	32.38	246,786.44
12/16/2024	01ACH121624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 10.26.24 - 11.22.24	474.13	246,312.31
12/16/2024	02ACH121624	BANK UNITED VISA CC	Occorded to the control of the contr	4,119.01	242,193.30
12/17/2024	04ACH121724	FLORIDA PUBLIC UTILITIES	Service 10.19.24 - 11.20.24	2,953.60	239,239.70
12/17/2024	05ACH121724	AMAZON	Driveway Mirror, Saltwater Taffy, Furinture Levelers, Excercise Hoops, Stickers, Winnie Party Su	153.06	239,086.64
12/18/2024	100527	Cintas	Invoice: 4214483340 (Reference: Mat Service.)	141.95	238,944.69
12/18/2024	100528	Brocato Entertainment LLC	Invoice: 112049 (Reference: Santa Claus.)	800.00	238.144.69
12/18/2024	100529	SPIES POOL, LLC	Invoice: 313011 (Reference: Pool Chemicals.)	1,690.45	236,454.24
12/18/2024	01ACH122824	AMAZON	Concrete Drill Bit, U-Channel Sign, Combination Padlock, Wet Erase Markers, Dry Erase Stickers,	266.08	236,188.16
12/19/2024	02ACH121924	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 10.29.24 - 11.25.24	885.85	235,302.31
12/19/2024	03ACH121924	DUKE ENERGY	5300 Solterra Blvd Lift 10.26.24 - 11.22.24	150.75	235,151.56
12/19/2024	04ACH121924	DUKE ENERGY	5290 Solterra Blvd Irrigation 10.26.24 - 11.22.24	30.80	235,120.76
12/19/2024	100530	Envera Systems	Invoice: 00088081 (Reference: Troubleshoot North Camera.)	333.00	234,787.76
12/19/2024	100530	Westbrook Service Corporation	Invoice: C28647 (Reference: Quarterly HVAC Maintenance.)	605.13	234,182.63
12/19/2024	100531	Zeno Office Solutions, Inc.	Invoice: IN3141603 (Reference: 11/15/24 to 12/14/24 Overage Charge.)	770.25	233,412.38
12/19/2024	100532	VESTA DISTRICT SERVICES	Invoice: 423168 (Reference: Dissemination Agent 10.24.)	4,800.00	228,612.38
12/19/2024	01ACH121924	AMAZON	Concrete Drill Bit, U-Channel Sign, Combination Padlock, Wet Erase Markers, Dry Erase Stickers,	161.52	228,450.86
12/19/2024	01ACH121924 01ACH122024	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 10.29.24 - 11.25.24	36.32	228,414.54
12/20/2024	02ACH122024	DUKE ENERGY	5200 OAKMONT BLVD 10.29.24 - 11.25.24	8,563.24	219,851.30
12/20/2024	EFT122024	FLORIDA DEPT OF REVENUE	Nov 2024 Sales Tax Filing	2,484.34	217,366.96
12/20/2024	100534	KILINSKI VAN WYK, PLLC	Invoice: 11017 (Reference: General Counsel - Nov 2024.)	13,920.16	203,446.80
12/23/2024 12/23/2024	100535 100536	FTI / Florida Training & Investigations Cintas	Invoice: 23204091 (Reference: Guard House 11.14.24 - 12.13.24 , Thanksgiving Day.)	43,325.00 141.95	160,121.80 159,979.85
	100536	BUSINESS OBSERVER	Invoice: 4215219879 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		159,979.65
12/23/2024			Invoice: 24-01729K (Reference: Legal Advertising.)	78.75	
12/23/2024	01ACH122324	Spectrum Business	5200 Solterra Blvd AHMS 12.03.24 - 01.02.25	279.97	159,621.13
12/24/2024	100538	AED123, LLC	Invoice: 17912 (Reference: Platinum AED Support Plan - Annual.)	957.00	158,664.13
12/24/2024	01ACH122424	AMAZON	30lb Pail Container	47.06	158,617.07
12/24/2024	02ACH122424	AMAZON	Safety Reflective Tape, Garage Door Opener Remote, Lifttmaster Operator	440.79	158,176.28
12/24/2024	03ACH122424	AMAZON	Safety Reflective Tape, Garage Door Opener Remote, Lifttmaster Operator	29.98	158,146.30
12/24/2024	04ACH122424	AMAZON	Whiteboard Sticker	11.98	158,134.32
12/26/2024	01ACH122624	AMAZON	Pool Tile Cleaner	69.95	158,064.37
12/27/2024	100539	Xerox Company	Invoice: 6574929 (Reference: Monthly Remote Support December 2024.)	338.92	157,725.45
12/30/2024	01ACH123024	DUKE ENERGY	00 Solterra Blvd LITE 11.02.24 - 12.03.24	1,035.80	156,689.65
12/31/2024	100540	Cintas	Invoice: 4215862161 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)	141.95	156,547.70

12/31/2024	100541	SPIES POOL, LLC	Invoice: 313233 (Reference: Checked Pool Heaters.) Invoice: 312559 (Reference: Benson Gasket		1,112.45	155,435.25
12/31/2024	01ACH123124	AMAZON	Door Chime, Rechargeable Flashlights		35.99	155,399.26
12/31/2024	02ACH123124	AMAZON	Door Chime, Rechargeable Flashlights		39.98	155,359.28
12/31/2024			Deposit	600.00		155,959.28
12/31/2024	03ACH123124	AMAZON	Toliet Flapper, Yard Sign		48.15	155,911.13
12/31/2024	767		AMAZON Refund \$39.99	39.99		155,951.12
12/31/2024				556,499.46	530,391.10	155,951.12
01/02/2025	01ACH010225	DUKE ENERGY	7632 Oak Spring Lane Deposit Deposit Bill 11.07.24 - 12.05.24		17.39	155,933.73
01/02/2025	02ACH010225	DUKE ENERGY	7524 Oak Spring Lane 11.07.24 - 12.05.24		30.80	155,902.93
01/02/2025	03ACH010225	DUKE ENERGY	7310 Oakmoss Loop Irrigation 11.07.24 - 12.05.24		30.80	155,872.13
01/02/2025	04ACH010225	DUKE ENERGY	5456 Misty Oak Cir Pump 11.07.24 - 12.05.24		30.80	155,841.33
01/02/2025	05ACH010225	DUKE ENERGY	6022 Board Oak Dr Pump 11.07.24 - 12.05.24		30.80	155,810.53
01/02/2025	06ACH010225	DUKE ENERGY	7102 Oakmoss Loop Irrigation 11.07.24 - 12.05.24		30.80	155,779.73
01/02/2025	07ACH010225	DUKE ENERGY	4000 OAKMONT BLVD 11.07.24 - 12.05.24		67.63	155,712.10
01/02/2025	08ACH010225	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11.07.24 - 12.05.24		171.76	155,540.34
01/02/2025	09ACH010225	DUKE ENERGY	0 Solterra Blvd Lite 11.07.24 - 12.05.24		1,339.93	154,200.41
01/02/2025	10ACH010225	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 11.08.24 - 12.06.24		4,537.98	149,662.43
01/03/2025	100542	YELLOWSTONE LANDSCAPE	Invoice: 825967 (Reference: Monthly Landscape - January 2025.)		16,166.00	133,496.43
01/03/2025	100543	Steadfast Environmental LLC	Invoice: SE-26039 (Reference: Aquatic Maintenance Jan. 2025.)		2,393.00	131,103.43
01/03/2025	01ACH010325	AMAZON	Balloons, Batteries, PVC Cards, Streamers, Heat Transfer Vinyl, Aux Cable, Canopy, Setting Tool		241.10	130,862.33
01/06/2025	01ACH010625	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 11.12.24 - 12.10.24		1,080.55	129,781.78
01/07/2025	100544	YELLOWSTONE LANDSCAPE	Invoice: 830257 (Reference: Irrigation Repairs Nov 2024.) Invoice: 830256 (Reference: Irrigat		3,084.43	126,697.35
01/07/2025	100545	Insyte Security, LLC	Invoice: 20837 (Reference: Gate Remote Broken.) Invoice: 20386 (Reference: Monthly Support Fe		1,469.60	125,227.75
01/07/2025	100546	Cintas	Invoice: 4216580082 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	125,085.80
01/07/2025	100547	Motion Picture Licensing Corp	Invoice: 504449315 (Reference: MPLC Blanket License.)		1,734.89	123,350.91
01/07/2025	100548	SPIES POOL, LLC	Invoice: 313345 (Reference: Bulk Bleach.)		1,542.45	121,808.46
01/07/2025	100549	Amenity Services LLC	Invoice: 2281 (Reference: Clubhouse Cleaning Jan. 2025.) Invoice: 2282 (Reference: Monthly Po		6,000.00	115,808.46
01/07/2025	100550	Sunrise Solutions Pool Service, LLC	Invoice: 3243 (Reference: Pool Service Jan. 2025.)		2,800.00	113,008.46
01/07/2025	100551	Proptia	Invoice: 5487 (Reference: Monthly Security Software 01.25.)		775.00	112,233.46
01/07/2025	01ACH010725	POLK COUNTY UTILITIES	Various Accounts		10.50	112,222.96
01/07/2025	02ACH010725	POLK COUNTY UTILITIES	Various Accounts		69.87	112,153.09
01/07/2025	03ACH010725	POLK COUNTY UTILITIES	Various Accounts		96.32	112,056.77
01/07/2025	04ACH010725	POLK COUNTY UTILITIES	Various Accounts		96.79	111,959.98
01/07/2025	05ACH010725	AMAZON	Folding Table, Table Cloth		173.15	111,786.83
01/07/2025	06ACH010725	POLK COUNTY UTILITIES	Various Accounts		271.01	111,515.82
01/07/2025	07ACH010725	POLK COUNTY UTILITIES	Various Accounts		326.63	111,189.19
01/07/2025	08ACH010725	FLORIDA PUBLIC UTILITIES	Service 11.21.24 - 12.19.24		455.18	110,734.01
01/07/2025	09ACH010725	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Dec 2024		776.59	109,957.42
01/07/2025	10ACH010725	POLK COUNTY UTILITIES	Various Accounts		2,978.20	106,979.22
01/07/2025	11ACH010725	POLK COUNTY UTILITIES	Various Accounts		4,211.20	102,768.02
01/07/2025	12ACH010725	POLK COUNTY UTILITIES	Various Accounts		17,449.52	85,318.50
01/07/2025	13ACH010725	AMAZON	Balloons, Batteries, PVC Cards, Streamers, Heat Transfer Vinyl, Aux Cable, Canopy, Setting Tool		289.95	85,028.55
01/07/2025	14ACH010725	AMAZON	Batteries, Hand Truck & Dolly, Utility Table		253.70	84,774.85
01/08/2025	6093	Bobby A. Voisard	BOS Meeting 1/5/24 (VOIDED)		0.00	84,774.85
01/08/2025	01ACH010825	AMAZON	No Fishing Sign		42.43	84,732.42
01/08/2025	02ACH010825	AMAZON	U-Channel Sign Post, Screw Bolts		624.20	84,108.22
01/08/2025	03ACH010825	DUKE ENERGY	000 Solterra BLvd Lite 11.15.24 - 12.13.24		792.48	83,315.74

01/09/2025	6094	Ariane Casanova	BOS Meeting 1/3/25 (VOIDED)	0.	00 83,315.74	
01/09/2025	6095	Bobby A. Voisard	BOS Meeting 1/3/25 (VOIDED)	0.	00 83,315.74	
01/09/2025	6096	Brian Meert	BOS Meeting 1/3/25	200.	00 83,115.74	
01/09/2025	6097	Diane Cato	BOS Meeting 1/3/25	200.	00 82,915.74	
01/09/2025	100552	Kalina Brochowicz Fondo	Invoice: 22 DEC 2024 (Reference: DJ Services & Poolside Games w/ Prizes Dec 7,15,22,31.)	1,200	00 81,715.74	
01/09/2025	100553	VESTA DISTRICT SERVICES	Invoice: 424094 (Reference: Monthly DM Fees - Jan 2025.)	4,833	33 76,882.41	
01/09/2025	100554	Janitorial Superstore	Invoice: 31871 (Reference: Janitorial Cleaning Supplies Jan 2025.)	876.	43 76,005.98	
01/09/2025			Funds Transfer	500,000.00	576,005.98	
01/09/2025	01ACH010925	AMAZON	Wire Hider Kit for TV Mount, Power Strip	35.	97 575,970.01	
01/09/2025	02ACH010925	AMAZON	U-Channel Sign Post, Screw Bolts	73.	56 575,896.45	
01/09/2025	03ACH010925	AMAZON	Rolled Rim Cone Cup	74.	50 575,821.95	
01/09/2025	04ACH010925	AMAZON	Exit Stopper	84.	77 575,737.18	
01/09/2025	05ACH010925	AMAZON	Do Not Disturb Wildlife Sign	285.	78 575,451.40	
01/09/2025	06ACH010925	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 11.16.24 - 12.16.24	1,327.	76 574,123.64	
01/10/2025	01ACH011025	AMAZON	Electrical Fish Tape	24.	99 574,098.65	
01/10/2025	02ACH011025	AMAZON	Saw Blade, Drywall Joint Tape, Cable Connector, HDMI Cable	37.	46 574,061.19	
01/10/2025	03ACH011025	AMAZON	Base Cabinet Drawer Organizer System	64.	99 573,996.20	
01/10/2025	04ACH011025	AMAZON	Warning Sign, No Tresspassing Sign	196.	13 573,800.07	
01/10/2025			Service Charge	159.		
01/13/2025	100555	Cintas	Invoice: 4217368509 (Reference: 4x6 Brown Mats & 3x5 Brown Mats.)	141.		
01/13/2025	01ACH011325	Spectrum Business	0 Oaktree Drive CBHS Wifi 12.22.24 - 01.21.24	109.		
01/14/2025	100556	SPIES POOL. LLC	Invoice: 21819 (Reference: Chemical Controller MS - Jan 2025.)	450.		
01/14/2025	01ACH011425	AMAZON	Security Notice Signs, Drill Bit Set, Door Stopper, Secruity Envelopes	101.		
01/14/2025	02ACH011425	AMAZON	Metal Storage Cabinet	157.		
01/14/2025	03ACH011425	AMAZON	Trail Camera, Wall Mounted Desk, Rocks for Painting, Pickleballs	278.		
01/14/2025	04ACH011425	Spectrum Business	Phone and Internet. 12/25/24 - 01/24/25 5200 Solterra Blvd	1,047.		
01/15/2025	100557	Vesta Property Services, Inc.	Invoice: 424127 (Reference: Amenity Management - Jan 2025.)	102,280.		
01/15/2025	100558	STANTEC CONSULTING SERVICES, INC.	Invoice: 2335702 (Reference: 2025 FY General Consulting - Dec 2024.)	4,929		
01/15/2025	01ACH011525	POLK COUNTY UTILITIES	Various Accounts	86.		
01/15/2025	02ACH011525	AMAZON	Paper Coffee Cups, Coffee Organizer, Coffee Pods, Coffee Pod Storage, Fillers, Sweetner Packets	44.		
01/15/2025	03ACH011525	AMAZON	Paper Coffee Cups, Coffee Organizer, Coffee Pods, Coffee Pod Storage, Fillers, Sweetner Packets	66.		
01/16/2025	00/10/1020	AWAZON	Deposit	1,500.00	465,445.27	
01/16/2025	01ACH011625	BANK UNITED VISA CC	Берозії	2,795.		
01/10/2025	100559	Envera Systems	Invoice: 749726 (Reference: Monitoring 02.01.25 - 02.28.24.)	1,410.		
01/17/2025	782	Envera Systems	AMAZON REFUND	26.89	461,266.25	
01/17/2025	FFT012125	FLORIDA DEPT OF REVENUE	Dec 2024 Sales Tax Filing	2,383.		
01/21/2025	100560	SPIES POOL, LLC	Invoice: 313721 (Reference: Pool Chemicals.)	1,487.		
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01/21/2025	01ACH012125	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 11.23.24 - 12.23.24	885		
01/21/2025	02ACH012125	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 11.23.24 - 12.23.24	474.		
01/21/2025	03ACH012125	DUKE ENERGY	5300 Solterra Blvd Lift 11.23.24 - 12.23.24	209.		
01/21/2025	04ACH012125	DUKE ENERGY	5290 Solterra Blvd Irrigation 11.23.24 - 12.23.24	30.		
01/21/2025	05ACH012125	AMAZON	Tongue & Grove Pliers	11.		
01/21/2025	06ACH012125	AMAZON	Surge Protector Power Strip	11.		
01/22/2025	01ACH012225	AMAZON	Keurig Coffee Maker, Beverage Stirrers, Fishing Waders, Coffee Cup Sleeves, Suagr Canister, Weld	161.		
01/22/2025	02ACH012225	Spectrum Business	5200 Solterra Blvd AHMS 01.03.25 - 02.02.25	279.		
01/23/2025	100561	Cintas	Invoice: 4218104511 (Reference: Matt Service.)	141.		
01/23/2025	100562	Proptia	Invoice: 5566 (Reference: Activation of Credentials.)	200.	00 454,987.73	

01/23/2025	100563	YELLOWSTONE LANDSCAPE	Invoice: 838985 (Reference: Landscape Enhancement.)		1,399.99	453,587.74
01/23/2025	100564	KILINSKI VAN WYK, PLLC	Invoice: 11203 (Reference: Legal Services Dec 24.)		10,759.66	442,828.08
01/23/2025	100565	Insyte Security, LLC	Invoice: 20825 (Reference: Monthly Support Fee Jan 25.) Invoice: 20878 (Reference: Service Ca		1,430.95	441,397.13
01/23/2025	01ACH012325	DUKE ENERGY	5200 OAKMONT BLVD 11.26.24 - 12.26.24		9,337.56	432,059.57
01/23/2025	02ACH012325	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 11.26.24 - 12.26.24		36.32	432,023.25
01/23/2025	03ACH012325	AMAZON	Moisture Absorber, Charcoal Odor Absorber		55.14	431,968.11
01/23/2025	04ACH012325	AMAZON	Logo Stamp		26.50	431,941.61
01/23/2025	05ACH012325	AMAZON	Drawer & Cabinet Lock, Heater, Extension Cord		61.08	431,880.53
01/23/2025	06ACH020525	AMAZON	Coffee Bar Cabinet		229.98	431,650.55
01/23/2025	07ACH012325	AMAZON	Folding Dining Table		299.96	431,350.59
01/24/2025	100566	FTI / Florida Training & Investigations	Invoice: 23204094 (Reference: Guard House 12/14/24 - 1/14/25.)		45,800.00	385,550.59
01/24/2025	100567	Alphagraphics Tampa Print	Invoice: 250098 (Reference: Mailings.)		1,242.98	384,307.61
01/24/2025	01ACH012425	AMAZON	Battery Organizer Case		27.85	384,279.76
01/24/2025	02ACH012425	AMAZON	Beanie		71.96	384,207.80
01/24/2025	03ACH012425	AMAZON	Cabinet Knobs, Square Cover, Pole Bracket		100.66	384,107.14
01/24/2025	6100	US BANK	Trustee Fees - Series 2014 (01/01/25-12/31/25)		4,256.13	379,851.01
01/28/2025	6098	Deborah L. Higham	BOS Meeting 1/3/25		200.00	379,651.01
01/28/2025	6099	Deborah L. Higham	BOS Meeting 12/6/24		200.00	379,451.01
01/28/2025	01ACH012825	AMAZON	Backup Battery		25.99	379,425.02
01/28/2025	02ACH012825	AMAZON	Spray Paint, Combintaion Locks		33.89	379,391.13
01/28/2025	03ACH012825	AMAZON	Keurig Coffee Maker, Beverage Stirrers, Fishing Waders, Coffee Cup Sleeves, Suagr Canister, Weld		179.99	379,211.14
01/28/2025	04ACH012825	AMAZON	Backup Battery, Liftmaster Operator		456.92	378,754.22
01/28/2025	05ACH012825	AMAZON	Flat Washer, Screws, Electrical Outlet Box		35.35	378,718.87
01/28/2025	07ACH012825	AMAZON	Cabinet Knobs, Square Cover, Pole Bracket		35.99	378,682.88
01/28/2025	08ACH012825	AMAZON	Electrical Wall Outlet, Plate Cover, Mounting Tape,Indoor Cable		120.71	378,562.17
01/28/2025	00ACI 10 12023	AWAZON	Funds Transfer	2,000,000.00	120.71	2,378,562.17
01/29/2025	100568	Cintas	Invoice: 4218834664 (Reference: Matt Service.)	2,000,000.00	141.95	2,378,420.22
			,			
01/29/2025	100569	Florida Wrap Pros, LLC	Invoice: 2271 (Reference: Signs.)		280.00	2,378,140.22
01/29/2025	100570	SPIES POOL, LLC	Invoice: 313465 (Reference: Pool & Spa Heater inspections.)		242.50	2,377,897.72
01/30/2025	01ACH013025	AMAZON	Straps, Connector Fitting, Smocks		29.88	2,377,867.84
01/30/2025	02ACH013025	AMAZON	Straps, Outlet Cover, Cards & Envelopes, Lamp Holder Cover, Connector		68.22	2,377,799.62
01/31/2025			Deposit	1,500.00		2,379,299.62
01/31/2025	778		AMAZON Refund	13.94		2,379,313.56
01/31/2025	779		AMAZON Refund	21.21		2,379,334.77
01/31/2025	780		AMAZON Refund	27.85		2,379,362.62
				2,503,089.89	279,678.39	2,379,362.62
02/03/2025	100571	Cintas	Invoice: 4219585433 (Reference: Matt Service.)		141.95	2,379,220.67
02/03/2025	100572	F & S Janitorial Services LLC	Invoice: 0219 (Reference: Carpet & Deep Cleaning.) Invoice: 0220 (Reference: Tile & Grout Cle		1,000.00	2,378,220.67
02/03/2025	100573	BUSINESS OBSERVER	Invoice: 25-00174K (Reference: Legal Advertising.)		91.88	2,378,128.79
02/03/2025	100574	SPIES POOL, LLC	Invoice: 312561 (Reference: Installed new hydraulic roof jacks.) Invoice: 313575 (Reference:		7,322.00	2,370,806.79
02/03/2025	100575	Xerox Company	Invoice: 6690820 (Reference: Printer/Copier.)		338.92	2,370,467.87
02/03/2025	100576	Westbrook Service Corporation	Invoice: 528585 (Reference: Service Call.) Invoice: 528586 (Reference: Service call.)		2,360.00	2,368,107.87
02/03/2025	100577	Zeno Office Solutions, Inc.	Invoice: IN3209816 (Reference: Copier Lease.)		401.75	2,367,706.12
02/03/2025	100578	Truly Nolen Of America, Inc	Invoice: 711195098 (Reference: Pest Control.) Invoice: 711195097 (Reference: Pest Control.)		250.00	2,367,456.12
02/03/2025	100579	YELLOWSTONE LANDSCAPE	Invoice: 844276 (Reference: Straighten Leaning Oaks.)		454.99	2,367,001.13
02/03/2025	100580	Custom Reserves, LLC	Invoice: F1456.25 (Reference: Final Payment.)		2,450.00	2,364,551.13
02/03/2025	01ACH020325	DUKE ENERGY	7632 Oak Spring Lane Deposit Deposit Bill 12.06.4 - 01.07.25		18.70	2,364,532.43

02/03/2025	02ACH020325	DUKE ENERGY	7102 Oakmoss Loop Irrigation 12.06.25 - 01.07.25		30.80	2,364,501.63
02/03/2025	03ACH020325	DUKE ENERGY	6022 Board Oak Dr Pump 12.06.25 - 01.07.25		30.80	2,364,470.83
02/03/2025	04ACH020325	DUKE ENERGY	7310 Oakmoss Loop Irrigation 12.06.24 - 01.07.25		30.80	2,364,440.03
02/03/2025	05ACH020325	DUKE ENERGY	5456 Misty Oak Cir Pump 12.06.25 - 01.07.25		30.80	2,364,409.23
02/03/2025	06ACH020325	DUKE ENERGY	7524 Oak Spring Lane 12.06.24 - 01.07.25		30.80	2,364,378.43
02/03/2025	07ACH020325	DUKE ENERGY	4000 OAKMONT BLVD 12.06.24 - 01.07.25		75.29	2,364,303.14
02/03/2025	08ACH020325	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 12.06.25 - 01.07.25		173.82	2,364,129.32
02/04/2025	01ACH020425	AMAZON	Towel Dispenser, Blade Replacement, Coffee Creamer		12.99	2,364,116.33
02/04/2025	02ACH020425	AMAZON	Towel Dispenser, Blade Replacement, Coffee Creamer		26.92	2,364,089.41
02/04/2025	03ACH020425	AMAZON	Electrical Conduit Connector, Duct Tape		44.98	2,364,044.43
02/04/2025	04ACH020425	AMAZON	Duct Tape, Cable Cutter, Anti-Short Bushing, AC/MC Strap		71.23	2,363,973.20
02/04/2025	05ACH020425	AMAZON	Wall Plates, Wind Chime Kits, Valentines Crafts, Candy Storage Capsules, Groundhog Crafts, Stick		151.91	2,363,821.29
02/04/2025	06ACH020425	AMAZON	Football Crafts		12.99	2,363,808.30
	790	AMAZON		12.00	12.99	
02/04/2025		AMAZON	AMAZON Refund	12.99	100.00	2,363,821.29
02/04/2025	07ACH020425	AMAZON	Violation Stickers, Battery, Tool Organizer, Spiral Notebook		130.29	2,363,691.00
02/04/2025	10ACH020425	AMAZON	Event and office supplies		191.00	2,363,500.00
02/05/2025	100581	Steadfast Environmental LLC	Invoice: SE-26190 (Reference: Aquatic Maintenance Feb. 2025.)		2,393.00	2,361,107.00
02/05/2025	100582	Insyte Security, LLC	Invoice: 20897 (Reference: Guard House Rack Installation.)		2,445.58	2,358,661.42
02/05/2025	100583	YELLOWSTONE LANDSCAPE	Invoice: 846968 (Reference: Palm Trimming - Oct 2024.) Invoice: 847831 (Reference: Monthly L		35,488.44	2,323,172.98
02/05/2025	100584	SPIES POOL, LLC	Invoice: 313989 (Reference: Labor for Pool Heater.)		377.50	2,322,795.48
02/05/2025	100585	Amenity Services LLC	Invoice: 2292 (Reference: Clubhouse Cleaning Feb 2025.) Invoice: 2293 (Reference: Monthly Por		6,000.00	2,316,795.48
02/05/2025	100586	Proptia	Invoice: 5703 (Reference: Monthly Security Software 02.25.)		775.00	2,316,020.48
02/05/2025	01ACH020525	DUKE ENERGY	00 Solterra Blvd LITE 12.03.24 - 01.02.25		1,055.67	2,314,964.81
02/05/2025	02ACH020525	DUKE ENERGY	0 Solterra Blvd Lite 12.07.25 - 01.08.25		1,365.59	2,313,599.22
02/05/2025	03ACH020525	AMAZON	Water Filter, Spiral Journal, Temporary Tattoos, Tea K-Cup Pods, Sewing Kit		37.89	2,313,561.33
02/05/2025	04ACH020525	AMAZON	Water Filter, Spiral Journal, Temporary Tattoos, Tea K-Cup Pods, Sewing Kit		64.06	2,313,497.27
02/06/2025	01ACH020625	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - Jan 2025		885.32	2,312,611.95
02/06/2025	02ACH020625	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 12.11.24 - 01.13.25		1,103.42	2,311,508.53
02/06/2025	03ACH020625	AMAZON	Wire Cutter, No Trespassing Sign		104.55	2,311,403.98
02/06/2025	04ACH020625	AMAZON	Outdoor Trash Can, Aviation Snips, Medicine Storage Box		212.92	2,311,191.06
02/07/2025	781		AMAZON Refund	17.41		2,311,208.47
02/07/2025	01ACH020725	AMAZON	Wall Plates, Wind Chime Kits, Valentines Crafts, Candy Storage Capsules, Groundhog Crafts, Stick		8.99	2,311,199.48
02/07/2025	02ACH020725	AMAZON	Macbook Pro		507.40	2,310,692.08
02/07/2025	03ACH020725	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 12.07.24 - 01.08.25		4,659.11	2,306,032.97
02/07/2025	04ACH020725	AMAZON	Outdoor Trash Can, Aviation Snips, Medicine Storage Box		29.99	2,306,002.98
02/10/2025	01ACH021025	POLK COUNTY UTILITIES	Various Accounts		10.50	2,305,992.48
02/10/2025	02ACH021025	POLK COUNTY UTILITIES	Various Accounts		61.18	2,305,931.30
02/10/2025	03ACH021025	POLK COUNTY UTILITIES	Various Accounts		84.98	2,305,846.32
02/10/2025	04ACH021025	POLK COUNTY UTILITIES	Various Accounts		88.90	2,305,757.42
		POLK COUNTY UTILITIES POLK COUNTY UTILITIES	Various Accounts			
02/10/2025	05ACH021025				94.36	2,305,663.06
02/10/2025	06ACH021025	POLK COUNTY UTILITIES	Various Accounts		96.79	2,305,566.27
02/10/2025	07ACH021025	POLK COUNTY UTILITIES	Various Accounts		252.47	2,305,313.80
02/10/2025	08ACH021025	DUKE ENERGY	000 Solterra BLvd Lite 12.14.24 - 01.16.25		807.71	2,304,506.09
02/10/2025	09ACH021025	POLK COUNTY UTILITIES	Various Accounts		2,834.20	2,301,671.89
02/10/2025	10ACH021025	POLK COUNTY UTILITIES	Various Accounts		4,094.20	2,297,577.69
02/10/2025	11ACH021025	POLK COUNTY UTILITIES	Various Accounts		12,971.52	2,284,606.17
02/10/2025			Deposit	79,385.71		2,363,991.88

02/11/2025	07ACH021125	AMAZON	Dining Chair		203.59	2,363,788.29
02/11/2025	06ACH021125	AMAZON			117.31	2,363,670.98
02/11/2025	04ACH021125	AMAZON	Cable Clips, Surge Protector, Ethernet Cable, Cellophane Wrap, Batteries		82.28	2,363,588.70
02/11/2025	03ACH021125	AMAZON	Plastic Cups, Paper		60.93	2,363,527.77
02/11/2025	02ACH021125	AMAZON	Conservation Area Sign		38.97	2,363,488.80
02/11/2025	01ACH021125	AMAZON	Valentines Centerpiece		14.96	2,363,473.84
02/11/2025	05ACH021125	Spectrum Business	0 Oaktree Drive CBHS Wifi 01.22.25 - 02.21.25		109.98	2,363,363.86
02/11/2025			Service Charge		96.32	2,363,267.54
02/11/2025			Service Charge		96.32	2,363,171.22
02/12/2025	100587	YELLOWSTONE LANDSCAPE	Invoice: 855176 (Reference: Drainage Clean Up Solterra Perimeter.) Invoice: 855175 (Reference		6,243.40	2,356,927.82
02/12/2025	100588	VESTA DISTRICT SERVICES	Invoice: 424760 (Reference: Monthly DM Fees - Feb 2025.)		4,833.33	2,352,094.49
02/12/2025	100589	BUSINESS OBSERVER	Invoice: 25-00225K (Reference: Legal Advertising.)		122.50	2,351,971.99
02/12/2025	100590	SPIES POOL, LLC	Invoice: 314194 (Reference: Bleach.)		1,569.95	2,350,402.04
02/12/2025	100591	Vesta Property Services, Inc.	Invoice: 424691 (Reference: Amenity Management - Jan 2025.)		102,115.83	2,248,286.21
02/12/2025	100592	Cintas	Invoice: 4220306581 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	2,248,144.26
02/12/2025	01ACH021225	AMAZON	Color Changing Pens, Coffee Pods, Coffee Cups, Seed Packets		154.92	2,247,989.34
02/12/2025	02ACH021225	AMAZON	Warning Sign, Rocks for Painting, No Flshing Sign		172.88	2,247,816.46
02/13/2025	100593	PGS Centrum	Invoice: 1283 (Reference: Installation Chanel Drain Entrance Women-Men Baths.)		6,400.00	2,241,416.46
02/13/2025	100594	STANTEC CONSULTING SERVICES, INC.	Invoice: 2350302 (Reference: 2025 FY General Consulting - Jan 2025.)		2,375.00	2,239,041.46
02/13/2025	782		AMAZON Refund	3.95		2,239,045.41
02/13/2025	783		AMAZON Refund	7.62		2,239,053.03
02/13/2025	01ACH021325	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 12.17.24 - 01.17.25		1,365.16	2,237,687.87
02/13/2025	02ACH021325	AMAZON	Valentines Favors, Clay Pots, Keychain Party Favors, Chair Leg Protectors, Make Your Own Sticker		147.59	2,237,540.28
02/14/2025	EFT021425	FLORIDA DEPT OF REVENUE	Jan 2025 Sales Tax Filing		1,757.68	2,235,782.60
02/14/2025	01ACH021425	Spectrum Business	Phone and Internet. 01.25.25 - 02.24.25 5200 Solterra Blvd		1,047.14	2,234,735.46
02/18/2025	6101	Bobby A. Voisard	BOS Meeting 2/14/25		200.00	2,234,535.46
02/18/2025	6102	Brian Meert	BOS Meeting 2/14/25		200.00	2,234,335.46
02/18/2025	6103	Deborah L. Higham	BOS Meeting 2/14/25		200.00	2,234,135.46
02/18/2025	6104	Diane Cato	BOS Meeting 2/14/25		200.00	2,233,935.46
02/18/2025	6105	Bobby A. Voisard	BOS Workshop 2/14/25		200.00	2,233,735.46
02/18/2025	6106	Brian Meert	BOS Workshop 2/14/25		200.00	2,233,535.46
02/18/2025	6107	Deborah L. Higham	BOS Workshop 2/14/25		200.00	2,233,335.46
02/18/2025	6108	Diane Cato	BOS Workshop 2/14/25		200.00	2,233,135.46
02/18/2025	784		AMAZON Refund	61.45		2,233,196.91
02/18/2025	100595	Cintas	Invoice: 4221048324 (Reference: Scraper, Xtrac Mats, Logo Mat, Hand Sanitizer & Soap.)		141.95	2,233,054.96
02/18/2025	01ACH021825	BANK UNITED VISA CC			5,497.83	2,227,557.13
02/18/2025	791		AMAZON Refund	19.64		2,227,576.77
02/19/2025	100596	ACE HOME & SUPPLY CENTER	Invoice: 113466/1 (Reference: Concrete & Lumber.)		44.75	2,227,532.02
02/19/2025	100597	SPIES POOL, LLC	Invoice: 21952 (Reference: CHEMICAL CONTROLLERS.)		450.00	2,227,082.02
02/19/2025	100598	Envera Systems	Invoice: 750855 (Reference: Security 3/1/25 - 3/31/25.)		1,410.90	2,225,671.12
02/19/2025	100599	Xerox Company	Invoice: 40181500 (Reference: 2/1/25 - 2/28/25.)		783.21	2,224,887.91
02/19/2025	100600	Westbrook Service Corporation	Invoice: 528593 (Reference: Commercial Plumbing Repair.)		4,236.69	2,220,651.22
02/19/2025	100601	Zeno Office Solutions, Inc.	Invoice: IN3245070 (Reference: 01/15/2025 to 02/14/2025.)		1,666.51	2,218,984.71
02/19/2025	100602	VESTA DISTRICT SERVICES	Invoice: 424854 (Reference: Billable Expenses - Jan 2025.)		30.00	2,218,954.71
02/19/2025	01ACH021925	AMAZON	Batteries, Water Filter, Ice Scooper, Cornhole Beanbags, Insect Killer, Bit Holder, Magnetic Gui		149.40	2,218,805.31
02/19/2025	02ACH021925	AMAZON	Charging Cabinet		189.95	2,218,615.36
02/19/2025	03ACH021925	AMAZON	Coffee Drip Catcher, Screws, Nuts, Washer Kits, Batteries, Coffee Cup Sleeves, Silicone Trivet,		279.86	2,218,335.50

02/19/2025	04ACH121925	FLORIDA PUBLIC UTILITIES	Service 12.20.24 - 01.22.25		301.72	2,218,033.78
02/20/2025	787		AMAZON Refund	34.99		2,218,068.77
02/20/2025	100603	Kalina Brochowicz Fondo	Invoice: 23 JAN 2024 (Reference: DJ Services & Poolside Games.)		1,200.00	2,216,868.77
02/20/2025	100604	SPIES POOL, LLC	Invoice: 314270 (Reference: Installed 4 new LED fixtures on pool.) Invoice: 314185 (Reference		8,226.35	2,208,642.42
02/20/2025	01ACH022025	DUKE ENERGY	5290 Solterra Blvd Irrigation 12.24.25 - 01.24.25		30.80	2,208,611.62
02/20/2025	02ACH022025	DUKE ENERGY	5300 Solterra Blvd Lift 12.24.25 - 01.14.25		223.78	2,208,387.84
02/20/2025	03ACH022025	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 12.24.24 - 01.24.25		487.83	2,207,900.01
02/21/2025	100605	FTI / Florida Training & Investigations	Invoice: 23204097 (Reference: Security 1/15/25 - 2/13/25.)		40,150.00	2,167,750.01
02/21/2025	01ACH022125	AMAZON	Cornhole Bean Bags, Hot Tub Defoamer, Screwdriver, Beverage Dispenser		106.79	2,167,643.22
02/21/2025	02ACH022125	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 12.27.25 - 01.28.25		910.85	2,166,732.37
02/24/2025	100606	Cintas	Invoice: 4221795022 (Reference: Janitorial Supplies.)		141.95	2,166,590.42
02/24/2025	100607	Aqua Chill of Orlando LLC	Invoice: 68921 (Reference: Monthly Rental Oct 24.) Invoice: 70193 (Reference: Monthly Rental		225.00	2,166,365.42
02/24/2025	100608	Buddy's Pressure Washing	Invoice: 12647 (Reference: Sign and column soft wash.)		300.00	2,166,065.42
02/24/2025	01ACH022425	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 12.27.24 - 01.28.25		36.31	2,166,029.11
02/24/2025	02ACH022425	Spectrum Business	5200 Solterra Blvd AHMS 02.03.25 - 03.02.25		279.97	2,165,749.14
02/24/2025	03ACH022425	DUKE ENERGY	5200 OAKMONT BLVD 12.27.24 - 01.28.25		9,322.08	2,156,427.06
02/25/2025	01ACH022525	AMAZON	Paper Coffee Cups, Nylon Sewing Thread, Key Lock Box, Sweetener Packet		136.65	2,156,290.41
02/25/2025	02ACH022525	AMAZON	Creamer, Coffee Pods		186.34	2,156,104.07
02/25/2025	03ACH022525	AMAZON	Weatherproof Cover, Wire Cable, Stickers, Suction Pump, Water Filtration System, Wire Rope Cable		351.94	2,155,752.13
02/26/2025	01ACH022625	AMAZON	Plastic Cups		48.02	2,155,704.11
02/26/2025	02ACH022625	AMAZON	Degreaser		56.49	2,155,647.62
02/27/2025	01ACH022725	AMAZON	Pump, Caliper, Water Tube Fittings, Plier, Water Fitter Quick Connector		239.32	2,155,408.30
02/27/2025	02ACH022725	DUKE ENERGY	00 Solterra Blvd LITE 01.03.25 - 02.03.25		1,055.67	2,154,352.63
02/28/2025	100609	Cintas	Invoice: 4222382806 (Reference: Mat Service.)		141.95	2,154,210.68
02/28/2025	100610	Kalina Brochowicz Fondo	Invoice: 24 FEB 2025 (Reference: DJ Services & Poolside Games 10/5, 10/12, 10/19, 10/26.)		1,200.00	2,153,010.68
02/28/2025	100611	Westbrook Service Corporation	Invoice: 528589 (Reference: Service Call.)		1,935.84	2,151,074.84
02/28/2025	100612	Janitorial Superstore	Invoice: 33039 (Reference: Janitorial Supplies.)		775.88	2,150,298.96
02/28/2025	100613	Sunrise Solutions Pool Service, LLC	Invoice: 3255 (Reference: Pool Service Feb 25.)		2,800.00	2,147,498.96
02/20/2020	100010	Cultilot Columnia Foot Colvice, EEC	11170100. 0200 (1.01010100.1 001 0011100 1 00 20.)	79,543.76	311,407.42	2,147,498.96
03/03/2025	100614	KILINSKI VAN WYK, PLLC	Invoice: 11597 (Reference: General Counsel Jan 25.)	73,543.70	10,735.85	2,136,763.11
03/03/2025	100615	SPIES POOL, LLC	Invoice: 314761 (Reference: Pool Chemicals.)		1,552.45	2,135,210.66
03/03/2025	01ACH030325	DUKE ENERGY	7102 Oakmoss Loop Irrigation 01.08.25 - 02.06.25		30.80	2,135,179.86
03/03/2025	02ACH030325	DUKE ENERGY	7632 Oak Spring Lane Deposit Deposit Bill 01.08.25 - 02.06.25		18.66	2,135,161.20
03/03/2025	03ACH030325	DUKE ENERGY	6022 Board Oak Dr Pump 01.08.25 - 02.06.25		30.80	2,135,130.40
03/03/2025	05ACH030325	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 01.08.25 - 02.06.25		172.56	2,134,957.84
03/03/2025	06ACH030325	DUKE ENERGY	4000 OAKMONT BLVD 01.08.25 - 02.06.25		61.52	2,134,896.32
03/03/2025	07ACH030325	DUKE ENERGY	7524 Oak Spring Lane 01.08.25 - 02.06.25		30.80	2,134,865.52
	08ACH030325	DUKE ENERGY	0 Solterra Blvd Lite 01.09.25 - 02.07.25			
03/03/2025 03/03/2025					1,365.59	2,133,499.93
	09ACH030325	DUKE ENERGY	7310 Oakmoss Loop Irrigation 01.08.25 - 02.06.25		30.80	2,133,469.13
03/04/2025	100616	Proptia	Invoice: 5895 (Reference: Monthly Software Fee Mar 25.)		775.00	2,132,694.13
03/04/2025	100617 100618	YELLOWSTONE LANDSCAPE VESTA DISTRICT SERVICES	Invoice: 866996 (Reference: Monthly Landscape Maintenance March 2025.)		16,166.00 4,833.33	2,116,528.13
03/04/2025			Invoice: 424954 (Reference: Management Fees Mar 25.)			2,111,694.80
03/04/2025	100619	Steadfast Environmental LLC	Invoice: SA-10120 (Reference: Routine Aquatic Maintenance Mar 25.)		2,393.00	2,109,301.80
03/04/2025	100620	Florida Wrap Pros, LLC	Invoice: 2385 (Reference: Signs & Tags.)		542.65	2,108,759.15
03/04/2025	01ACH030425	AMAZON	Clubhouse supplies		95.42	2,108,663.73
03/04/2025	02ACH030425 03ACH030425	AMAZON	Coffee Cups		74.00 888.00	2,108,589.73 2,107,701.73
03/04/2025	U3ACHU3U425	AMAZON	Conference Room Camera		888.00	Z 107 701 73
						2,101,101.10

03/04/2025	04ACH030425	AMAZON	trash can		163.63	2,107,538.10
03/04/2025	05ACH030425	AMAZON	Special Event & Clubhouse supplies		29.89	2,107,508.21
03/04/2025	06ACH030425	AMAZON	Event and office supplies		178.37	2,107,329.84
03/05/2025	02ACH030525	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 01.09.25 - 02.07.25		4,659.11	2,102,670.73
03/05/2025	01ACH030525	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - FEB 2025		885.32	2,101,785.41
03/05/2025	03ACH030525	AMAZON	Earth Day Crafts		26.96	2,101,758.45
03/05/2025	04ACH030525	AMAZON	Goplus 6ft folding table		59.99	2,101,698.46
03/05/2025	05ACH030525	AMAZON	SmartSign		292.68	2,101,405.78
03/06/2025	01ACH030625	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 01.14.25 - 02.12.25		1,103.42	2,100,302.36
03/06/2025	02ACH030625	AMAZON			260.26	2,100,042.10
03/07/2025	100621	Truly Nolen Of America, Inc	Invoice: 711197024 (Reference: Pest Control.) Invoice: 711196734 (Reference: Pest Control.)		250.00	2,099,792.10
03/07/2025	100622	Amenity Services LLC	Invoice: 2312 (Reference: Porter Services.) Invoice: 2313 (Reference: Clubhouse Cleaning Mar		6,000.00	2,093,792.10
03/09/2025	01ACH030925	Spectrum Business	0 Oaktree Drive CBHS Wifi 02.22.25 - 03.21.25		120.00	2,093,672.10
03/10/2025	6109	Diane Cato	BOS Meeting 12/6/24		200.00	2,093,472.10
03/10/2025	04ACH030325	DUKE ENERGY	5456 Misty Oak Cir Pump 01.08.25 - 02.06.25		30.80	2,093,441.30
03/11/2025	6110	Ariane Casanova	BOS Meeting 3/7/25		200.00	2,093,241.30
03/11/2025	6111	Bobby A. Voisard	BOS Meeting 3/7/25		200.00	2,093,041.30
03/11/2025	6112	Brian Meert	BOS Meeting 3/7/25		200.00	2,092,841.30
03/11/2025	6113	Deborah L. Higham	BOS Meeting 3/7/25		200.00	2,092,641.30
03/11/2025	6114	Diane Cato	BOS Meeting 3/7/25		200.00	2,092,441.30
03/11/2025	100623	Vesta Property Services, Inc.	Invoice: 425204 (Reference: Amenity mgmt feb25.)		98,121.82	1,994,319.48
03/11/2025	100624	Truly Nolen Of America, Inc	Invoice: 711193424 (Reference: pest control.) Invoice: 711193425 (Reference: pest control.)		250.00	1,994,069.48
03/11/2025	100625	SPIES POOL, LLC	Invoice: 314898 (Reference: replaced step on pool ladder.)		342.45	1,993,727.03
03/11/2025	100626	Cintas	Invoice: 4223234986 (Reference: Janitorial supplies.)		141.95	1,993,585.08
03/11/2025	100627	EXERCISE SYSTEMS, INC.	Invoice: 26447 (Reference: Quarterly preventive maintenance for fitness center 2.28.25.)		295.00	1,993,290.08
03/11/2025	100628	BUSINESS OBSERVER	Invoice: 25-00377K (Reference: Notice of Public Workshop.)		94.06	1,993,196.02
03/11/2025	100629	Sunrise Solutions Pool Service, LLC	Invoice: 3262 (Reference: pool service march25.)		2,800.00	1,990,396.02
03/11/2025	100630	American Power Washing LLC	Invoice: 662 (Reference: Banner Swap.) Invoice: 663 (Reference: Banner Swap.)		800.00	1,989,596.02
03/11/2025	100631	Insyte Security, LLC	Invoice: 21314 (Reference: Entrance Gate Barrier Arm Replacement.)		906.09	1,988,689.93
03/11/2025	100632	STANTEC CONSULTING SERVICES, INC.	Invoice: 2364249 (Reference: General Consulting 2025FY.)		4,505.00	1,984,184.93
03/11/2025	100633	YELLOWSTONE LANDSCAPE	Invoice: 872457 (Reference: Quarterly Palm Injections.) Invoice: 872456 (Reference: irrigatio		1,511.42	1,982,673.51
03/11/2025	100634	Janitorial Superstore	Invoice: 34118 (Reference: Janitorial supplies.)		1,057.59	1,981,615.92
03/11/2025	02ACH031125	DUKE ENERGY	000 Solterra BLvd Lite 01.17.25 - 02.17.25		807.71	1,980,808.21
03/11/2025	01ACH031125	POLK COUNTY UTILITIES	Various Accounts		2,600.20	1,978,208.01
03/11/2025	03ACH031125	POLK COUNTY UTILITIES	Various Accounts		14,826.79	1,963,381.22
03/11/2025	04ACH031125	POLK COUNTY UTILITIES	Various Accounts		107.33	1,963,273.89
03/11/2025	05ACH031125	POLK COUNTY UTILITIES	Various Accounts		96.74	1,963,177.15
03/11/2025	06ACH031125	POLK COUNTY UTILITIES	Various Accounts		75.18	1,963,101.97
03/11/2025	07ACH031125	POLK COUNTY UTILITIES	Various Accounts		4,670.20	1,958,431.77
03/11/2025	08ACH031125	POLK COUNTY UTILITIES	Various Accounts		47.46	1,958,384.31
03/11/2025	09ACH031125	POLK COUNTY UTILITIES	Various Accounts		10.50	1,958,373.81
03/11/2025	10ACH031125	POLK COUNTY UTILITIES	Various Accounts		351.35	1,958,022.46
03/11/2025	11ACH031125	POLK COUNTY UTILITIES	Various Accounts		94.36	1,957,928.10
03/11/2025			Interest	137.65		1,958,065.75
03/12/2025	01ACH031225	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 01.18.25 - 02.18.25		1,365.16	1,956,700.59
03/12/2025	02ACH031225	AMAZON	Clubhouse supplies		139.55	1,956,561.04
03/13/2025	794			47.49		1,956,608.53

03/14/2025	100635	SPIES POOL, LLC	Invoice: 315190 (Reference: Bulk Bleach Main Pool and Lazy River.) Invoice: 22085 (Reference:	2,410.4	1,954,198.08
03/14/2025	100636	Insyte Security, LLC	Invoice: 20227 (Reference: 4qty Barrier Arm Towers Belt Changes 30" BELT.)	93.92	1,954,104.16
03/14/2025	01ACH031425	Spectrum Business	Phone and Internet. 02.25.25- 03.24.25 5200 Solterra Blvd	1,073.00	1,953,031.16
03/14/2025	02ACH031425	AMAZON	clubhouse supplies	89.90	1,952,941.26
03/14/2025	03ACH031425	AMAZON	office items	88.52	2 1,952,852.74
03/14/2025	ACH 031425	FLORIDA DEPT OF REVENUE	Feb 2025 Sales Tax Filing	2,821.60	1,950,031.14
03/17/2025	100637	VESTA DISTRICT SERVICES	Invoice: 425372 (Reference: Billable Expenses - Feb 2025.)	80.18	3 1,949,950.96
03/17/2025	100638	Cintas	Invoice: 4223972611 (Reference: office supplies.)	141.9	1,949,809.01
03/17/2025	01ACH031725	BANK UNITED VISA CC		6,008.53	3 1,943,800.48
03/17/2025	02ACH031725	FLORIDA PUBLIC UTILITIES	Service 02.21.25- 03.20.25	281.98	
03/18/2025	100639	YELLOWSTONE LANDSCAPE	Invoice: 872455 (Reference: Priority-129 Oak trees lift and light thin out) Invoice: 877486	23,784.28	3 1,919,734.22
03/18/2025	100640	Insyte Security, LLC	Invoice: 21341 (Reference: Set Gate Timers to EST & Remotes not working 1- Button Programmable D	1,631.12	
03/18/2025	03ACH021825	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 01.25.25- 02.25.25	487.83	
03/18/2025	01ACH031825	AMAZON	office items	545.3	
03/19/2025	100641	Zeno Office Solutions, Inc.	Invoice: IN3295917 (Reference: meter XER/XVLC7130.)	704.79	
03/20/2025	100642	KILINSKI VAN WYK. PLLC	Invoice: 11741 (Reference: Legal services Feb25.)	12,167.30	
03/20/2025	02ACH032025	DUKE ENERGY	5300 Solterra Blvd Lift 01.25.25- 02.25.25	196.07	
03/20/2025	02ACH032025	DUKE ENERGY	5290 Solterra Blvd Irrigation 01.25.25 - 02.25.25	30.80	
03/20/2025	01ACH032025	Spectrum Business	5200 Solterra Blvd AHMS 03.03.25- 04.02.25	280.00	
03/20/2025	99182544	AMAZON	Clubhouse supplies	237.14	
03/20/2025	99212264	AMAZON	Special Event	158.18	
03/21/2025	100643	Xerox Company	Invoice: 40294642 (Reference: 3/1/25 - 3/31/25.)	106.72	
03/21/2025	100644	Insyte Security, LLC	Invoice: 21344 (Reference: Gate Arm replacement.)	396.87	
03/21/2025	01ACH032125	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 01.29.25- 01.26.25	36.32	
03/24/2025	02ACH032425	DUKE ENERGY	5200 OAKMONT BLVD 01.29.25- 02.26.25	8,081.86	
03/24/2025	01ACH032425	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 01.29.25- 02.26.25	910.8	
03/25/2025	01ACH032525	DUKE ENERGY	00 Solterra Blvd LITE 02.04.25- 03.03.25	1,075.96	
03/26/2025	0171011002020	DONE ENERGY	Deposit	5,168.09	1,897,855.15
03/26/2025	100645	BUSINESS OBSERVER	Invoice: 25-00441K (Reference: Meeting Notice.)	80.94	
03/26/2025	100646	Cintas	Invoice: 4224750263 (Reference: office supplies.)	141.9	
03/26/2025	100647	FTI / Florida Training & Investigations	Invoice: 23204100 (Reference: Guard House 02.14.25-03.15.25.)	41,550.00	
03/26/2025	100648	Aqua Chill of Orlando LLC	Invoice: 73536 (Reference: Monthly rental of Aquabeve.)	45.00	
03/26/2025	100649	·	Invoice: C28988 (Reference: Quarterly HVAC PM/Quarterly Billing.)	45.00	
03/28/2025	100650	Westbrook Service Corporation		141.9	
		Cintas	Invoice: 4225475999 (Reference: cleaning supplies.)		
03/28/2025	100651	EXERCISE SYSTEMS, INC.	Invoice: 060786 (Reference: Techno Gym.)	451.00	
03/28/2025	100652	Truly Nolen Of America, Inc	Invoice: 031925-3702 (Reference: Pest Monthly Commercial.)	250.00	
03/28/2025	100653	Insyte Security, LLC	Invoice: 21351 (Reference: Additional equipment adding guest reader to the right hand entrance I	2,790.00	
03/28/2025	100654	YELLOWSTONE LANDSCAPE	Invoice: 880541 (Reference: Landscape Enhancement- Dead Tree.) Invoice: 882210 (Reference: Ba	1,154.00	
03/28/2025	100655	Janitorial Superstore	Invoice: 35165 (Reference: Janitorial supplies.)	1,089.8	
03/28/2025	100656	SPIES POOL, LLC	Invoice: 315510 (Reference: Bulk Bleach Main Pool and Lazy River.)	1,501.4	
03/31/2025	01ACH040225	DUKE ENERGY	4000 OAKMONT BLVD 02.07.25- 03.06.25	65.54	
03/31/2025	02ACH033125	DUKE ENERGY	7102 Oakmoss Loop Irrigation 02.07.25- 03.06.25	30.80	
03/31/2025	03ACH033125	DUKE ENERGY	6022 Board Oak Dr Pump 02.07.25- 03.06.25	30.80	
03/31/2025	04ACH040225	DUKE ENERGY	0 Solterra Blvd Lite 02.08.25- 03.07.25	1,391.87	
03/31/2025	05ACH033125	DUKE ENERGY	5456 Misty Oak Cir Pump 02.07.25- 03.06.25	30.80	
03/31/2025	06ACH033125	DUKE ENERGY	7310 Oakmoss Loop Irrigation 02.07.25- 03.06.25	30.80	
03/31/2025	07ACH033125	DUKE ENERGY	7524 Oak Spring Lane 02.07.25- 03.06.25	30.80	1,846,442.47

03/31/2025	08ACH040225	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 02.07.25- 03.06.25		151.08	1,846,291.39
03/31/2025	09ACH033125	DUKE ENERGY	7632 Oak Spring Lane 02.07.25- 03.06.25		18.73	1,846,272.66
				5,353.23	306,579.53	1,846,272.66
04/01/2025	6115	US BANK			1,142,602.31	703,670.35
04/01/2025	6116	POLK COUNTY UTILITIES	Various Accounts		785.00	702,885.35
04/02/2025	800		AMAZON Refund	19.98		702,905.33
04/02/2025	801		AMAZON Refund	225.03		703,130.36
04/04/2025	01ACH040425	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 2.8.25- 3.7.25		4,866.51	698,263.85
04/04/2025	100657	Steadfast Environmental LLC	Invoice: SA-11070 (Reference: Routine Aquatic Maintenance.)		2,393.00	695,870.85
04/04/2025	100658	Kalina Brochowicz Fondo	Invoice: 25 MAR 2025 (Reference: Dj Services & Poolside Games with prizes.)		1,600.00	694,270.85
04/04/2025	100659	SPIES POOL, LLC	Invoice: 315711 (Reference: Bulk Bleach Main Pool and Lazy River.) Invoice: 315627 (Reference		2,958.95	691,311.90
04/04/2025	100660	Amenity Services LLC	Invoice: 2338 (Reference: Cleaning of clubhouse Apr25.) Invoice: 2339 (Reference: Monthly por		6,000.00	685,311.90
04/04/2025	100661	Proptia	Invoice: 6112 (Reference: Security System.)		775.00	684,536.90
04/04/2025	100662	YELLOWSTONE LANDSCAPE	Invoice: 882391 (Reference: monthly landscape maintenance Apr25.)		16,166.00	668,370.90
04/04/2025	100663	VESTA DISTRICT SERVICES	Invoice: 425430 (Reference: Monthly contracted Apr25.)		4,833.33	663,537.57
04/04/2025	01ACH040425	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - MAR 2025		1,840.20	661,697.37
04/07/2025	01ACH040725	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 02.13.25- 03.12.25		1,159.96	660,537.41
04/07/2025	6117	Bobby A. Voisard	BOS Meeting 3/20/25 Town Hall		200.00	660,337.41
04/07/2025	6118	Brian Meert	-		200.00	660,137.41
	6119	Deborah L. Higham	BOS Meeting 3/20/25 Town Hall			659,937.41
04/07/2025		· ·	BOS Meeting 3/20/25 Town Hall		200.00	
04/07/2025	6121	Diane Cato	BOS Meeting 3/20/25 Town Hall		200.00 200.00	659,737.41
04/07/2025	6122	Bobby A. Voisard	BOS Meeting 4/4/25			659,537.41
04/07/2025	6123	Brian Meert	BOS Meeting 4/4/25		200.00	659,337.41
04/07/2025	6124	Deborah L. Higham	BOS Meeting 4/4/25		200.00	659,137.41
04/07/2025	6125	Diane Cato	BOS Meeting 4/4/25		200.00	658,937.41
04/08/2025	01ACH040825	DUKE ENERGY	000 Solterra BLvd Lite 02.18.25- 03.17.25		823.25	658,114.16
04/08/2025	100664	SPIES POOL, LLC	Invoice: 315970 (Reference: Bulk Bleach Main Pool and Lazy River.)		1,734.95	656,379.21
04/08/2025	100665	Cintas	Invoice: 4226229381 (Reference: office supplies.)		141.95	656,237.26
04/08/2025	100666	STANTEC CONSULTING SERVICES, INC.	Invoice: 2377730 (Reference: 2025 FY General Consulting.)		1,872.00	654,365.26
04/08/2025	100667	Janitorial Superstore	Invoice: 35546 (Reference: Janitorial supplies.) Invoice: 35525 (Reference: office supplies		757.76	653,607.50
04/08/2025	100668	Truly Nolen Of America, Inc	Invoice: 711198426 (Reference: Pest Monthly Commercial.) Invoice: 711198427 (Reference: Pest		250.00	653,357.50
04/08/2025	02ACH040825	POLK COUNTY UTILITIES	Reuse Oakmont Blvd 02.07.25- 03.07.25		63.00	653,294.50
04/08/2025	03ACH040825	POLK COUNTY UTILITIES	5200 Solterra Club 02.07.25- 03.07.25		12,766.92	640,527.58
04/08/2025	04ACH040825	POLK COUNTY UTILITIES	4200 Oakmont Blvd Guard 02.07.25- 03.07.25		96.79	640,430.79
04/08/2025	05ACH040825	POLK COUNTY UTILITIES	Reuse 1 Oak Green Loop 02.07.25- 03.07.25		73.22	640,357.57
04/08/2025	06ACH040825	POLK COUNTY UTILITIES	Reuse 1 Misty Oak Circle 02.07.25- 03.07.25		61.46	640,296.11
04/08/2025	07ACH040825	POLK COUNTY UTILITIES	Reuse Solterra Blvd 02.07.25- 03.07.25		2,933.20	637,362.91
04/08/2025	08ACH040825	POLK COUNTY UTILITIES	Reuse Oakrise Loop 02.07.25- 03.07.25		25.90	637,337.01
04/08/2025	09ACH040825	POLK COUNTY UTILITIES	Reuse Oak Blossom DR 02.07.25- 03.07.25		10.50	637,326.51
04/08/2025	10ACH040825	POLK COUNTY UTILITIES	7880 Reuse Oak Reflection Loop 02.07.25- 03.07.25		104.58	637,221.93
04/08/2025	11ACH040825	POLK COUNTY UTILITIES	Reuse #5 Oakmoss Loop 02.07.25- 03.07.25		76.72	637,145.21
04/08/2025	12ACH040825	FLORIDA PUBLIC UTILITIES	Service 1.22.24 - 02.22.25		281.98	636,863.23
04/10/2025	100669	Vesta Property Services, Inc.	Invoice: 425925 (Reference: Management fees.)		98,810.79	538,052.44
04/10/2025	100670	Sunrise Solutions Pool Service, LLC	Invoice: 3265 (Reference: April pool service.)		2,800.00	535,252.44
04/11/2025	100671	SPIES POOL, LLC	Invoice: 22220 (Reference: CHEMICAL CONTROLLER MS.)		450.00	534,802.44
04/11/2025	01ACH041125	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 02.19.25- 03.18.25		1,429.24	533,373.20
04/11/2025	02ACH041125	Spectrum Business	0 Oaktree Drive CBHS Wifi 3.22.25- 4.21.25		120.00	533,253.20

04/11/2025			Deposit	148,928.28		682,181.48
04/11/2025			Interest	158.21		682,339.69
04/14/2025	01ACH041425	Spectrum Business	Phone and Internet. 03.25.25- 04.25.25 5200 Solterra Blvd	1,	,073.00	681,266.69
04/15/2025	100672	VESTA DISTRICT SERVICES	Invoice: 425915 (Reference: Billable Expenses - Mar 2025.)		30.00	681,236.69
04/15/2025	100673	Cintas	Invoice: 4226981852 (Reference: office supplies.)		141.95	681,094.74
04/15/2025	100674	BUSINESS OBSERVER	Invoice: 25-00541K (Reference: Request for proposals for annual audit services.)		124.69	680,970.05
04/15/2025	100675	SPIES POOL, LLC	Invoice: 316252 (Reference: Bulk Bleach Main Pool and Lazy River.)		,809.95	679,160.10
04/16/2025	01ACH041625	BANK UNITED VISA CC	into set of the set of		,466.29	674,693.81
04/17/2025	796R	BANK SINTED VISA GO	Reverse of GJE 796 For CHK 04ACH040826 voided on 04/17/2025	96.32	400.20	674,790.13
04/17/2025	100676	SPIES POOL, LLC	Invoice: 316217 (Reference: Slotted grate floor & H-style gutter grate.)		169.15	674,620.98
04/17/2025	100677				786.84	673,834.14
		Envera Systems	Invoice: 752277 (Reference: Amenity and pool security monitoring.)			
04/17/2025	100678	Xerox Company	Invoice: 40397084 (Reference: contract payment and supply freight.)		232.20	673,601.94
04/17/2025	100679	Zeno Office Solutions, Inc.	Invoice: IN3353903 (Reference: office supplies equipment.)		,317.05	672,284.89
04/17/2025			Funds Transfer	908,686.47		1,580,971.36
04/18/2025	01ACH041825	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 02.26.25- 03.25.25		508.73	1,580,462.63
04/21/2025	01ACH042125	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 02.27.25- 03.26.25		953.59	1,579,509.04
04/21/2025	02ACH042125	DUKE ENERGY	5290 Solterra Blvd Irrigation 02.26.25- 03.25.25		30.80	1,579,478.24
04/21/2025	03ACH042125	DUKE ENERGY	5300 Solterra Blvd Lift 01.25.25- 02.25.25		212.58	1,579,265.66
04/21/2025	6126	Bobby A. Voisard	BOS Workshop 4/17/25		200.00	1,579,065.66
04/21/2025	6127	Brian Meert	BOS Workshop 4/17/25		200.00	1,578,865.66
04/21/2025	6128	Deborah L. Higham	BOS Workshop 4/17/25		200.00	1,578,665.66
04/21/2025	6129	Diane Cato	BOS Workshop 4/17/25		200.00	1,578,465.66
04/21/2025	100680	Cintas	Invoice: 4227723512 (Reference: office supplies.)		141.95	1,578,323.71
04/21/2025	100681	Truly Nolen Of America, Inc	Invoice: 040925-3702 (Reference: INV# 711198426 INV# 711198427 INV# 711198693.)		250.00	1,578,073.71
04/21/2025	EFT042125	FLORIDA DEPT OF REVENUE	Mar 2025 Sales Tax Filing	5,	,370.31	1,572,703.40
04/21/2025	802		AMAZON Refund	139.99		1,572,843.39
04/22/2025	100682	Insyte Security, LLC	Invoice: 21318 (Reference: Adjust swing gate timer & new keys for towers.) Invoice: 21296 (Re		771.40	1,572,071.99
04/22/2025	100683	SPIES POOL, LLC	Invoice: 316523 (Reference: Bulk Bleach Main Pool and Lazy River.)		,322.45	1,570,749.54
04/22/2025	100684	Proptia	Invoice: 6179 (Reference: - Proptia Credential Credit for activation of credentials within the P		200.00	1,570,549.54
04/22/2025	01ACH042225	Spectrum Business	5200 Solterra Blvd AHMS 04.03.25- 05.02.25		280.00	1,570,269.54
04/23/2025	01/4011042223	Opecuum Business	Funds Transfer	275,000.00	200.00	1,845,269.54
04/23/2025	01ACH042325	DUKE ENERGY		273,000.00	36.31	
			7900 Oak Reflection Loop Irrigation 02.27.25- 03.26.25			1,845,233.23
04/23/2025	02ACH042325	DUKE ENERGY	5200 OAKMONT BLVD 02.27.25- 03.26.25		,407.90	1,835,825.33
04/24/2025	100685	EXERCISE SYSTEMS, INC.	Invoice: 060877 (Reference: Cable assy techno gym.)		557.00	1,835,268.33
04/24/2025	100686	Aqua Chill of Orlando LLC	Invoice: 75060 (Reference: Monthly rental.)		45.00	1,835,223.33
04/24/2025	100687	Insyte Security, LLC	Invoice: 21613 (Reference: Adding network module to the Zebra Printer in the Clubhouse to skip U		393.30	1,834,830.03
04/25/2025	01ACH042525	DUKE ENERGY	00 Solterra Blvd LITE 03.04.25- 04.01.25		,075.96	1,833,754.07
04/25/2025	6130	POLK COUNTY UTILITIES	Reclaimed Deposit for 2 new accounts.	1,	,570.00	1,832,184.07
04/25/2025	100688	SPIES POOL, LLC	Invoice: 316082 (Reference: Service on pool valve spring.) Invoice: 315879 (Reference: instal	6,	,694.95	1,825,489.12
04/25/2025	100689	Egis Insurance & Risk Advisors	Invoice: 27467 (Reference: Policy #E381749 04/09/2025-04/09/2026 Great American Insurance Co.)		615.00	1,824,874.12
04/25/2025	100690	Truly Nolen Of America, Inc	Invoice: 711200109 (Reference: Monthly Pest control service- Apr25.) Invoice: 711200108 (Refe		250.00	1,824,624.12
04/28/2025	100691	FTI / Florida Training & Investigations	Invoice: 23204103 (Reference: Guard House 3.16.25- 4.14.25 Rover fee and Gas.)	41,	,550.00	1,783,074.12
04/28/2025	100692	Cintas	Invoice: 4228449305 (Reference: office supplies.)		141.95	1,782,932.17
04/28/2025	803		AMAZON Refund	39.94		1,782,972.11
04/29/2025			Deposit	1,500.00		1,784,472.11
04/30/2025	100693	SPIES POOL, LLC	Invoice: 316131 (Reference: light ADP ring.)		478.50	1,783,993.61
04/30/2025			Deposit	600.00		1,784,593.61

04/30/2025	100694	KILINSKI VAN WYK, PLLC	Invoice: 12017 (Reference: Legal services.)		6,770.99	1,777,822.62
04/30/2025	100695	SPIES POOL, LLC	Invoice: 316757 (Reference: Bulk Bleach Main Pool and Lazy River.)		2,009.95	1,775,812.67
04/30/2025			Deposit	534.15		1,776,346.82
				1,335,928.37	1,405,854.21	1,776,346.82
05/01/2025	01ACH050125	DUKE ENERGY	0 Solterra Blvd Lite 03.08.25- 04.07.25		1,391.87	1,774,954.95
05/01/2025	02ACH050125	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03.07.25- 04.04.25		175.23	1,774,779.72
05/01/2025	03ACH050125	DUKE ENERGY	4000 OAKMONT BLVD 03.07.25- 04.04.25		67.21	1,774,712.51
05/01/2025	04ACH050125	DUKE ENERGY	7102 Oakmoss Loop Irrigation 03.07.25- 04.04.25		30.80	1,774,681.71
05/01/2025	05ACH050125	DUKE ENERGY	6022 Board Oak Dr Pump 03.07.25- 04.04.25		30.80	1,774,650.91
05/01/2025	06ACH50125	DUKE ENERGY	7310 Oakmoss Loop Irrigation 03.07.25- 04.04.25		30.80	1,774,620.11
05/01/2025	06ACH050125	DUKE ENERGY	7524 Oak Spring Lane 03.07.25- 04.04.25		30.80	1,774,589.31
05/01/2025	07ACH050125	DUKE ENERGY	5456 Misty Oak Cir Pump 03.07.25- 04.04.25		30.80	1,774,558.51
05/01/2025	08ACH050125	DUKE ENERGY	7632 Oak Spring Lane 03.07.25- 04.04.25		18.74	1,774,539.77
05/01/2025			Deposit	5,689.00		1,780,228.77
05/05/2025	01ACH050525	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 03.08.25- 04.07.25		4,866.51	1,775,362.26
05/05/2025	02ACH050525	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 03.13.25- 04.10.25		1,159.96	1,774,202.30
05/06/2025	01ACH050625	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - APR 2025		885.32	1,773,316.98
05/06/2025	100696	Envera Systems	Invoice: 753985 (Reference: Resort and Amenity center security monitoring.)		1,410.90	1,771,906.08
05/06/2025	100697	METFITNESS LLC	Invoice: INV-5172 (Reference: Aqua Zumba fitness class.)		260.00	1,771,646.08
05/06/2025	100698	Insyte Security, LLC	Invoice: 21554 (Reference: monthly security.)		710.00	1,770,936.08
05/06/2025	100699	VESTA DISTRICT SERVICES	Invoice: 426006 (Reference: Monthly contracted management fees May25.)		4,833.33	1,766,102.75
05/06/2025	100700	Cintas	Invoice: 4229176856 (Reference: office supplies.)		170.99	1,765,931.76
05/07/2025	100701	Amenity Services LLC	Invoice: 2373 (Reference: Cleaning of clubhouse May25.) Invoice: 2374 (Reference: Monthly Por		6,000.00	1,759,931.76
05/07/2025	100702	Steadfast Environmental LLC	Invoice: SA-11870 (Reference: Routine Aquatic Maintenance.)		2,393.00	1,757,538.76
05/08/2025	100703	Vesta Property Services, Inc.	Invoice: 426656 (Reference: Lifestyle, Maintenance and amenity management fees 2/25.)		103,949.03	1,653,589.73
05/08/2025	100704	YELLOWSTONE LANDSCAPE	Invoice: 902075 (Reference: monthly landscape maintenance May25.)		16,166.00	1,637,423.73
5/09/2025	01ACH050925	DUKE ENERGY	000 Solterra BLvd Lite 03.18.25- 04.15.25		823.25	1,636,600.48
05/09/2025			Deposit	54.464.65		1,691,065.13
05/09/2025			Interest	46.53		1,691,111.66
05/12/2025	01ACH051225	POLK COUNTY UTILITIES	5200 Solterra Club 03.07.25- 04.08.25		14,213.87	1,676,897.79
05/12/2025	02ACH051225	POLK COUNTY UTILITIES	Reuse Solterra Blvd 03.07.25- 04.08.25		6,065.20	1,670,832.59
05/12/2025	03ACH051225	POLK COUNTY UTILITIES	Reuse Oakmont Blvd 03.04.25- 04.08.25		3,212.20	1,667,620.39
05/12/2025	04ACH051225	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 03.19.25- 4.16.25		1,429.24	1,666,191.15
05/12/2025	05ACH051225	POLK COUNTY UTILITIES	7880 Reuse Oak Reflection Loop 03.07.25- 04.08.25		295.73	1,665,895.42
05/12/2025	06ACH051225	FLORIDA PUBLIC UTILITIES	Service 003.21.25- 04.18.25		281.98	1,665,613.44
05/12/2025	07ACH051225	Spectrum Business	0 Oaktree Drive CBHS Wifi 04.22.25- 05.21.25		120.00	1,665,493.44
05/12/2025	08ACH051225	POLK COUNTY UTILITIES	4200 Oakmont Blvd Guard 03.07.25- 04.08.25		107.33	1,665,386.11
05/12/2025	09ACH051225	POLK COUNTY UTILITIES	Reuse 1 Oak Green Loop 03.07.25- 04.08.25		88.90	1,665,297.21
05/12/2025	10ACH051225	POLK COUNTY UTILITIES	Reuse #5 Oakmoss Loop 03.07.25- 04.08.25		78.68	1,665,218.53
05/12/2025	11ACH051225	POLK COUNTY UTILITIES	Reuse 1 Misty Oak Circle 03.07.25- 04.08.25		59.50	1,665,159.03
05/12/2025	12ACH051225	POLK COUNTY UTILITIES	Reuse Oakrise Loop 03.07.25- 04.08.25		25.90	1,665,133.13
05/12/2025	13ACH051225	POLK COUNTY UTILITIES	Reuse Oak Blossom DR 03.07.25- 04.08.25		10.50	1,665,122.63
05/12/2025	6131	Bobby A. Voisard	BOS Meeting 5/2/25		200.00	1,664,922.63
05/13/2025	6132	Brian Meert	BOS Meeting 5/2/25 BOS Meeting 5/2/25		200.00	1,664,722.63
05/13/2025	6132	Deborah L. Higham	· ·		200.00	1,664,722.63
05/13/2025	6134	Diane Cato	BOS Meeting 5/2/25 BOS Meeting 5/2/25		200.00	1,664,322.63
05/13/2025	6135	Sumanth Neelam	BOS Meeting 5/2/25 BOS Meeting 5/2/25		200.00	1,664,122.63
03/13/2023	บเงอ	Guillatiut Neelaifi	DOS MICEGING 3/2/23		200.00	1,004,122.03

05/13/2025	100705	BUSINESS OBSERVER	Invoice: 25-00693K (Reference: Notice of Request for Proposals.)	135.63	1,663,987.00
05/13/2025	100706	Cintas	Invoice: 4229902206 (Reference: office supplies.)	170.99	1,663,816.01
05/13/2025	100707	EXERCISE SYSTEMS, INC.	Invoice: 060899 (Reference: Carriage handle cover left side.)	235.95	1,663,580.06
05/14/2025	100708	SPIES POOL, LLC	Invoice: 315712 (Reference: Reset pool light in wall niche.) Invoice: 317109 (Reference: Bulk	2,541.45	1,661,038.61
05/14/2025	100709	Sunrise Solutions Pool Service, LLC	Invoice: 3276 (Reference: Pool service May25.)	2,800.00	1,658,238.61
05/14/2025	100710	Flock Safety	Invoice: INV-64440 (Reference: Real Time Alerts LPR upgrade.)	2,400.00	1,655,838.61
05/14/2025	100711	VESTA DISTRICT SERVICES	Invoice: 426669 (Reference: Billable Expenses - Mar 2025.)	46.28	1,655,792.33
05/14/2025	100712	Envera Systems	Invoice: 754791 (Reference: Security System Monitoring.)	1,410.90	1,654,381.43
05/14/2025	01ACH051425	Spectrum Business	Phone and Internet. 04.25.25- 05.24.25 5200 Solterra Blvd	1,073.00	1,653,308.43
05/15/2025	01ACH051525	FLORIDA DEPT OF HEALTH IN POLK COU	N Solterra Resort Pool Permits	700.35	1,652,608.08
05/15/2025	100713	Kalina Brochowicz Fondo	Invoice: 26 APR 2025 (Reference: DJ Service & Poolside Games.)	1,500.00	1,651,108.08
05/15/2025	100714	Janitorial Superstore	Invoice: 36206 (Reference: Hot & Cold Cups.) Invoice: 36676 (Reference: office supplies equip	1,203.40	1,649,904.68
05/15/2025	100715	Sunrise Solutions Pool Service, LLC	Invoice: 3279 (Reference: pool service.)	351.00	1,649,553.68
05/16/2025	01ACH051625	BANK UNITED VISA CC	Apr CC Statement	6,809.83	1,642,743.85
05/19/2025	100716	Cintas	Invoice: 4230644042 (Reference: office supplies.)	170.99	1,642,572.86
05/19/2025	01ACH051925	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 03.26.25- 04.24.25	508.73	1,642,064.13
05/20/2025	EFT052025	FLORIDA DEPT OF REVENUE	Apr 2025 Sales Tax Filing	5,760.48	1,636,303.65
05/20/2025	100717	KILINSKI VAN WYK, PLLC	Invoice: 12259 (Reference: General Counsel Apr 25.)	9,098.83	1,627,204.82
05/20/2025	6136	Polk County Tax Collector	Reimbursement of Postage Expense	660.58	1,626,544.24
05/21/2025	01ACH052125	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 03.27.25- 04.25.25	953.59	1,625,590.65
05/21/2025			·		
	02ACH052125	DUKE ENERGY	5290 Solterra Blvd Irrigation 03.26.25- 04.24.25	30.80	1,625,559.85
05/21/2025	03ACH052125	DUKE ENERGY	5300 Solterra Blvd Lift 03.26.25- 04.24.25	338.67	1,625,221.18
05/21/2025	100718	STANTEC CONSULTING SERVICES, INC.	Invoice: 2397468 (Reference: General Consulting Apr 25.)	5,612.60	1,619,608.58
05/21/2025	100719	FTI / Florida Training & Investigations	Invoice: 23204106 (Reference: Guard House 04.15.25-05.14.25.)	40,900.00	1,578,708.58
05/22/2025	805		AMAZON Refund	57.96	1,578,766.54
05/22/2025	01ACH052225	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 03.27.25- 04.25.25	36.31	1,578,730.23
05/22/2025	02ACH052225	DUKE ENERGY	5200 OAKMONT BLVD 03.27.25- 04.25.25	10,341.58	1,568,388.65
05/22/2025	08ACH052225	Spectrum Business	5200 Solterra Blvd AHMS 05.03.25- 06.02.25	280.00	1,568,108.65
05/23/2025	100720	METFITNESS LLC	Invoice: INV-5133 (Reference: Aqua Zumba fitness class.)	240.00	1,567,868.65
05/23/2025	100721	VESTA DISTRICT SERVICES	Invoice: 426777 (Reference: Management Fees Prorated through 7/25.)	2,806.45	1,565,062.20
05/23/2025	100722	Aqua Chill of Orlando LLC	Invoice: 75356 (Reference: monthly rental.)	45.00	1,565,017.20
05/23/2025	100723	Xerox Company	Invoice: 40500945 (Reference: 5/1/25 - 5/31/25.)	338.92	1,564,678.28
05/23/2025	100724	Insyte Security, LLC	Invoice: 21785 (Reference: Monthly Support & Service.)	710.00	1,563,968.28
05/27/2025	6137	Bobby A. Voisard	BOS Meeting 5/15/25	200.00	1,563,768.28
05/27/2025	6138	Brian Meert	BOS Meeting 5/15/25	200.00	1,563,568.28
05/27/2025	6139	Deborah L. Higham	BOS Meeting 5/15/25	200.00	1,563,368.28
05/27/2025	6140	Sumanth Neelam	BOS Meeting 5/15/25	200.00	1,563,168.28
05/27/2025	6143	Bobby A. Voisard	BOS Meeting 1/5/24	200.00	1,562,968.28
05/27/2025	6144	Bobby A. Voisard	BOS Meeting 1/3/25	200.00	1,562,768.28
05/27/2025	100725	Steadfast Environmental LLC	Invoice: SA-12282 (Reference: Removal of construction debris.)	667.00	1,562,101.28
05/27/2025	01ACH052725	DUKE ENERGY	00 Solterra Blvd LITE 04.02.25- 05.01.25	1,075.96	1,561,025.32
05/28/2025	100726	BUSINESS OBSERVER	Invoice: 25-00743K (Reference: Legal Advertising.)	67.81	1,560,957.51
05/28/2025	100727	SPIES POOL, LLC	Invoice: 317499 (Reference: Pool Chemicals.)	2,141.40	1,558,816.11
05/28/2025	100728	Cintas	Invoice: 4231390684 (Reference: Janitorial Supplies.)	170.99	1,558,645.12
05/28/2025	100729	Florida Wrap Pros, LLC	Invoice: 1123 (Reference: Metal Signs.)	438.70	1,558,206.42
05/28/2025	100730	American Power Washing LLC	Invoice: 609 (Reference: Banner Swap.)	400.00	1,557,806.42
05/28/2025			Deposit	1,500.00	1,559,306.42

52.50	1,557,071.00
	1,557,071.68
1,849.74	1,557,124.18
332.50	1,558,973.92

Solterra CDD Transaction Detail by Account May 31, 2025

4044000 New Cook Marshart Asst PU	Туре	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1011002 · New Cash - Merchant Acct - BU	Deposit	05/30/2025			Deposit	1364001 · Rental Revenue	54,018.14		54,018.14
Total 1011002 · New Cash - Merchant Acct - BU							54,018.14	0.00	54,018.14
1011003 · Money Market - BU	Deposit	05/31/2025			Interest	1369005 · Interest - Investments	3,202.99		3,202.99
Total 1011003 · Money Market - BU 1101102 · Operating Account - South State							3,202.99	0.00	3,202.99
1101102 · Operating Account - South State	Bill Pmt -Check	05/01/2025	01ACH050125	DUKE ENERGY	0 Solterra Blvd Lite 03.08.25- 04.07.25	1202000 · Accounts Payable GF		1,391.87	-1,391.87
	Bill Pmt -Check	05/01/2025	02ACH050125	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03.07.25- 04.04.25	1202000 · Accounts Payable GF		175.23	-1,567.10
	Bill Pmt -Check	05/01/2025	03ACH050125	DUKE ENERGY	4000 OAKMONT BLVD 03.07.25- 04.04.25	1202000 · Accounts Payable GF		67.21	-1,634.31
	Bill Pmt -Check	05/01/2025	04ACH050125	DUKE ENERGY	7102 Oakmoss Loop Irrigation 03.07.25- 04.04.25	1202000 · Accounts Payable GF		30.80	-1,665.11
	Bill Pmt -Check	05/01/2025	05ACH050125	DUKE ENERGY	6022 Board Oak Dr Pump 03.07.25- 04.04.25	1202000 · Accounts Payable GF		30.80	-1,695.91
	Bill Pmt -Check Bill Pmt -Check	05/01/2025 05/01/2025	06ACH50125 06ACH050125	DUKE ENERGY DUKE ENERGY	7310 Oakmoss Loop Irrigation 03.07.25- 04.04.25 7524 Oak Spring Lane 03.07.25- 04.04.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		30.80 30.80	-1,726.71 -1,757.51
	Bill Pmt -Check	05/01/2025	07ACH050125	DUKE ENERGY	5456 Misty Oak Cir Pump 03.07.25- 04.04.25	1202000 · Accounts Payable GF		30.80	-1,788.31
	Bill Pmt -Check	05/01/2025	08ACH050125	DUKE ENERGY	7632 Oak Spring Lane 03.07.25- 04.04.25	1202000 · Accounts Payable GF		18.74	-1,807.05
	Deposit	05/01/2025			Deposit	1369001 · Miscellaneous Revenue	5,689.00		3,881.95
	Bill Pmt -Check	05/05/2025	01ACH050525	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 03.08.25- 04.07.25	1202000 · Accounts Payable GF		4,866.51	-984.56
	Bill Pmt -Check	05/05/2025	02ACH050525	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 03.13.25- 04.10.25	1202000 · Accounts Payable GF		1,159.96	-2,144.52
	Bill Pmt -Check	05/06/2025	01ACH050625	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - APR 2025	1202000 · Accounts Payable GF		885.32	-3,029.84
	Bill Pmt -Check	05/06/2025	100696	Envera Systems	Invoice: 753985 (Reference: Resort and Amenity center security monitoring.)	1202000 · Accounts Payable GF		1,410.90	-4,440.74
	Bill Pmt -Check Bill Pmt -Check	05/06/2025 05/06/2025	100697	METFITNESS LLC Insyte Security, LLC	Invoice: INV-5172 (Reference: Aqua Zumba fitness class.) Invoice: 21554 (Reference: monthly security.)	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		260.00 710.00	-4,700.74 -5,410.74
	Bill Pmt -Check	05/06/2025	100699	VESTA DISTRICT SERVICES	Invoice: 426006 (Reference: Monthly security.) Invoice: 426006 (Reference: Monthly contracted management fees May25.)	1202000 · Accounts Payable GF		4.833.33	-10.244.07
	Bill Pmt -Check	05/06/2025	100700	Cintas	Invoice: 4229176856 (Reference: office supplies.)	1202000 · Accounts Payable GF		170.99	-10,415.06
	Bill Pmt -Check	05/07/2025	100701	Amenity Services LLC	Invoice: 2373 (Reference: Cleaning of clubhouse May25.) Invoice: 2374 (Reference: Monthly Por	1202000 · Accounts Payable GF		6,000.00	-16,415.06
	Bill Pmt -Check	05/07/2025	100702	Steadfast Environmental LLC	Invoice: SA-11870 (Reference: Routine Aquatic Maintenance.)	1202000 · Accounts Payable GF		2,393.00	-18,808.06
	Bill Pmt -Check	05/08/2025	100703	Vesta Property Services, Inc.	Invoice: 426656 (Reference: Lifestyle, Maintenance and amenity management fees 2/25.)	1202000 · Accounts Payable GF		103,949.03	-122,757.09
	Bill Pmt -Check	05/08/2025	100704	YELLOWSTONE LANDSCAPE	Invoice: 902075 (Reference: monthly landscape maintenance May25.)	1202000 · Accounts Payable GF		16,166.00	-138,923.09
	Bill Pmt -Check	05/09/2025	01ACH050925	DUKE ENERGY	000 Solterra BLvd Lite 03.18.25- 04.15.25	1202000 · Accounts Payable GF		823.25	-139,746.34
	Deposit	05/09/2025			Deposit Interest	1300001 · Temporary Deposit Account 1369005 · Interest - Investments	54,464.65 46.53		-85,281.69 -85,235.16
	Deposit Bill Pmt -Check	05/09/2025 05/12/2025	01ACH051225	POLK COUNTY UTILITIES	5200 Softerra Club 03 07 25- 04 08 25	1202000 · Interest - Investments 1202000 · Accounts Payable GF	40.53	14,213.87	-85,235.16 -99,449.03
	Bill Pmt -Check	05/12/2025	02ACH051225	POLK COUNTY UTILITIES	Reuse Solterra Blvd 03.07.25- 04.08.25	1202000 · Accounts Payable GF		6,065.20	-105,514.23
	Bill Pmt -Check	05/12/2025	03ACH051225	POLK COUNTY UTILITIES	Reuse Oakmont Blvd 03.04.25- 04.08.25	1202000 · Accounts Payable GF		3,212.20	-108,726.43
	Bill Pmt -Check	05/12/2025	04ACH051225	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 03.19.25- 4.16.25	1202000 · Accounts Payable GF		1,429.24	-110,155.67
	Bill Pmt -Check	05/12/2025	05ACH051225	POLK COUNTY UTILITIES	7880 Reuse Oak Reflection Loop 03.07.25- 04.08.25	1202000 · Accounts Payable GF		295.73	-110,451.40
	Bill Pmt -Check	05/12/2025	06ACH051225	FLORIDA PUBLIC UTILITIES	Service 003.21.25- 04.18.25	1202000 · Accounts Payable GF		281.98	-110,733.38
	Bill Pmt -Check	05/12/2025	07ACH051225	Spectrum Business	0 Oaktree Drive CBHS Wifi 04.22.25- 05.21.25	1202000 · Accounts Payable GF		120.00	-110,853.38
	Bill Pmt -Check Bill Pmt -Check	05/12/2025	08ACH051225 09ACH051225	POLK COUNTY UTILITIES POLK COUNTY UTILITIES	4200 Oakmont Blvd Guard 03.07.25- 04.08.25 Reuse 1 Oak Green Loop 03.07.25- 04.08.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		107.33 88.90	-110,960.71 -111.049.61
	Bill Pmt -Check	05/12/2025 05/12/2025	10ACH051225	POLK COUNTY UTILITIES POLK COUNTY UTILITIES	Reuse #5 Oak Green Loop 03.07.25- 04.06.25 Reuse #5 Oakmoss Loop 03.07.25- 04.08.25	1202000 · Accounts Payable GF		78.68	-111,049.61
	Bill Pmt -Check	05/12/2025	11ACH051225	POLK COUNTY UTILITIES	Reuse 1 Misty Oak Circle 03.07.25- 04.08.25	1202000 · Accounts Payable GF		59.50	-111,187.79
	Bill Pmt -Check	05/12/2025	12ACH051225	POLK COUNTY UTILITIES	Reuse Oakrise Loop 03.07.25- 04.08.25	1202000 · Accounts Payable GF		25.90	-111,213.69
	Bill Pmt -Check	05/12/2025	13ACH051225	POLK COUNTY UTILITIES	Reuse Oak Blossom DR 03.07.25- 04.08.25	1202000 · Accounts Payable GF		10.50	-111,224.19
	Bill Pmt -Check	05/13/2025	6131	Bobby A. Voisard	BOS Meeting 5/2/25	1202000 · Accounts Payable GF		200.00	-111,424.19
	Bill Pmt -Check	05/13/2025	6132	Brian Meert	BOS Meeting 5/2/25	1202000 · Accounts Payable GF		200.00	-111,624.19
	Bill Pmt -Check	05/13/2025	6133	Deborah L. Higham	BOS Meeting 5/2/25	1202000 · Accounts Payable GF		200.00	-111,824.19
	Bill Pmt -Check Bill Pmt -Check	05/13/2025 05/13/2025	6134 6135	Diane Cato Sumanth Neelam	BOS Meeting 5/2/25 BOS Meeting 5/2/25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		200.00	-112,024.19 -112,224.19
	Bill Pmt -Check	05/13/2025	100705	BUSINESS OBSERVER	Invoice: 25-00693K (Reference: Notice of Request for Proposals.)	1202000 · Accounts Payable GF		135.63	-112,359.82
	Bill Pmt -Check	05/13/2025	100706	Cintas	Invoice: 4229902206 (Reference: office supplies.)	1202000 · Accounts Payable GF		170.99	-112,530.81
	Bill Pmt -Check	05/13/2025	100707	EXERCISE SYSTEMS, INC.	Invoice: 060899 (Reference: Carriage handle cover left side.)	1202000 · Accounts Payable GF		235.95	-112,766.76
	Bill Pmt -Check	05/14/2025	100708	SPIES POOL, LLC	Invoice: 315712 (Reference: Reset pool light in wall niche.) Invoice: 317109 (Reference: Bulk	1202000 · Accounts Payable GF		2,541.45	-115,308.21
	Bill Pmt -Check	05/14/2025	100709	Sunrise Solutions Pool Service, LLC	Invoice: 3276 (Reference: Pool service May25.)	1202000 · Accounts Payable GF		2,800.00	-118,108.21
	Bill Pmt -Check	05/14/2025	100710	Flock Safety	Invoice: INV-64440 (Reference: Real Time Alerts LPR upgrade.)	1202000 · Accounts Payable GF		2,400.00	-120,508.21
	Bill Pmt -Check	05/14/2025 05/14/2025	100711	VESTA DISTRICT SERVICES Envera Systems	Invoice: 426669 (Reference: Billable Expenses - Mar 2025.) Invoice: 754791 (Reference: Security System Monitoring.)	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		46.28 1.410.90	-120,554.49 -121,965.39
	Bill Pmt -Check	05/14/2025	01ACH051425	Spectrum Business	Phone and Internet. 04.25.25- 05.24.25 5200 Solterra Blvd	1202000 · Accounts Payable GF		1,073.00	-121,965.39
	Bill Pmt -Check	05/15/2025	01ACH051525	FLORIDA DEPT OF HEALTH IN POLK COUNT		1202000 · Accounts Payable GF		700.35	-123,738.74
	Bill Pmt -Check	05/15/2025	100713	Kalina Brochowicz Fondo	Invoice: 26 APR 2025 (Reference: DJ Service & Poolside Games.)	1202000 · Accounts Payable GF		1,500.00	-125,238.74
	Bill Pmt -Check	05/15/2025	100714	Janitorial Superstore	Invoice: 36206 (Reference: Hot & Cold Cups.) Invoice: 36676 (Reference: office supplies equip	1202000 · Accounts Payable GF		1,203.40	-126,442.14
	Bill Pmt -Check	05/15/2025	100715	Sunrise Solutions Pool Service, LLC	Invoice: 3279 (Reference: pool service.)	1202000 · Accounts Payable GF		351.00	-126,793.14
	Bill Pmt -Check	05/16/2025	01ACH051625	BANK UNITED VISA CC	Apr CC Statement	1202000 · Accounts Payable GF		6,809.83	-133,602.97
	Bill Pmt -Check	05/19/2025	100716	Cintas	Invoice: 4230644042 (Reference: office supplies.)	1202000 · Accounts Payable GF		170.99	-133,773.96
	Bill Pmt -Check Bill Pmt -Check	05/19/2025 05/20/2025	01ACH051925 EFT052025	DUKE ENERGY FLORIDA DEPT OF REVENUE	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 03.26.25- 04.24.25 Apr 2025 Sales Tax Filling	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF		508.73 5.760.48	-134,282.69 140,043.17
	Bill Pmt -Check	05/20/2025	100717	KILINSKI VAN WYK, PLLC	Invoice: 12259 (Reference: General Counsel Apr 25.)	1202000 · Accounts Payable GF		9,098.83	2.00
	Bill Pmt -Check	05/21/2025	6136	Polk County Tax Collector	Reimbursement of Postage Expense	1202000 · Accounts Payable GF		660.58	.58
	Bill Pmt -Check	05/21/2025	01ACH052125	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 03.27.25- 04.25.25	1202000 · Accounts Payable GF		953.59	6.17
	Bill Pmt -Check	05/21/2025	02ACH052125	DUKE ENERGY	5290 Solterra Blvd Irrigation 03.26.25- 04.24.25	1202000 · Accounts Payable GF		30.80	-150,786.97

			Num	Name	Memo			Credit	Balar
	Bill Pmt -Check	05/21/2025	03ACH052125	DUKE ENERGY	5300 Solterra Blvd Lift 03.26.25- 04.24.25	1202000 · Accounts Payable GF		338.67	-151,
	Bill Pmt -Check	05/21/2025	100718	STANTEC CONSULTING SERVICES, INC.	Invoice: 2397468 (Reference: General Consulting Apr 25.)	1202000 · Accounts Payable GF		5,612.60	-156,
	Bill Pmt -Check	05/21/2025	100719	FTI / Florida Training & Investigations	Invoice: 23204106 (Reference: Guard House 04.15.25-05.14.25.)	1202000 · Accounts Payable GF		40,900.00	-197,
	General Journal	05/22/2025	805		AMAZON Refund	1541110 · Clubhouse & Lifestyles Supplies	57.96		-197,
	Bill Pmt -Check	05/22/2025	01ACH052225	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 03.27.25- 04.25.25	1202000 · Accounts Payable GF		36.31	-197
	Bill Pmt -Check	05/22/2025	02ACH052225	DUKE ENERGY	5200 OAKMONT BLVD 03.27.25- 04.25.25	1202000 · Accounts Payable GF		10,341.58	-207
	Bill Pmt -Check	05/22/2025	08ACH052225	Spectrum Business	5200 Solterra Blvd AHMS 05.03.25- 06.02.25	1202000 · Accounts Payable GF		280.00	-20
	Bill Pmt -Check	05/23/2025	100720	METFITNESS LLC	Invoice: INV-5133 (Reference: Aqua Zumba fitness class.)	1202000 · Accounts Payable GF		240.00	-208
	Bill Pmt -Check	05/23/2025	100721	VESTA DISTRICT SERVICES	Invoice: 426777 (Reference: Management Fees Prorated through 7/25.)	1202000 · Accounts Payable GF		2,806.45	-21
	Bill Pmt -Check	05/23/2025	100722	Aqua Chill of Orlando LLC	Invoice: 75356 (Reference: monthly rental.)	1202000 · Accounts Payable GF		45.00	-21
	Bill Pmt -Check	05/23/2025	100723	Xerox Company	Invoice: 40500945 (Reference: 5/1/25 - 5/31/25.)	1202000 · Accounts Payable GF		338.92	-21
	Bill Pmt -Check	05/23/2025	100724	Insyte Security, LLC	Invoice: 21785 (Reference: Monthly Support & Service.)	1202000 · Accounts Payable GF		710.00	-21
	Bill Pmt -Check	05/27/2025	6137	Bobby A. Voisard	BOS Meeting 5/15/25	1202000 · Accounts Payable GF		200.00	-21
	Bill Pmt -Check	05/27/2025	6138	Brian Meert	BOS Meeting 5/15/25	1202000 · Accounts Payable GF		200.00	-2
	Bill Pmt -Check	05/27/2025	6139	Deborah L. Higham	BOS Meeting 5/15/25	1202000 · Accounts Payable GF		200.00	-2
	Bill Pmt -Check	05/27/2025	6140	Sumanth Neelam	BOS Meeting 5/15/25	1202000 · Accounts Payable GF		200.00	-2
	Bill Pmt -Check	05/27/2025	6143	Bobby A. Voisard	BOS Meeting 1/5/24	1202000 · Accounts Payable GF		200.00	-2
	Bill Pmt -Check	05/27/2025	6144	Bobby A. Voisard	BOS Meeting 1/3/25	1202000 · Accounts Payable GF		200.00	-2
	Bill Pmt -Check	05/27/2025	100725	Steadfast Environmental LLC	Invoice: SA-12282 (Reference: Removal of construction debris.)	1202000 · Accounts Payable GF		667.00	-2
	Bill Pmt -Check	05/27/2025	01ACH052725	DUKE ENERGY	00 Solterra Blvd LITE 04.02.25- 05.01.25	1202000 · Accounts Payable GF		1,075.96	-2
	Bill Pmt -Check	05/28/2025	100726	BUSINESS OBSERVER	Invoice: 25-00743K (Reference: Legal Advertising.)	1202000 · Accounts Payable GF		67.81	-2
	Bill Pmt -Check	05/28/2025	100727	SPIES POOL, LLC	Invoice: 317499 (Reference: Pool Chemicals.)	1202000 · Accounts Payable GF		2,141.40	-2
	Bill Pmt -Check	05/28/2025	100728	Cintas	Invoice: 4231390684 (Reference: Janitorial Supplies.)	1202000 · Accounts Payable GF		170.99	-2
	Bill Pmt -Check	05/28/2025	100729	Florida Wrap Pros, LLC	Invoice: 1123 (Reference: Metal Signs.)	1202000 · Accounts Payable GF		438.70	-2
	Bill Pmt -Check	05/28/2025	100730	American Power Washing LLC	Invoice: 609 (Reference: Banner Swap.)	1202000 · Accounts Payable GF		400.00	-2
	Deposit	05/28/2025			Deposit	1364001 · Rental Revenue	1,500.00		-2
	Bill Pmt -Check	05/29/2025	100731	VESTA DISTRICT SERVICES	Invoice: 426711 (Reference: Meeting overage 5/2/25.)	1202000 · Accounts Payable GF		332.50	-2
	Bill Pmt -Check	05/30/2025	100732	YELLOWSTONE LANDSCAPE	Invoice: 920811 (Reference: Valve repair - irrigation repairs.) Invoice: 920813 (Reference: v	1202000 · Accounts Payable GF		1,849.74	-2
	Bill Pmt -Check	05/30/2025	100733	BUSINESS OBSERVER	Invoice: 25-00783K (Reference: Notice of Rule Development.)	1202000 · Accounts Payable GF		52.50	-2
tal 1101102 · Operating Account - South State							61,758.14	281,033.28	-2
51000 · Revenue Fund - Series 2014									
	Transfer	05/02/2025			Funds Transfer	3151007 · Interest Fund 2014 Series		82,446.88	-1
	Deposit	05/03/2025			Interest	3361001 · Interest- Investment 301	408.56		-
tal 3151000 · Revenue Fund - Series 2014							408.56	82,446.88	
51004 · Reserve Fund -Series 2014							400.50	02,440.00	7
51004 Reserve Fund -Series 2014	Deposit	05/01/2025			Interest	3361001 · Interest- Investment 301	420.06		
	General Journal	05/01/2025	804		Transfer from DSR to A&C	8151901 · Construction Fund - Series 2014	420.00	420.06	
	Transfer	05/02/2025	004		Funds Transfer	8151901 · Construction Fund - Series 2014	0.00	420.00	
bil 0454004 - Doorse - Frank Oorles 0044	Hallatol	03/02/2023			Tulius Transfer	0131301 Constitution11 that - 36163 2014	420.06	420.06	
tal 3151004 · Reserve Fund -Series 2014							420.00	420.00	
51007 · Interest Fund 2014 Series	Transfer	05/02/2025			Funds Transfer	3151000 · Revenue Fund - Series 2014	82,446.88		
	Bill Pmt -Check	05/02/2025	050225ACH	US BANK	Interest payment due 105/01/2025	2202000 · Account Payable 201	02,440.00	82,446.88	
tal 3151007 · Interest Fund 2014 Series	DIII I III - OHOOK	03/02/2023	030223AGT	OG BANK	interest payment due 100/01/2020	2202000 Account ayable 201	82,446.88	82,446.88	
							82,440.88	82,440.88	
51000 · Revenue Trust - Series 2018		0510410005				445405 0111 5 4 0 1 0040		.==	
	Transfer	05/01/2025			Funds Transfer	4151005 · Sinking Fund - Series 2018		175,000.00	-1
	Transfer	05/01/2025			Funds Transfer	4151001 · Interest Fund - Series 2018		222,203.13	-3
	Deposit	05/01/2025			Interest	4363121 · Interest-Investments DS2018	1,179.56		-3
tal 4151000 · Revenue Trust - Series 2018							1,179.56	397,203.13	-3
51001 · Interest Fund - Series 2018									
	Transfer	05/01/2025			Funds Transfer	4151000 · Revenue Trust - Series 2018	222,203.13		2
	Bill Pmt -Check	05/01/2025	050125 ACH	US BANK	DS Int 5/1/25	2202000 · Account Payable 201		222,203.13	
tal 4151001 · Interest Fund - Series 2018							222,203.13	222,203.13	
51004 · DSR Fund - Series 2018									
	General Journal	05/01/2025	805		Transfer from 2018 DSR to 2018 2B	8151903 · Constr. Fund - 2018 Phase 2B		1,003.63	
	Deposit	05/01/2025			Interest	4363120 · Interest - Investments 2018	1,003.63		
tal 4151004 · DSR Fund - Series 2018							1,003.63	1,003.63	
51005 · Sinking Fund - Series 2018									
	Transfer	05/01/2025			Funds Transfer	4151000 · Revenue Trust - Series 2018	175,000.00		1
	Bill Pmt -Check	05/01/2025	ACH 050125	US BANK	DS Princ 5/1/25	2202000 · Account Payable 201		175,000.00	
tal 4151005 · Sinking Fund - Series 2018							175,000.00	175,000.00	
51000 · Revenue Fund - Series 2023									
	Transfer	05/01/2025			Funds Transfer	5151001 · Interest Fund - Series 2023		121,604.69	-1
	Transfer	05/01/2025			Funds Transfer	5151001 · Intelest Full - 3eries 2023 5151005 · Sinking Fund - Series 2023		133,000.00	-2
	Deposit	05/01/2025			Interest	5363121 · Investment income - Series 2023	590.03	100,000.00	-2
tal 5151000 · Revenue Fund - Series 2023	Dopoun	00/01/2020				2000 IZ 1 INVOSTITION THOUSE - OGI IGO 2023	590.03	254,604.69	-2
tal 5151000 · Revenue Fund - Series 2023 51001 · Interest Fund - Series 2023							590.03	204,004.09	-2
5 IOU I : INTEREST PUNG - SEFIES 2023	T	05/01/2007			Funds Tomafor	E4E4000 Prov. 5 1 0 1 0000	401.001.00		
			401105040055	LIC DANK			121,604.69	404 00 1 75	13
	Bill Pmt -Check	05/01/2025	ACH05012025	US BANK	Interest payment due 11/01/2025	2202000 · Account Payable 201		121,604.70	
							121,604.69	121,604.70	
51005 · Sinking Fund - Series 2023									
	Transfer	05/01/2025			Funds Transfer	5151000 · Revenue Fund - Series 2023	133,000.00		13
	Bill Pmt -Check	05/01/2025	050125ACH	US BANK	DS Prin 5/1/25	2202000 · Account Payable 201		133,000.00	
							133,000.00	133,000.00	
tal 5151005 · Sinking Fund - Series 2023									
tal 5151005 · Sinking Fund - Series 2023 51901 · Construction Fund - Series 2014									
	Deposit	05/01/2025			Interest	8361001 · Const -Interest Investment 301	48.33		
	Deposit General Journal	05/01/2025 05/01/2025	804		Interest Transfer from DSR to A&C	8361001 · Const -Interest Investment 301 -SPLIT-	48.33 420.06		
tal 5151001 · Interest Fund - Series 2023 51005 · Sinking Fund - Series 2023			ACH05012025 050125ACH	US BANK			133,000.00	121	,604.70

	Type Transfer	05/02/2025	Num	Name	Funds Transfer	10	Split 3151004 · Reserve Fund -Series 2014	0.00	Credit	Balance 468.39
Total 8151901 · Construction Fund - Series 2014	Transfer	05/02/2025			runds (ranster		3131004 · Reserve Fund -Series 2014	468.39	0.00	468.39
8151903 · Constr. Fund - 2018 Phase 2B								400.00	0.00	400.00
	General Journal	05/01/2025	805		Transfer from 2018 DSR to 2018 2B		-SPLIT-	1,003.63		1,003.63
	Deposit	05/01/2025			Interest		8361001 · Const -Interest Investment 301	265.21		1,268.84
Total 8151903 · Constr. Fund - 2018 Phase 2B								1,268.84	0.00	1,268.84
1121000 · Receivable Assessments	General Journal	05/31/2025	806	Polk County Tax Collector	Tax distributions - May 2025		1300001 · Temporary Deposit Account		38.154.15	-38.154.15
Total 1121000 · Receivable Assessments	General Journal	05/31/2025	800	Polk County Tax Collector	Lax distributions - May 2025		130000 T · Temporary Deposit Account	0.00	38,154.15	-38,154.15
1031000 · Due To Due From (DS)								0.00	00,104.10	00,104.10
3131001 · DS-Due from GF (DS2014)										
	General Journal	05/31/2025	806		Tax distributions - May 2025		1300001 · Temporary Deposit Account	3,368.16		3,368.16
Total 3131001 · DS-Due from GF (DS2014)								3,368.16	0.00	3,368.16
4131001 · DS Due from GF (DS2018)	General Journal	05/31/2025	806		Tax distributions - May 2025		1200001 - Tomporon Deposit Assount	8.050.74		8.050.74
Total 4131001 · DS Due from GF (DS2018)	General Journal	03/31/2023	000		Tax distributions - May 2023		1300001 · Temporary Deposit Account	8,050.74	0.00	8,050.74
5131001 · DS Due from GF (DS2023)								0,030.74	0.00	0,030.74
,	General Journal	05/31/2025	806		Tax distributions - May 2025		1300001 · Temporary Deposit Account	4,891.60		4,891.60
Total 5131001 · DS Due from GF (DS2023)								4,891.60	0.00	4,891.60
Total 1031000 · Due To Due From (DS)								16,310.50	0.00	16,310.50
1155000 · Prepaid Items										
	Bill Bill	05/23/2025 05/23/2025	426777 426777	VESTA DISTRICT SERVICES VESTA DISTRICT SERVICES	District Management Fees Field Admin Svcs		1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	2,225.80 580.65		2,225.80 2,806.45
Total 1155000 · Prepaid Items	DIII	03/23/2023	420777	VESTA DISTRICT SERVICES	Field Admini Svcs		1202000 · Accounts Payable Gr	2.806.45	0.00	2,806.45
3121000 · Assessment Receivable - DS 2014								2,000.43	0.00	2,000.40
	General Journal	05/31/2025	806		Tax distributions - May 2025		1300001 · Temporary Deposit Account		3,368.16	-3,368.16
Total 3121000 · Assessment Receivable - DS 2014								0.00	3,368.16	-3,368.16
4121001 · Assessment Receivable - DS2018										
	General Journal	05/31/2025	806		Tax distributions - May 2025		1300001 · Temporary Deposit Account		8,050.74	-8,050.74
Total 4121001 · Assessment Receivable - DS2018 5121001 · Assessments Receivable - DS2023								0.00	8,050.74	-8,050.74
5121001 · Assessments Receivable - D52023	General Journal	05/31/2025	806		Tax distributions - May 2025		1300001 · Temporary Deposit Account		4,891.60	-4,891.60
Total 5121001 · Assessments Receivable - DS2023					· · · · · · · · · · · · · · ·			0.00	4,891.60	-4,891.60
1202000 · Accounts Payable GF										
	Bill Pmt -Check	05/01/2025	01ACH050125	DUKE ENERGY	0 Solterra Blvd Lite 03.08.25- 04.07.25		1101102 · Operating Account - South State	1,391.87		1,391.87
	Bill Pmt -Check	05/01/2025	02ACH050125	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03.07.25- 04.04.25		1101102 · Operating Account - South State	175.23		1,567.10
	Bill Pmt -Check	05/01/2025	03ACH050125	DUKE ENERGY	4000 OAKMONT BLVD 03.07.25- 04.04.25		1101102 · Operating Account - South State	67.21		1,634.31
	Bill Pmt -Check Bill Pmt -Check	05/01/2025 05/01/2025	04ACH050125 05ACH050125	DUKE ENERGY DUKE ENERGY	7102 Oakmoss Loop Irrigation 03.07.25- 04.04.25 6022 Board Oak Dr Pump 03.07.25- 04.04.25		1101102 · Operating Account - South State 1101102 · Operating Account - South State	30.80 30.80		1,665.11 1,695.91
	Bill Pmt -Check	05/01/2025	06ACH50125	DUKE ENERGY	7310 Oakmoss Loop Irrigation 03.07.25- 04.04.25		1101102 Operating Account - South State	30.80		1,726.71
	Bill Pmt -Check	05/01/2025	06ACH050125	DUKE ENERGY	7524 Oak Spring Lane 03.07.25- 04.04.25		1101102 · Operating Account - South State	30.80		1,757.51
	Bill Pmt -Check	05/01/2025	07ACH050125	DUKE ENERGY	5456 Misty Oak Cir Pump 03.07.25- 04.04.25		1101102 · Operating Account - South State	30.80		1,788.31
	Bill Pmt -Check	05/01/2025	08ACH050125	DUKE ENERGY	7632 Oak Spring Lane 03.07.25- 04.04.25		1101102 · Operating Account - South State	18.74		1,807.05
	Bill Bill	05/01/2025	426006 4229176856	VESTA DISTRICT SERVICES Cintas	Reference: Monthly contracted management fees May25.		-SPLIT-		4,833.33	-3,026.28
	Bill	05/01/2025 05/01/2025	902075	YELLOWSTONE LANDSCAPE	Reference: office supplies. Reference: monthly landscape maintenance May25.		1541101 · CH Facility Maint (Cleaning) 1506042 · Landscape Maintenance - Contract		170.99 16,166.00	-3,197.27 -19,363.27
	Bill	05/01/2025	3276	Sunrise Solutions Pool Service, LLC	Reference: Pool service May25.		1513044 · Pool Service - Contract		2,800.00	-22,163.27
	Bill	05/01/2025	754791	Envera Systems	Reference: Security System Monitoring.		1521020 · Security Monitoring-Pool & Amen		1,410.90	-23,574.17
	Bill	05/01/2025	26 APR 2025	Kalina Brochowicz Fondo	Reference: DJ Service & Poolside Games.		1541110 · Clubhouse & Lifestyles Supplies		1,500.00	-25,074.17
	Bill	05/01/2025	3279	Sunrise Solutions Pool Service, LLC	Reference: pool service.		1513044 · Pool Service - Contract		351.00	-25,425.17
	Bill	05/01/2025	21785	Insyte Security, LLC	Reference: Monthly Support & Service.		1521010 · Security System- Main Entrance		710.00	-26,135.17
	Bill Bill	05/02/2025 05/02/2025	910082331318 - MAY25 36676	DUKE ENERGY Janitorial Superstore	00 Solterra Blvd LITE 04.02.25-05.01.25 Reference: office supplies equipment.		1531030 · Utility - Streetlights 1541106 · CH Maintenance & Repairs		1,075.96 1,017.90	-27,211.13 -28,229.03
	Bill	05/02/2025	426711	VESTA DISTRICT SERVICES	Reference: Meeting overage 5/2/25.		1513015 · District Management		332.50	-28,561.53
	Bill	05/03/2025	1528761010325 MAY25	Spectrum Business	5200 Solterra Blvd AHMS 05.03.25- 06.02.25		1541096 · Clubhouse WiFi		280.00	-28,841.53
	Bill Pmt -Check	05/05/2025	01ACH050525	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 03.08.25- 04.07.25		1101102 · Operating Account - South State	4,866.51		-23,975.02
	Bill Pmt -Check	05/05/2025	02ACH050525	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 03.13.25- 04.10	0.25	1101102 · Operating Account - South State	1,159.96		-22,815.06
	Bill	05/05/2025	2374	Amenity Services LLC	Reference: Monthly Porter May25.		1541101 · CH Facility Maint (Cleaning) 1506040 · Pond & Wetland - Maintenance		2,000.00	-24,815.06
	Bill	05/05/2025 05/05/2025	SA-11870 2373	Amenity Services LLC	Reference: Routine Aquatic Maintenance. Reference: Cleaning of clubhouse May25.		1541101 · CH Facility Maint (Cleaning)		2,393.00 4,000.00	-27,208.06 -31,208.06
	Bill	05/05/2025	317109	SPIES POOL, LLC	Reference: Bulk Bleach Main Pool and Lazy River.		1513047 · Pool & Lazy R - R&M.		1,888.95	-33,097.01
	Bill Pmt -Check	05/06/2025	01ACH050625	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - APR 2025		1101102 · Operating Account - South State	885.32		-32,211.69
	Bill Pmt -Check	05/06/2025	100696	Envera Systems	Invoice: 753985 (Reference: Resort and Amenity center security	y monitoring.)	1101102 · Operating Account - South State	1,410.90		-30,800.79
	Bill Pmt -Check	05/06/2025	100697	METFITNESS LLC	Invoice: INV-5172 (Reference: Aqua Zumba fitness class.)		1101102 · Operating Account - South State	260.00		-30,540.79
	Bill Pmt -Check	05/06/2025	100698	Insyte Security, LLC	Invoice: 21554 (Reference: monthly security.)		1101102 · Operating Account - South State	710.00		-29,830.79
	Bill Pmt -Check	05/06/2025	100699	VESTA DISTRICT SERVICES	Invoice: 426006 (Reference: Monthly contracted management fe	ees May25.)	1101102 · Operating Account - South State	4,833.33		-24,997.46
	Bill Pmt -Check Bill Pmt -Check	05/06/2025 05/07/2025	100700 100701	Cintas Amenity Services LLC	Invoice: 4229176856 (Reference: office supplies.) Invoice: 2373 (Reference: Cleaning of clubhouse May25.) Invo	oice: 2374 (Reference: Monthly Por	1101102 · Operating Account - South State 1101102 · Operating Account - South State	170.99 6,000.00		-24,826.47 -18,826.47
	Bill Pmt -Check	05/07/2025	100702	Steadfast Environmental LLC	Invoice: SA-11870 (Reference: Routine Aquatic Maintenance.)		1101102 Operating Account - South State	2,393.00		-16,433.47
	Bill	05/07/2025	060899	EXERCISE SYSTEMS, INC.	Reference: Carriage handle cover left side.		1513061 · Athletic Facilities & Fitness E		235.95	-16,669.42
	Bill	05/08/2025	910082281232 - MAY25	DUKE ENERGY	0 Solterra Blvd Lite 04.08.25- 05.07.25		1531030 · Utility - Streetlights		1,391.87	-18,061.29
	Bill	05/08/2025	910082331102 - MAY25	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 04.05.25- 05.06.25		1531010 · Utilities- Elect. Guard & Pump		197.76	-18,259.05
	Bill	05/08/2025	910082280835 - MAY25	DUKE ENERGY	4000 OAKMONT BLVD 04.05.25- 05.06.25		1531030 · Utility - Streetlights		71.37	0.42
	Bill Bill	05/08/2025 05/08/2025	910082280679 - MAY25 910082281539 - MAY25	DUKE ENERGY DUKE ENERGY	7102 Oakmoss Loop Irrigation 04.05.25- 05.06.25 5456 Misty Oak Cir Pump 04.05.25- 05.06.25		1531010 · Utilities- Elect. Guard & Pump 1531030 · Utility - Streetlights		30.80 30.80	2.02
	Bill	05/08/2025	910082281339 - MAY25 910082282209 - MAY25	DUKE ENERGY DUKE ENERGY	7310 Oakmoss Loop Irrigation 04.05.25- 05.06.25		1531030 · Utilities- Elect. Guard & Pump		30.80	-18,422.82
							•			

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	05/08/2025	910082282382 - MAY25	DUKE ENERGY	7524 Oak Spring Lane 04.05.25- 05.06.25	1531010 · Utilities- Elect. Guard & Pump	Bobit	30.80	-18.453.62
Bill	05/08/2025	910082331714 - MAY25	DUKE ENERGY	7632 Oak Spring Lane 04.05.25- 05.06.25	1531010 · Utilities- Elect. Guard & Pump		18.79	-18,472.41
Bill Pmt -Check	05/08/2025	100703	Vesta Property Services, Inc.	Invoice: 426656 (Reference: Lifestyle, Maintenance and amenity management fees 2/25.)	1101102 · Operating Account - South State	103,949.03		85,476.62
Bill Pmt -Check	05/08/2025	100704	YELLOWSTONE LANDSCAPE	Invoice: 902075 (Reference: monthly landscape maintenance May25.)	1101102 · Operating Account - South State	16,166.00		101,642.62
Bill	05/08/2025	4229902206	Cintas	Reference: office supplies.	1541101 · CH Facility Maint (Cleaning)		170.99	101,471.63
Bill	05/08/2025	910082281034 - MAY25	DUKE ENERGY	6022 Board Oak Dr Pump 04.05.25- 05.06.25	1531010 · Utilities- Elect. Guard & Pump		30.80	101,440.83
Bill	05/09/2025	25-00693K	BUSINESS OBSERVER	Reference: Notice of Request for Proposals.	1513033 · Legal Advertising		135.63	101,305.20
Bill Bill Pmt -Check	05/09/2025 05/09/2025	2397468 01ACH050925	STANTEC CONSULTING SERVICES, INC. DUKE ENERGY	Reference: General Consulting Apr 25.	1513080 · District Engineer	000.05	5,612.60	95,692.60 96.515.85
Bill Pmt -Check	05/09/2025	910082331904 - MAY25	DUKE ENERGY DUKE ENERGY	000 Solterra BLvd Lite 03.18.25- 04.15.25 0 Oakmont Blvd Lite @ Pine Tree Tr 04.05.25- 05.07.25	1101102 · Operating Account - South State 1531030 · Utility - Streetlights	823.25	4,866.51	96,515.85
Bill	05/12/2025	INV-64440	Flock Safety	Reference: Real Time Alerts LPR upgrade.	1521010 · Security System- Main Entrance		2.400.00	89,249.34
Bill Pmt -Check	05/12/2025	01ACH051225	POLK COUNTY UTILITIES	5200 Solterra Club 03.07.25- 04.08.25	1101102 · Operating Account - South State	14,213.87		103,463.21
Bill Pmt -Check	05/12/2025	02ACH051225	POLK COUNTY UTILITIES	Reuse Solterra Blvd 03.07.25- 04.08.25	1101102 · Operating Account - South State	6,065.20		109,528.41
Bill Pmt -Check	05/12/2025	03ACH051225	POLK COUNTY UTILITIES	Reuse Oakmont Blvd 03.04.25- 04.08.25	1101102 · Operating Account - South State	3,212.20		112,740.61
Bill Pmt -Check	05/12/2025	04ACH051225	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 03.19.25- 4.16.25	1101102 · Operating Account - South State	1,429.24		114,169.85
Bill Pmt -Check	05/12/2025	05ACH051225	POLK COUNTY UTILITIES	7880 Reuse Oak Reflection Loop 03.07.25- 04.08.25	1101102 · Operating Account - South State	295.73		114,465.58
Bill Pmt -Check	05/12/2025	06ACH051225	FLORIDA PUBLIC UTILITIES	Service 003.21.25- 04.18.25	1101102 · Operating Account - South State	281.98		114,747.56
Bill Pmt -Check	05/12/2025	07ACH051225 08ACH051225	Spectrum Business	0 Oaktree Drive CBHS Wifi 04.22.25-05.21.25 4200 Oakmont Blvd Guard 03.07.25-04.08.25	1101102 · Operating Account - South State	120.00		114,867.56
Bill Pmt -Check Bill Pmt -Check	05/12/2025 05/12/2025	09ACH051225	POLK COUNTY UTILITIES POLK COUNTY UTILITIES	4200 Oakmont Bivd Guard 03.07.25- 04.08.25 Reuse 1 Oak Green Loop 03.07.25- 04.08.25	1101102 · Operating Account - South State 1101102 · Operating Account - South State	107.33 88.90		114,974.89 115,063.79
Bill Pmt -Check	05/12/2025	10ACH051225	POLK COUNTY UTILITIES	Reuse #5 Oakmoss Loop 03.07.25- 04.08.25	1101102 Operating Account - South State	78.68		115,142.47
Bill Pmt -Check	05/12/2025	11ACH051225	POLK COUNTY UTILITIES	Reuse 1 Misty Oak Circle 03.07.25- 04.08.25	1101102 Operating Account - South State	59.50		115,201.97
Bill Pmt -Check	05/12/2025	12ACH051225	POLK COUNTY UTILITIES	Reuse Oakrise Loop 03.07.25- 04.08.25	1101102 · Operating Account - South State	25.90		115,227.87
Bill Pmt -Check	05/12/2025	13ACH051225	POLK COUNTY UTILITIES	Reuse Oak Blossom DR 03.07.25- 04.08.25	1101102 · Operating Account - South State	10.50		115,238.37
Bill	05/12/2025	40500945	Xerox Company	Reference: 5/1/25 - 5/31/25.	1513012 · General Operating Expenses		338.92	114,899.45
Bill	05/13/2025	5/2/25 Meeting	Diane Cato	BOS Meeting 5/2/25	1511001 · P/R - Board of Supervisors		200.00	114,699.45
Bill	05/13/2025	5/2/25 Meeting	Deborah L. Higham	BOS Meeting 5/2/25	1511001 · P/R - Board of Supervisors		200.00	114,499.45
Bill	05/13/2025	5/2/25 Meeting	Brian Meert	BOS Meeting 5/2/25	1511001 · P/R - Board of Supervisors		200.00	114,299.45
Bill	05/13/2025	5/2/25 Meeting	Bobby A. Voisard	BOS Meeting 5/2/25	1511001 · P/R - Board of Supervisors		200.00	114,099.45
Bill Pmt -Check Bill Pmt -Check	05/13/2025 05/13/2025	6131 6132	Bobby A. Voisard Brian Meert	BOS Meeting 5/2/25 BOS Meeting 5/2/25	1101102 · Operating Account - South State 1101102 · Operating Account - South State	200.00 200.00		114,299.45 114,499.45
Bill Pmt -Check	05/13/2025	6133	Deborah L. Higham	BOS Meeting 5/2/25	1101102 Operating Account - South State	200.00		114,699.45
Bill Pmt -Check	05/13/2025	6134	Diane Cato	BOS Meeting 5/2/25	1101102 · Operating Account - South State	200.00		114,899.45
Bill	05/13/2025	5/2/25 Meeting	Sumanth Neelam	BOS Meeting 5/2/25	1511001 · P/R - Board of Supervisors		200.00	114,699.45
Bill Pmt -Check	05/13/2025	6135	Sumanth Neelam	BOS Meeting 5/2/25	1101102 · Operating Account - South State	200.00		114,899.45
Bill Pmt -Check	05/13/2025	100705	BUSINESS OBSERVER	Invoice: 25-00693K (Reference: Notice of Request for Proposals.)	1101102 · Operating Account - South State	135.63		115,035.08
Bill Pmt -Check	05/13/2025	100706	Cintas	Invoice: 4229902206 (Reference: office supplies.)	1101102 · Operating Account - South State	170.99		115,206.07
Bill Pmt -Check	05/13/2025	100707	EXERCISE SYSTEMS, INC.	Invoice: 060899 (Reference: Carriage handle cover left side.)	1101102 · Operating Account - South State	235.95		115,442.02
Bill	05/13/2025	910082282564 - MAY25	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 04.11.25- 05.06.25	1531030 · Utility - Streetlights		1,159.96	114,282.06
Bill Pmt -Check Bill Pmt -Check	05/14/2025	100708	SPIES POOL, LLC	Invoice: 315712 (Reference: Reset pool light in wall niche.) Invoice: 317109 (Reference: Bulk	1101102 · Operating Account - South State	2,541.45 2,800.00		116,823.51
Bill Pmt -Check	05/14/2025 05/14/2025	100709	Sunrise Solutions Pool Service, LLC Flock Safety	Invoice: 3276 (Reference: Pool service May25.) Invoice: INV-64440 (Reference: Real Time Alerts LPR upgrade.)	1101102 · Operating Account - South State 1101102 · Operating Account - South State	2,400.00		119,623.51 122,023.51
Bill Pmt -Check	05/14/2025	100711	VESTA DISTRICT SERVICES	Invoice: 426669 (Reference: Billable Expenses - Mar 2025.)	1101102 Operating Account - South State	46.28		122,069.79
Bill Pmt -Check	05/14/2025	100712	Envera Systems	Invoice: 754791 (Reference: Security System Monitoring.)	1101102 · Operating Account - South State	1,410.90		123,480.69
Bill	05/14/2025	RDXRM6KI	FLORIDA DEPT OF HEALTH IN POLK COUNT		-SPLIT-		700.35	122,780.34
Bill Pmt -Check	05/14/2025	01ACH051425	Spectrum Business	Phone and Internet. 04.25.25- 05.24.25 5200 Solterra Blvd	1101102 · Operating Account - South State	1,073.00		123,853.34
Bill Pmt -Check	05/15/2025	01ACH051525	FLORIDA DEPT OF HEALTH IN POLK COUNT	Y Solterra Resort Pool Permits	1101102 · Operating Account - South State	700.35		124,553.69
Bill Pmt -Check	05/15/2025	100713	Kalina Brochowicz Fondo	Invoice: 26 APR 2025 (Reference: DJ Service & Poolside Games.)	1101102 · Operating Account - South State	1,500.00		126,053.69
Bill Pmt -Check	05/15/2025	100714	Janitorial Superstore	Invoice: 36206 (Reference: Hot & Cold Cups.) Invoice: 36676 (Reference: office supplies equip	1101102 · Operating Account - South State	1,203.40		127,257.09
Bill Pmt -Check	05/15/2025	100715	Sunrise Solutions Pool Service, LLC	Invoice: 3279 (Reference: pool service.)	1101102 · Operating Account - South State	351.00	170.00	127,608.09
Bill	05/15/2025 05/16/2025	4230644042 12259	Cintas KILINSKI VAN WYK, PLLC	Reference: office supplies. Reference: General Counsel Apr 25.	1541101 · CH Facility Maint (Cleaning) 1514020 · Legal Services		170.99 9,098.83	127,437.10 118,338.27
Bill	05/16/2025	910082280489 - MAY25	DUKE ENERGY	000 Solterra BLvd Lite 4.16.25- 5.15.25	1531030 · Utility - Streetlights		823.25	117,515.02
Bill Pmt -Check	05/16/2025	01ACH051625	BANK UNITED VISA CC	Apr CC Statement	1101102 · Operating Account - South State	6,809.83	020.20	124,324.85
Bill	05/18/2025	22352	SPIES POOL, LLC	Reference: CHEMICAL CONTROLLER MS.	1513047 · Pool & Lazy R - R&M.		450.00	123,874.85
Bill Pmt -Check	05/19/2025	100716	Cintas	Invoice: 4230644042 (Reference: office supplies.)	1101102 · Operating Account - South State	170.99		124,045.84
Bill	05/19/2025	Sales Tax - Apr 2025	FLORIDA DEPT OF REVENUE	Apr 2025 Sales Tax Filing	1364001 · Rental Revenue		5,760.48	118,285.36
Bill Pmt -Check	05/19/2025	01ACH051925	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 03.26.25- 04.24.25	1101102 · Operating Account - South State	508.73		118,794.09
Bill	05/19/2025	910088635414 - MAY25	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25- 05.16.25	1531030 · Utility - Streetlights		1,429.24	117,364.85
Bill	05/19/2025	317499	SPIES POOL, LLC	Reference: Pool Chemicals.	1513047 · Pool & Lazy R - R&M.		2,141.40	115,223.45
Bill Pmt -Check	05/20/2025	EFT052025	FLORIDA DEPT OF REVENUE	Apr 2025 Sales Tax Filing	1101102 · Operating Account - South State	5,760.48		120,983.93
Bill Pmt -Check Bill	05/20/2025	100717	KILINSKI VAN WYK, PLLC	Invoice: 12259 (Reference: General Counsel Apr 25.) Reference: Guard House 04.15.25-05.14.25.	1101102 · Operating Account - South State -SPLIT-	9,098.83	40 000 00	130,082.76 89,182.76
Bill	05/20/2025 05/20/2025	23204106 75356	FTI / Florida Training & Investigations Aqua Chill of Orlando LLC	Reference: Guard House 04.15.25-05.14.25. Reference: monthly rental.	-SPLIT- 1573092 · Coffee,Water & Vending Services		40,900.00 45.00	89,137.76
Bill	05/20/2025	288763-208052 MAY25	POLK COUNTY UTILITIES	Reuse #5 Oakmoss Loop 4/8/25- 5/8/25	1533012 · Reclaimed Water		78.68	89,059.08
Bill	05/20/2025	288763-206648 MAY25	POLK COUNTY UTILITIES	Reuse #1 Oak Spring Ln 4/9/25- 5/8/25	1533012 · Reclaimed Water		128.52	88,930.56
Bill	05/20/2025	288763-203364 MAY25	POLK COUNTY UTILITIES	Reuse Oakrise Loop 4/8/25- 5/8/25	1533012 · Reclaimed Water		21.98	88,908.58
Bill	05/20/2025	288763-185234 MAY25	POLK COUNTY UTILITIES	4200 Oakmont Blvd Guard 4/8/25- 5/8/25	1533010 · Water - Guardhouse		96.79	88,811.79
Bill	05/20/2025	288763-189748 MAY25	POLK COUNTY UTILITIES	Reuse 1 Oak Green Loop 4/8/25- 5/8/25	1533012 · Reclaimed Water		84.98	88,726.81
Bill	05/20/2025	288763-189750 MAY25	POLK COUNTY UTILITIES	Reuse 1 Misty Oak Circle 4/8/25- 5/8/25	1533012 · Reclaimed Water		65.38	88,661.43
Bill	05/20/2025	288763-205064 MAY25	POLK COUNTY UTILITIES	Reuse Oak Blossom DR 4/8/25- 5/8/25	1533012 · Reclaimed Water		10.50	88,650.93
Bill	05/20/2025	288763-206054 MAY25	POLK COUNTY UTILITIES	7880 Reuse Oak Reflection Loop 4/8/25- 5/8/25	1533012 · Reclaimed Water		382.25	88,268.68
Bill Down Observe	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	May 2025 4.18.25- 5.20.25	-SPLIT-		2,712.84	555.84
Bill Pmt -Check Bill Pmt -Check	05/21/2025 05/21/2025	6136 01ACH052125	Polk County Tax Collector DUKE ENERGY	Reimbursement of Postage Expense 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 03.27.25- 04.25.25	1101102 · Operating Account - South State 1101102 · Operating Account - South State	660.58 953.59		5.42 0.01
Bill Pmt -Check	05/21/2025	01ACH052125 02ACH052125	DUKE ENERGY DUKE ENERGY	5290 Solterra Blvd Irrigation 03.26.25- 04.24.25	1101102 · Operating Account - South State 1101102 · Operating Account - South State	953.59 30.80		200.81
Bill Pmt -Check	05/21/2025	03ACH052125	DUKE ENERGY	5300 Solterra Blvd Lift 03.26.25- 04.24.25	1101102 · Operating Account - South State	338.67		87,539.48

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	05/21/2025	100718	STANTEC CONSULTING SERVICES, INC.	Invoice: 2397468 (Reference: General Consulting Apr 25.)	1101102 · Operating Account - South State	5,612.60		93,152.08
Bill Pmt -Check	05/21/2025	100719	FTI / Florida Training & Investigations	Invoice: 23204106 (Reference: Guard House 04.15.25-05.14.25.)	1101102 · Operating Account - South State	40,900.00		134,052.08
Bill	05/21/2025	275379-183168 MAY25	POLK COUNTY UTILITIES	Reuse Oakmont Blvd 4/8/25- 5/8/25	1533012 · Reclaimed Water		2,861.20	131,190.88
Bill	05/21/2025	288763-189760 MAY25	POLK COUNTY UTILITIES	Reuse Solterra Blvd 4/8/25- 5/8/25	1533012 · Reclaimed Water		5,003.20	126,187.68
Bill	05/21/2025	284463-184492 MAY25	POLK COUNTY UTILITIES	5200 Solterra Club 4/8/25- 5/8/25	1533020 · Water - Amenity Center		13,644.57	112,543.11
Bill	05/21/2025	200000346664 MAY-25	FLORIDA PUBLIC UTILITIES	Service 04.19.25- 05.20.25	1531016 · Utility - Electricity (Gas)		281.98	112,261.13
Bill	05/22/2025	SA-12282	Steadfast Environmental LLC	Reference: Removal of construction debris.	1506040 · Pond & Wetland - Maintenance		667.00	111,594.13
Bill	05/22/2025	4231390684	Cintas	Reference: Janitorial Supplies.	1541101 · CH Facility Maint (Cleaning)		170.99	111,423.14
Bill Pmt -Check	05/22/2025	01ACH052225	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 03.27.25- 04.25.25	1101102 · Operating Account - South State	36.31		111,459.45
Bill Pmt -Check	05/22/2025	02ACH052225	DUKE ENERGY	5200 OAKMONT BLVD 03.27.25- 04.25.25	1101102 · Operating Account - South State	10,341.58		121,801.03
Bill	05/22/2025	1552902012225 MAY25	Spectrum Business	0 Oaktree Drive CBHS Wifi 05.22.25- 06.21.25	1541096 · Clubhouse WiFi		120.00	121,681.03
Bill Pmt -Check	05/22/2025	08ACH052225	Spectrum Business	5200 Solterra Blvd AHMS 05.03.25- 06.02.25	1101102 · Operating Account - South State	280.00		121,961.03
Bill	05/23/2025	426777	VESTA DISTRICT SERVICES	Reference: Management Fees Prorated through 7/25.	-SPLIT-		2,806.45	119,154.58
Bill Pmt -Check	05/23/2025	100720	METFITNESS LLC	Invoice: INV-5133 (Reference: Aqua Zumba fitness class.)	1101102 · Operating Account - South State	240.00		119,394.58
Bill Pmt -Check	05/23/2025	100721	VESTA DISTRICT SERVICES	Invoice: 426777 (Reference: Management Fees Prorated through 7/25.)	1101102 · Operating Account - South State	2,806.45		122,201.03
Bill Pmt -Check	05/23/2025	100722	Aqua Chill of Orlando LLC	Invoice: 75356 (Reference: monthly rental.)	1101102 · Operating Account - South State	45.00		122,246.03
Bill Pmt -Check	05/23/2025	100723	Xerox Company	Invoice: 40500945 (Reference: 5/1/25 - 5/31/25.)	1101102 · Operating Account - South State	338.92		122,584.95
Bill Pmt -Check	05/23/2025	100724	Insyte Security, LLC	Invoice: 21785 (Reference: Monthly Support & Service.)	1101102 · Operating Account - South State	710.00		123,294.95
Bill	05/23/2025	25-00743K	BUSINESS OBSERVER	Reference: Legal Advertising.	1513033 · Legal Advertising		67.81	123,227.14
Bill	05/24/2025	609	American Power Washing LLC	Reference: Banner Swap.	1541110 · Clubhouse & Lifestyles Supplies		400.00	122,827.14
Bill	05/25/2025	0024657012525 MAY25	Spectrum Business	Phone and Internet. 05.25.25- 06.24.25 5200 Solterra Blvd	-SPLIT-		1,073.00	121,754.14
Bill	05/26/2025	37532	Janitorial Superstore	Reference: Janitorial supplies.	1541106 · CH Maintenance & Repairs		806.15	120,947.99
Bill	05/27/2025	5/15/25 Meeting	Deborah L. Higham	BOS Meeting 5/15/25	1511001 · P/R - Board of Supervisors		200.00	120,747.99
Bill	05/27/2025	5/15/25 Meeting	Brian Meert	BOS Meeting 5/15/25	1511001 · P/R - Board of Supervisors		200.00	120,547.99
Bill	05/27/2025	5/15/25 Meeting	Bobby A. Voisard	BOS Meeting 5/15/25	1511001 · P/R - Board of Supervisors		200.00	120,347.99
Bill	05/27/2025	5/15/25 Meeting	Sumanth Neelam	BOS Meeting 5/15/25	1511001 · P/R - Board of Supervisors		200.00	120,147.99
Bill Pmt -Check	05/27/2025	6137	Bobby A. Voisard	BOS Meeting 5/15/25	1101102 · Operating Account - South State	200.00		120,347.99
Bill Pmt -Check	05/27/2025	6138	Brian Meert	BOS Meeting 5/15/25	1101102 · Operating Account - South State	200.00		120,547.99
Bill Pmt -Check	05/27/2025	6139	Deborah L. Higham	BOS Meeting 5/15/25	1101102 · Operating Account - South State	200.00		120,747.99
Bill Pmt -Check	05/27/2025	6140	Sumanth Neelam	BOS Meeting 5/15/25	1101102 · Operating Account - South State	200.00		120,947.99
Bill Pmt -Check	05/27/2025	6143	Bobby A. Voisard	BOS Meeting 1/5/24	1101102 · Operating Account - South State	200.00		121,147.99
Bill Pmt -Check	05/27/2025	6144	Bobby A. Voisard	BOS Meeting 1/3/25	1101102 · Operating Account - South State	200.00		121,347.99
Bill Pmt -Check	05/27/2025	100725	Steadfast Environmental LLC	Invoice: SA-12282 (Reference: Removal of construction debris.)	1101102 · Operating Account - South State	667.00		122,014.99
Bill Pmt -Check	05/27/2025	01ACH052725	DUKE ENERGY	00 Solterra Blvd LITE 04.02.25- 05.01.25	1101102 · Operating Account - South State	1,075.96		123,090.95
Bill Pmt -Check	05/28/2025	100726	BUSINESS OBSERVER	Invoice: 25-00743K (Reference: Legal Advertising.)	1101102 · Operating Account - South State	67.81		123,158.76
Bill Pmt -Check	05/28/2025	100727	SPIES POOL, LLC	Invoice: 317499 (Reference: Pool Chemicals.)	1101102 · Operating Account - South State	2,141.40		125,300.16
Bill Pmt -Check	05/28/2025	100728	Cintas	Invoice: 4231390684 (Reference: Janitorial Supplies.)	1101102 · Operating Account - South State	170.99		125,471.15
Bill Pmt -Check	05/28/2025	100729	Florida Wrap Pros, LLC	Invoice: 1123 (Reference: Metal Signs.)	1101102 · Operating Account - South State	438.70		125,909.85
Bill Pmt -Check	05/28/2025	100730	American Power Washing LLC	Invoice: 609 (Reference: Banner Swap.)	1101102 · Operating Account - South State	400.00		126,309.85
Bill	05/28/2025	920813	YELLOWSTONE LANDSCAPE	Reference: valve repair- area next to playground.	1506055 · Irrigation Repairs & Maint.		316.50	125,993.35
Bill	05/28/2025	920811	YELLOWSTONE LANDSCAPE	Reference: Valve repair - irrigation repairs.	1506055 · Irrigation Repairs & Maint.		362.03	125,631.32
Bill	05/28/2025	920812	YELLOWSTONE LANDSCAPE	Reference: April25 Irrigation repairs.	1506055 · Irrigation Repairs & Maint.		1,171.21	124,460.11
Bill	05/28/2025	910082282770 - MAY25	DUKE ENERGY	5300 Solterra Blvd Lift 04.25.25- 05.23.25	1531010 · Utilities- Elect. Guard & Pump		220.42	124,239.69
Bill	05/28/2025	910082331491 - MAY25	DUKE ENERGY	5290 Solterra Blvd Irrigation 04.25.25- 05.23.25	1531010 · Utilities- Elect. Guard & Pump		30.80	124,208.89
Bill	05/28/2025	910088635266 - MAY25	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25- 05.27.25	1531030 · Utility - Streetlights		953.59	123,255.30
Bill	05/28/2025	317810	SPIES POOL, LLC	Reference: pool service and new motor.	1513047 · Pool & Lazy R - R&M.		1,025.00	122,230.30
Bill	05/28/2025	532074	Westbrook Service Corporation	Reference: Commercial Plumbing Repair.	1541106 · CH Maintenance & Repairs		425.00	121,805.30
Bill Pmt -Check	05/29/2025	100731	VESTA DISTRICT SERVICES	Invoice: 426711 (Reference: Meeting overage 5/2/25.)	1101102 · Operating Account - South State	332.50		122,137.80
Bill	05/29/2025	910082332054 - MAY25	DUKE ENERGY	5200 OAKMONT BLVD 04.26.25- 05.27.25	1533015 · Electricity - Amenity Center		11,575.39	110,562.41
Bill	05/29/2025	910088635563 - MAY25	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 04.26.25- 05.27.25	1531010 · Utilities- Elect. Guard & Pump		36.31	110,526.10
Bill	05/29/2025	4232059155	Cintas	Reference: Janitorial supplies.	1541101 · CH Facility Maint (Cleaning)		170.00	110,356.10
Bill	05/30/2025	25-00783K	BUSINESS OBSERVER	Reference: Notice of Rule Development.	1513033 · Legal Advertising		52.50	110,303.60
Bill Pmt -Check	05/30/2025	100732	YELLOWSTONE LANDSCAPE	Invoice: 920811 (Reference: Valve repair - irrigation repairs.) Invoice: 920813 (Reference: v	1101102 · Operating Account - South State	1,849.74		112.153.34
Bill	05/30/2025	910082281688 - MAY25	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25- 05.23.25	1531030 · Utility - Streetlights	***************************************	508.73	111,644.61
Bill Pmt -Check	05/30/2025	100733	BUSINESS OBSERVER	Invoice: 25-00783K (Reference: Notice of Rule Development.)	1101102 · Operating Account - South State	52.50		111,697.11
Bill	05/30/2025	INV-5225	METFITNESS LLC	Reference: Aqua Zumba fitness class.	1513061 · Athletic Facilities & Fitness E	02.00	260.00	111,437.11
Bill	05/31/2025	427074	Vesta Property Services, Inc.	Reference: May Amenity management fees.	-SPLIT-		102,454.15	8.982.96
Bill	05/31/2025	1553566W460	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - MAY 2025	1534010 · Solid Waste Disposal		1,792.22	7,190.74
Bill	05/31/2025	427145	VESTA DISTRICT SERVICES	Reference: Billable Expenses - MAY 25.	-SPLIT-		57.15	7,133.59
5	00/01/2020	427.140	VESTA BIOTAGE GERAGES	Total and Distance Expended 111 1 20.	5	281,033.28	273,899.69	7,133.59
Bill	05/01/2025	SINK05012025	US BANK	DS Prin 5/1/25	5517710 · Principal Payment - 2023		133,000.00	-133,000.00
Bill Pmt -Check	05/01/2025	050125ACH	US BANK	DS Prin 5/1/25	5151005 · Sinking Fund - Series 2023	133,000.00		0.00
Bill	05/01/2025	Interest 11012025	US BANK	Interest payment due 11/01/2025	5517720 · Interest Payment - 2023		121,604.70	-121,604.70
DILL OF T	05/01/2025	ACH05012025	US BANK	Interest payment due 11/01/2025	5151001 · Interest Fund - Series 2023	121,604.70		0.00
Bill Pmt -Check	05/01/2025	PRIN05012025	US BANK	DS Princ 5/1/25	4517710 · Principal Pymt 2018		175,000.00	-175,000.00
	05/01/2025	ACH 050125	US BANK	DS Princ 5/1/25	4151005 · Sinking Fund - Series 2018	175,000.00		0.00
Bill Pmt -Check Bill Bill Pmt -Check		Int05012025	US BANK	DS Int 5/1/25	4517720 · Interest Expense Ser. 2018	-,	222,203.13	-222,203.13
Bill Bill Pmt -Check	05/01/2025			DS Int 5/1/25	4151001 · Interest Fund - Series 2018	222,203.13		0.00
Bill Pmt -Check Bill	05/01/2025		US BANK					
Bill Bill Pmt -Check Bill Bill Pmt -Check	05/01/2025 05/01/2025	050125 ACH Interest 05012025	US BANK US BANK				82,446.88	-82.446.88
Bill Pmt -Check Bill Bill Pmt -Check Bill	05/01/2025 05/01/2025 05/02/2025	050125 ACH Interest 05012025	US BANK	Interest payment due 105/01/2025	3517720 · Interest Expense - DS2014		82,446.88	-82,446.88 0.00
Bill	05/01/2025 05/01/2025	050125 ACH				82,446.88 734,254.71	82,446.88 734,254.71	
Bill Pmt -Check Bill Pmt -Check Bill Pmt -Check Bill	05/01/2025 05/01/2025 05/02/2025	050125 ACH Interest 05012025	US BANK	Interest payment due 105/01/2025	3517720 · Interest Expense - DS2014	82,446.88		0.00
Bill Pmt -Check Bill Pmt -Check Bill Pmt -Check Bill	05/01/2025 05/01/2025 05/02/2025	050125 ACH Interest 05012025	US BANK	Interest payment due 105/01/2025	3517720 · Interest Expense - DS2014	82,446.88		0.00

Total 1207003 · DUE TO DS2014 1208003 · DUE TO DS2018

Total 2202000 · Account Payable 201 1203000 · Due To Due From (GF) 1207003 · DUE TO DS2014

Total 1202000 · Accounts Payable GF 2202000 · Account Payable 201

	Туре	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account		8,050.74	-8,050.74
Total 1208003 · DUE TO DS2018							0.00	8,050.74	-8,050.74
1208004 · Due to DS2023									
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account		4,891.60	-4,891.60
Total 1208004 · Due to DS2023							0.00	4,891.60	-4,891.60
Total 1203000 · Due To Due From (GF)							0.00	16,310.50	-16,310.50
1223000 · Deferred Revenue On-Roll									
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account	38,154.15		38,154.15
Total 1223000 · Deferred Revenue On-Roll							38,154.15	0.00	38,154.15
2223000 · Deferred Revenue DS 2014									
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account	3,368.16		3,368.16
Total 2223000 · Deferred Revenue DS 2014							3,368.16	0.00	3,368.16
3223000 · Deferred Revenue DS 2018									
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account	8,050.74		8,050.74
Total 3223000 · Deferred Revenue DS 2018							8,050.74	0.00	8,050.74
4223000 · Deferred Revenue DS 2023		05/04/0005							
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account	4,891.60		4,891.60
Total 4223000 · Deferred Revenue DS 2023							4,891.60	0.00	4,891.60
1300001 · Temporary Deposit Account									
	Deposit	05/09/2025	806		Joe G Tedder Tax Distribution	1101102 · Operating Account - South State -SPLIT-	54,464.65	54,464.65	-54,464.65
	General Journal	05/31/2025	806		Tax distributions - May 2025	-SPLII-			0.00
Total 1300001 · Temporary Deposit Account							54,464.65	54,464.65	0.00
1363001 · Special Assessments - On Roll		05/04/0005						00.454.45	
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account		38,154.15	-38,154.15
Total 1363001 · Special Assessments - On Roll							0.00	38,154.15	-38,154.15
1364001 · Rental Revenue									
	Bill Deposit	05/19/2025 05/28/2025	Sales Tax - Apr 2025 00000607648	FLORIDA DEPT OF REVENUE	Apr 2025 Sales Tax Filing	1202000 · Accounts Payable GF 1101102 · Operating Account - South State	5,760.48	1,500.00	5,760.48 4,260.48
	Deposit	05/30/2025	0000007648		Rent for 5200 Solterra Blvd- Evergreen EATS June25			54,018.14	-49,757.66
Tatal 4004004 Dantal Dantal	Deposit	05/30/2025			May 2025 Square Activity (Rental revenue)	1011002 · New Cash - Merchant Acct - BU	5,760.48	55,518.14	
Total 1364001 · Rental Revenue 1369001 · Miscellaneous Revenue							5,760.48	55,518.14	-49,757.66
1369001 · Miscellaneous Revenue	Donash	05/01/2025	0000606206		Profit sharing for eats solterra for Evergreen Q1 2025	1101102 · Operating Account - South State		F 000 00	-5.689.00
Total 1369001 · Miscellaneous Revenue	Deposit	03/01/2023	000000200		Front sharing for eats Solten a for Evergreen Q1 2023	1101102 · Operating Account - South State	0.00	5,689.00	-5,689.00
1369005 · Interest - Investments							0.00	5,689.00	-5,689.00
1369005 · Interest - Investments	Donash	05/00/0005			lada-sad	1101102 · Operating Account - South State		40.50	40.50
	Deposit Deposit	05/09/2025 05/31/2025			Interest Interest	101102 · Operating Account - South State 1011003 · Money Market - BU		46.53 3,202.99	-46.53 -3,249.52
Total 1369005 · Interest - Investments	Deposit	03/31/2023			iliter est	10 1 1003 · Money Market - BO	0.00		
3361001 · Interest - Investments							0.00	3,249.52	-3,249.52
3361001 · Interest- investment 301	Describ	05/01/2025			ladares d	0454004		420.06	400.00
	Deposit Deposit	05/03/2025			Interest	3151004 · Reserve Fund -Series 2014 3151000 · Revenue Fund - Series 2014		420.06	-420.06 -828.62
	Deposit	05/03/2025			Interest	3151000 · Revenue Fund - Series 2014			
Total 3361001 · Interest- Investment 301 3363109 · SPEC Assessment On Roll 202							0.00	828.62	-828.62
3363109 · SPEC Assessment On Roll 202	0	05/04/0005	000		Tou distributions. May 000F	4000004 T D b A		3.368.16	0.000.40
Total 3363109 · SPEC Assessment On Roll 202	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account	0.00		-3,368.16 -3,368.16
4363109 · SPEC Assessment On Roll 202							0.00	3,368.16	-3,308.10
4363109 · SPEC ASSMIT. OR ROLL 2016	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account		8,050.74	-8,050.74
Total 4363109 · SPEC Assmnt. On Roll 2018	Ocheral Journal	03/31/2023	000		1 ax distributions - may 2020	1300001 Temporary Deposit Account	0.00	8,050.74	-8,050.74
4363120 · Interest - Investments 2018							0.00	0,030.74	-0,030.74
4303120 Interest - Investments 2010	Deposit	05/01/2025			Interest	4151004 · DSR Fund - Series 2018		1,003.63	-1,003.63
Total 4363120 · Interest - Investments 2018	Берові	03/01/2023			II KOTOSK	4131004 BOXT dild - Obiles 2010	0.00	1,003.63	-1,003.63
4363121 · Interest-Investments DS2018							0.00	1,000.00	-1,000.00
4000121 Interest investments B02010	Deposit	05/01/2025			Interest	4151000 · Revenue Trust - Series 2018		1,179.56	-1,179.56
Total 4363121 · Interest-Investments DS2018							0.00	1,179.56	-1,179.56
5363109 · SPEC Assessments DS2023							0.00	.,	., .,
	General Journal	05/31/2025	806		Tax distributions - May 2025	1300001 · Temporary Deposit Account		4,891.60	-4,891.60
Total 5363109 · SPEC Assessments DS2023					• • •	. , ,	0.00	4,891.60	-4,891.60
5363121 · Investment income - Series 2023									
	Deposit	05/01/2025			Interest	5151000 · Revenue Fund - Series 2023		590.03	-590.03
Total 5363121 · Investment income - Series 2023							0.00	590.03	-590.03
8361001 · Const -Interest Investment 301									
	Deposit	05/01/2025			Interest	8151901 · Construction Fund - Series 2014		48.33	-48.33
	Deposit	05/01/2025			Interest	8151903 · Constr. Fund - 2018 Phase 2B		265.21	-313.54
Total 8361001 · Const -Interest Investment 301							0.00	313.54	-313.54
1100000 · Administrative									
1511001 · P/R - Board of Supervisors									
•	Bill	05/13/2025	5/2/25 Meeting	Diane Cato	BOS Meeting 5/2/25	1202000 · Accounts Payable GF	200.00		200.00
	Bill	05/13/2025	5/2/25 Meeting	Deborah L. Higham	BOS Meeting 5/2/25	1202000 · Accounts Payable GF	200.00		400.00
	Bill	05/13/2025	5/2/25 Meeting	Brian Meert	BOS Meeting 5/2/25	1202000 · Accounts Payable GF	200.00		600.00
	Bill	05/13/2025	5/2/25 Meeting	Bobby A. Voisard	BOS Meeting 5/2/25	1202000 · Accounts Payable GF	200.00		800.00
	Bill	05/13/2025	5/2/25 Meeting	Sumanth Neelam	BOS Meeting 5/2/25	1202000 · Accounts Payable GF	200.00		1,000.00
	Bill	05/27/2025	5/15/25 Meeting	Deborah L. Higham	BOS Meeting 5/15/25	1202000 · Accounts Payable GF	200.00		1,200.00
	Bill	05/27/2025	5/15/25 Meeting	Brian Meert	BOS Meeting 5/15/25	1202000 · Accounts Payable GF	200.00		400.00
	Bill	05/27/2025	5/15/25 Meeting	Bobby A. Voisard	BOS Meeting 5/15/25	1202000 Accounts Payable GF	200.00		2.00
	Bill	05/27/2025	5/15/25 Meeting	Sumanth Neelam	BOS Meeting 5/15/25	1202000 · Accounts Payable GF	200.00		0.00
Total 1511001 · P/R - Board of Supervisors							1,800.00	0.00	200.00
1513015 - District Management									

1513015 · District Management

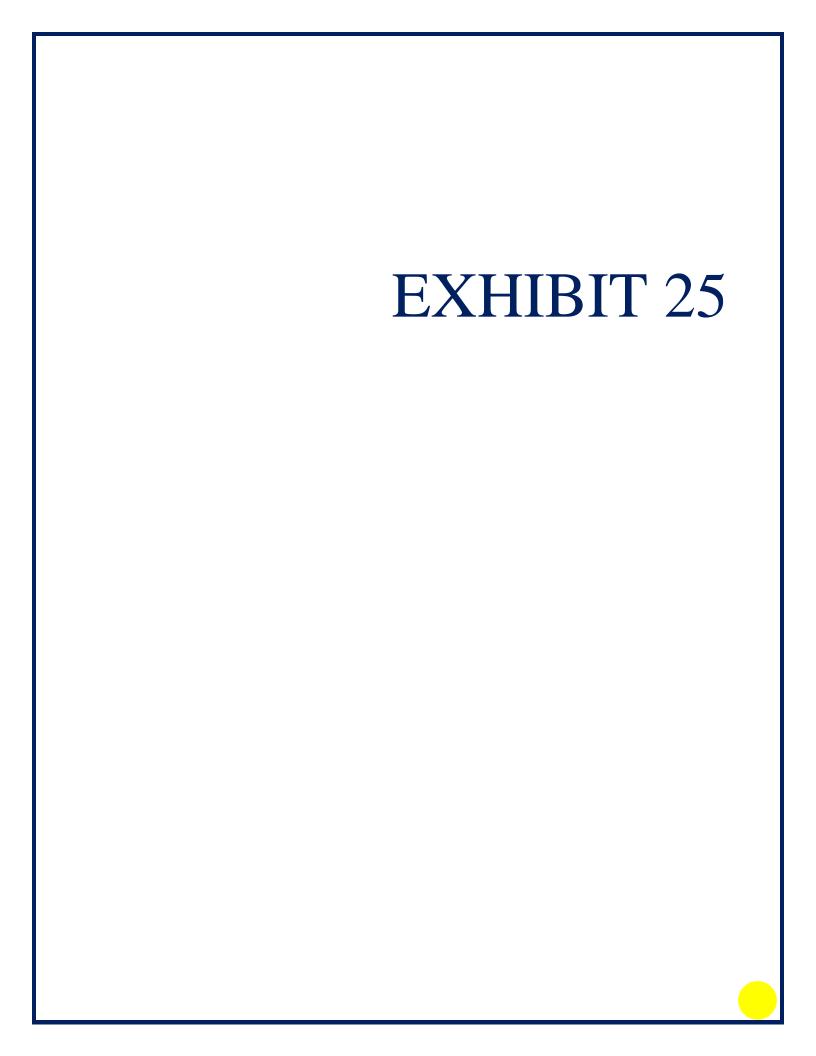
	Type	Date	Num	Name	Memo	Split	Debit	Credit	Bala
	Bill	05/01/2025	426006	VESTA DISTRICT SERVICES	Reference: Monthly contracted management fees May25.	1202000 · Accounts Payable GF	3,833.33		3
	Bill	05/02/2025	426711	VESTA DISTRICT SERVICES	Reference: Meeting overage 5/2/25.	1202000 · Accounts Payable GF	332.50		4
otal 1513015 · District Management							4,165.83	0.00	4
513031 · Mass Mailing & Printing									
3	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Staples	1202000 · Accounts Payable GF	49.69		
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	UPS Store	1202000 · Accounts Payable GF	13.39		
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Staples	1202000 · Accounts Payable GF	49.69		
	Bill	05/31/2025	427145	VESTA DISTRICT SERVICES	Reference: Billable Expenses - MAY 25.	1202000 · Accounts Payable GF	27.15		
otal 1513031 · Mass Mailing & Printing	Dill	03/31/2023	427 143	VESTA DISTRICT SERVICES	Nelei elice. Diliable Expelises - WAT 20.	1202000 Accounts I ayable Of	139.92	0.00	
							139.92	0.00	
513033 · Legal Advertising									
	Bill	05/09/2025	25-00693K	BUSINESS OBSERVER	Reference: Notice of Request for Proposals.	1202000 · Accounts Payable GF	135.63		
	Bill	05/23/2025	25-00743K	BUSINESS OBSERVER	Reference: Legal Advertising.	1202000 · Accounts Payable GF	67.81		
	Bill	05/30/2025	25-00783K	BUSINESS OBSERVER	Reference: Notice of Rule Development.	1202000 · Accounts Payable GF	52.50		
otal 1513033 · Legal Advertising							255.94	0.00	
513080 · District Engineer									
	Bill	05/09/2025	2397468	STANTEC CONSULTING SERVICES, INC.	Reference: General Consulting Apr 25.	1202000 · Accounts Payable GF	5,612.60		
otal 1513080 · District Engineer							5,612.60	0.00	
i14020 · Legal Services									
	Bill	05/16/2025	12259	KILINSKI VAN WYK, PLLC	Reference: General Counsel Apr 25.	1202000 · Accounts Payable GF	9,098.83		
tal 1514020 · Legal Services					· · · · · · · · · · · · · · · · · · ·		9,098.83	0.00	-
							9,090.03	0.00	
49075 · Website Set up & Administration									
	Bill	05/31/2025	427145	VESTA DISTRICT SERVICES	Reference: Billable Expenses - MAY 25.	1202000 · Accounts Payable GF	30.00		
tal 1549075 · Website Set up & Administration							30.00	0.00	
100000 · Administrative							21,103.12	0.00	
0 · Utilities									
31010 · Utilities- Elect. Guard & Pump									
•	Bill	05/08/2025	910082331102 - MAY25	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 04.05.25- 05.06.25	1202000 · Accounts Payable GF	197.76		
	Bill	05/08/2025	910082280679 - MAY25	DUKE ENERGY	7102 Oakmoss Loop Irrigation 04.05.25- 05.06.25	1202000 · Accounts Payable GF	30.80		
	Bill	05/08/2025	910082282209 - MAY25	DUKE ENERGY	7310 Oakmoss Loop Irrigation 04.05.25- 05.06.25	1202000 · Accounts Payable GF	30.80		
	Bill	05/08/2025	910082282382 - MAY25	DUKE ENERGY	7524 Oak Spring Lane 04.05.25- 05.06.25	1202000 · Accounts Payable GF	30.80		
	Bill		910082331714 - MAY25			1202000 · Accounts Payable GF			
	Bill	05/08/2025		DUKE ENERGY	7632 Oak Spring Lane 04.05.25- 05.06.25	•	18.79		
		05/08/2025	910082281034 - MAY25	DUKE ENERGY	6022 Board Oak Dr Pump 04.05.25- 05.06.25	1202000 · Accounts Payable GF	30.80		
	Bill	05/28/2025	910082282770 - MAY25	DUKE ENERGY	5300 Solterra Blvd Lift 04.25.25- 05.23.25	1202000 · Accounts Payable GF	220.42		
	Bill	05/28/2025	910082331491 - MAY25	DUKE ENERGY	5290 Solterra Blvd Irrigation 04.25.25- 05.23.25	1202000 · Accounts Payable GF	30.80		
	Bill	05/29/2025	910088635563 - MAY25	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 04.26.25- 05.27.25	1202000 · Accounts Payable GF	36.31		
tal 1531010 · Utilities- Elect. Guard & Pump							627.28	0.00	
31016 · Utility - Electricity (Gas)									
	Bill	05/21/2025	200000346664 MAY-25	FLORIDA PUBLIC UTILITIES	Service 04.19.25- 05.20.25	1202000 · Accounts Payable GF	281.98		
tal 1531016 · Utility - Electricity (Gas)							281.98	0.00	
31030 · Utility - Streetlights									
oroso starty successions	Bill	05/02/2025	910082331318 - MAY25	DUKE ENERGY	00 Solterra Blvd LITE 04.02.25- 05.01.25	1202000 · Accounts Payable GF	1,075.96		
	Bill		910082281232 - MAY25	DUKE ENERGY					
		05/08/2025			0 Solterra Blvd Lite 04.08.25- 05.07.25	1202000 · Accounts Payable GF	1,391.87		
	Bill	05/08/2025	910082280835 - MAY25	DUKE ENERGY	4000 OAKMONT BLVD 04.05.25- 05.06.25	1202000 · Accounts Payable GF	71.37		
	Bill	05/08/2025	910082281539 - MAY25	DUKE ENERGY	5456 Misty Oak Cir Pump 04.05.25- 05.06.25	1202000 · Accounts Payable GF	30.80		
	Bill	05/12/2025	910082331904 - MAY25	DUKE ENERGY	0 Oakmont Blvd Lite @ Pine Tree Tr 04.05.25- 05.07.25	1202000 · Accounts Payable GF	4,866.51		
	Bill	05/13/2025	910082282564 - MAY25	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 04.11.25- 05.06.25	1202000 · Accounts Payable GF			
	P.III		910082280489 - MAY25			1202000 · Accounts Fayable GF	1,159.96		
	Bill	05/16/2025	910082280489 - MA125	DUKE ENERGY	000 Solterra BLvd Lite 4.16.25- 5.15.25	1202000 · Accounts Payable GF	1,159.96 823.25		
	Bill	05/16/2025 05/19/2025	910082280489 - MAY25 910088635414 - MAY25	DUKE ENERGY DUKE ENERGY	000 Solterra BLvd Lite 4.16.25- 5.15.25 000 Solterra Blvd Lite Solterra PH2C J 04.17.25- 05.16.25				
		05/19/2025	910088635414 - MAY25	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25- 05.16.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24		
	Bill	05/19/2025 05/28/2025	910088635414 - MAY25 910088635266 - MAY25	DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59		
tal 1531030 - I Bility , Streedlichte	Bill Bill	05/19/2025	910088635414 - MAY25	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25- 05.16.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73	0.00	
	Bill Bill	05/19/2025 05/28/2025	910088635414 - MAY25 910088635266 - MAY25	DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59	0.00	
	Bill Bill	05/19/2025 05/28/2025 05/30/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility: 4.25.25-05.23.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28	0.00	
3010 · Water - Guardhouse	Bill Bill	05/19/2025 05/28/2025	910088635414 - MAY25 910088635266 - MAY25	DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28		_
al 1533010 · Water - Guardhouse	Bill Bill	05/19/2025 05/28/2025 05/30/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility: 4.25.25-05.23.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28	0.00	_
3010 · Water - Guardhouse al 1533010 · Water - Guardhouse	Bill Bill	05/19/2025 05/28/2025 05/30/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility: 4.25.25-05.23.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28		_
al 1533010 · Water - Guardhouse	Bill Bill	05/19/2025 05/28/2025 05/30/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility: 4.25.25-05.23.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28		_
al 1533010 · Water - Guardhouse	Ball Ball Ball	05/19/2025 05/28/2025 05/30/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25	1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79		_
al 1533010 · Water - Guardhouse	Ball Ball Ball Ball	05/19/2025 05/28/2025 05/30/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility: 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25	1202000 · Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79		_
al 1533010 · Water - Guardhouse	Bill Bill Bill Bill Bill	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79		_
al 1533010 · Water - Guardhouse	BIII BIII BIII BIII BIII BIII	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-206648 MAY25 288763-20364 MAY25 288763-189748 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 04870-8 Loop 4/8/25-5/8/25 Reuse Oakmont Blvd Green Loop 4/8/25-5/8/25 Reuse Oakmont Blvd Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98		_
al 1533010 · Water - Guardhouse	BIII BIII BIII BIII BIII BIII BIII	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-2080648 MAY25 288763-203364 MAY25 288763-203364 MAY25 288763-189748 MAY25 288763-189749 MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse Oakrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38		_
al 1533010 · Water - Guardhouse	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-20364 MAY25 288763-203364 MAY25 288763-189749 MAY25 288763-189749 MAY25 288763-205064 MAY25	DUKE ENERGY DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B-SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 0akrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 955.35 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50		
al 1533010 · Water - Guardhouse	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-20364 MAY25 288763-189748 MAY25 288763-189750 MAY25 288763-203064 MAY25 288763-206064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility .4.26.25-05.27.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 10 Oak Green Loop 4/8/25-5/8/25 Reuse 10 Oak Green Loop 4/8/25-5/8/25 Reuse 10 Nat Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 7880 Reuse Oak Reflection Loop 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25		
33010 · Water - Guardhouse tal 1533010 · Water - Guardhouse	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-208052 MAY25 288763-208052 MAY25 288763-203364 MAY25 288763-203364 MAY25 288763-189759 MAY25 288763-189759 MAY25 288763-205064 MAY25 288763-205064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.25.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #5 Oak Spring Ln 4/8/25-5/8/25 Reuse Oakrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 76.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20		
33010 - Water - Guardhouse al 1533010 - Water - Guardhouse 33012 - Reclaimed Water	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/30/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-20364 MAY25 288763-189748 MAY25 288763-189750 MAY25 288763-203064 MAY25 288763-206064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility .4.26.25-05.27.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 10 Oak Green Loop 4/8/25-5/8/25 Reuse 10 Oak Green Loop 4/8/25-5/8/25 Reuse 10 Nat Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 7880 Reuse Oak Reflection Loop 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 125.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20	0.00	
a3010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-208052 MAY25 288763-208052 MAY25 288763-203364 MAY25 288763-203364 MAY25 288763-189759 MAY25 288763-189759 MAY25 288763-205064 MAY25 288763-205064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.25.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #5 Oak Spring Ln 4/8/25-5/8/25 Reuse Oakrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 76.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20		_
33010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-208052 MAY25 288763-208052 MAY25 288763-203364 MAY25 288763-203364 MAY25 288763-189759 MAY25 288763-189759 MAY25 288763-205064 MAY25 288763-205064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.25.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #5 Oak Spring Ln 4/8/25-5/8/25 Reuse Oakrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 125.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20	0.00	
33010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-208052 MAY25 288763-208052 MAY25 288763-203364 MAY25 288763-203364 MAY25 288763-189759 MAY25 288763-189759 MAY25 288763-205064 MAY25 288763-205064 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.25.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 4.25.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #5 Oak Spring Ln 4/8/25-5/8/25 Reuse Oakrise Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 125.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20	0.00	_
33010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-205064 MAY25 288763-189749 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-2189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 91 Oak Spring Ln 4/8/25-5/8/25 Reuse Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 7880 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Solterra Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 76.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69	0.00	
a3010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-205064 MAY25 288763-189749 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-2189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 91 Oak Spring Ln 4/8/25-5/8/25 Reuse Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 7880 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Solterra Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 76.68 128.52 21.98 84.98 65.38 10.50 382.25 2,961.20 5,003.20 8,636.69 11,575.39	0.00	
a3010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 91008635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 955.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39	0.00	
tal 1533012 - Reclaimed Water tal 1533012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center tal 1533015 - Electricity - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-205064 MAY25 288763-189749 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-205064 MAY25 288763-2189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B SL Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B SL Utility. 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 91 Oak Spring Ln 4/8/25-5/8/25 Reuse Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse Oak Blossom DR 4/8/25-5/8/25 7880 Reuse Oak Reflection Loop 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Solterra Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39	0.00	
a3010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center tal 1533015 - Electricity - Amenity Center 33020 - Water - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 91008635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 96.79 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39 13,644.57	0.00	
tal 1531030 - Utility - Streetlights 33010 - Water - Guardhouse tal 1533010 - Water - Guardhouse 33012 - Reclaimed Water tal 1533012 - Reclaimed Water 33015 - Electricity - Amenity Center tal 1533015 - Electricity - Amenity Center tal 1533020 - Water - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 91008635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 508.73 12,311.28 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39	0.00	
tal 1533012 · Reclaimed Water tal 1533012 · Reclaimed Water tal 1533012 · Reclaimed Water stal 1533013 · Reclaimed Water 33015 · Electricity - Amenity Center tal 1533020 · Water - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189749 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 96.79 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39 13,644.57	0.00	
tal 1533010 · Water - Guardhouse tal 1533010 · Water - Guardhouse 33012 · Reclaimed Water tal 1533012 · Reclaimed Water 33015 · Electricity - Amenity Center tal 15330015 · Electricity - Amenity Center tal 1533001 · Water - Amenity Center tal 153000 · Water - Amenity Center tal 153000 · Water - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189749 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 96.79 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39 13,644.57	0.00	_ _ _ _
tal 1533012 · Reclaimed Water tal 1533012 · Reclaimed Water tal 1533012 · Reclaimed Water tal 1533015 · Electricity - Amenity Center tal 1533015 · Electricity - Amenity Center tal 153302 · Water - Amenity Center	BIII BIII BIII BIII BIII BIII BIII BII	05/19/2025 05/28/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/20/2025 05/21/2025 05/21/2025 05/21/2025	910088635414 - MAY25 910088635266 - MAY25 910082281688 - MAY25 288763-185234 MAY25 288763-208052 MAY25 288763-206648 MAY25 288763-189748 MAY25 288763-189749 MAY25 288763-189750 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-206054 MAY25 288763-189760 MAY25	DUKE ENERGY DUKE ENERGY POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES POLK COUNTY UTILITIES	000 Solterra Blvd Lite Solterra PH2C J 04.17.25-05.16.25 000 Oakmont Blvd Lite Solterra Ph2B St. Utility 04.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph2B St. Utility 4.26.25-05.27.25 00000 Oakmont Blvd Lite Solterra Ph 2A-2 St. Utility 4.26.25-05.23.25 4200 Oakmont Blvd Guard 4/8/25-5/8/25 Reuse #5 Oakmoss Loop 4/8/25-5/8/25 Reuse #1 Oak Spring Ln 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Oak Green Loop 4/8/25-5/8/25 Reuse 1 Misty Oak Circle 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25 Reuse Oakmont Blvd 4/8/25-5/8/25	1202000 - Accounts Payable GF	823.25 1,429.24 953.59 96.79 96.79 96.79 78.68 128.52 21.98 84.98 65.38 10.50 382.25 2,861.20 5,003.20 8,636.69 11,575.39 11,575.39 13,644.57	0.00	

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1521010 · Security System- Main Entrance 1521020 · Security Monitoring-Pool & Amen							3,110.00	0.00	3,110.00
	Bill	05/01/2025	754791	Envera Systems	Reference: Security System Monitoring.	1202000 · Accounts Payable GF	1,410.90		1,410.90
Total 1521020 · Security Monitoring-Pool & Amen 1521043 · Gatehouse - Phone & Internet							1,410.90	0.00	1,410.90
Total 1521043 · Gatehouse - Phone & Internet	Bill	05/25/2025	0024657012525 MAY25	Spectrum Business	Phone and Internet. 05.25.25-06.24.25 4000 Oaktree Dr Clubhouse	1202000 · Accounts Payable GF	343.00 343.00	0.00	343.00 343.00
1521050 · Security - Guardhouse Mgmt	Bill	05/20/2025	23204106	FTI / Florida Training & Investigations	Reference: Guard House 04.15.25-05.14.25.	1202000 · Accounts Payable GF	38,500.00		38,500.00
Total 1521050 · Security - Guardhouse Mgmt	DIII	03/20/2023	23204100	PTI/ Florida Haining & Investigations	Reference. Guald nouse 04: 13:23-03. Https://doi.org/10.1000/1	1202000 · Accounts rayable Or	38,500.00	0.00	38,500.00
1521055 · Security- Other	Bill	05/20/2025	23204106	FTI / Florida Training & Investigations	Reference: Guard House 04.15.25-05.14.25.	1202000 · Accounts Payable GF	2,400.00		2,400.00
Total 1521055 · Security- Other Total 1150000 · Security							2,400.00 45,763.90	0.00	2,400.00 45,763.90
1155550 · Clubhouse & Gatehouse							45,763.90	0.00	45,765.90
1541092 · CH Maintenance - Staffing	Bill	05/31/2025	427074	Vesta Property Services, Inc.	Reference: May Amenity management fees.	1202000 · Accounts Payable GF	22,329.53		22,329.53
Total 1541092 · CH Maintenance - Staffing 1541094 · Lifestyle Management							22,329.53	0.00	22,329.53
	Bill	05/31/2025	427074	Vesta Property Services, Inc.	Reference: May Amenity management fees.	1202000 · Accounts Payable GF	59,181.64		59,181.64
Total 1541094 · Lifestyle Management 1541095 · Amenity Management							59,181.64	0.00	59,181.64
Total 1541095 · Amenity Management	Bill	05/31/2025	427074	Vesta Property Services, Inc.	Reference: May Amenity management fees.	1202000 · Accounts Payable GF	20,942.98	0.00	20,942.98
1541096 · Clubhouse WiFi								0.00	
	Bill Bill	05/03/2025 05/22/2025	1528761010325 MAY25 1552902012225 MAY25	Spectrum Business Spectrum Business	5200 Solterra Blvd AHMS 05.03.25-06.02.25 0 Oaktree Drive CBHS Wifi 05.22.25-06.21.25	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	280.00 120.00		280.00 400.00
Total 1541096 · Clubhouse WiFi 1541101 · CH Facility Maint (Cleaning)							400.00	0.00	400.00
iorrior orridonty maint (ordaning)	Bill	05/01/2025	4229176856	Cintas	Reference: office supplies.	1202000 · Accounts Payable GF	170.99		170.99
	Bill Bill	05/05/2025 05/05/2025	2374 2373	Amenity Services LLC Amenity Services LLC	Reference: Monthly Porter May25. Reference: Cleaning of clubhouse May25.	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	2,000.00 4,000.00		2,170.99 6,170.99
	Bill	05/08/2025	4229902206	Cintas	Reference: office supplies.	1202000 · Accounts Payable GF	170.99		6,341.98
	Bill	05/15/2025	4230644042	Cintas	Reference: office supplies.	1202000 · Accounts Payable GF	170.99		6,512.97
	Bill	05/22/2025	4231390684	Cintas	Reference: Janitorial Supplies.	1202000 · Accounts Payable GF	170.99		6,683.96
Total 1541101 · CH Facility Maint (Cleaning)	Bill	05/29/2025	4232059155	Cintas	Reference: Janitorial supplies.	1202000 · Accounts Payable GF	170.00 6,853.96	0.00	6,853.96 6,853.96
1541106 · CH Maintenance & Repairs									
	Bill Bill	05/02/2025 05/26/2025	36676 37532	Janitorial Superstore Janitorial Superstore	Reference: office supplies equipment. Reference: Janitorial supplies.	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	1,017.90 806.15		1,017.90 1,824.05
	Bill	05/28/2025	532074	Westbrook Service Corporation	Reference: Commercial Plumbing Repair.	1202000 · Accounts Payable GF	425.00		2,249.05
Total 1541106 · CH Maintenance & Repairs 1541110 · Clubhouse & Lifestyles Supplies							2,249.05	0.00	2,249.05
	Bill	05/01/2025	26 APR 2025	Kalina Brochowicz Fondo	Reference: DJ Service & Poolside Games.	1202000 · Accounts Payable GF	1,500.00		1,500.00
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Vivid Gitter	1202000 · Accounts Payable GF	200.00		1,700.00
	Bill Bill	05/20/2025 05/20/2025	May 2025- 05.20.25 May 2025- 05.20.25	BANK UNITED VISA CC BANK UNITED VISA CC	Apple Music Amazon	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	19.24 272.58		1,719.24 1,991.82
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	11.28		2,003.10
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	31.98		2,035.08
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	291.76		2,326.84
	Bill Bill	05/20/2025 05/20/2025	May 2025- 05.20.25 May 2025- 05.20.25	BANK UNITED VISA CC BANK UNITED VISA CC	Amazon Amazon	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	39.98 59.93		2,366.82 2,426.75
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 Accounts Payable GF	629.25		3,056.00
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	28.97		3,084.97
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	51.30		3,136.27
	Bill Bill	05/20/2025 05/20/2025	May 2025- 05.20.25 May 2025- 05.20.25	BANK UNITED VISA CC BANK UNITED VISA CC	Amazon Amazon	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	251.80 70.15		3,388.07 3,458.22
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	57.21		3,515.43
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	17.86		3,533.29
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	104.39		3,637.68
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	213.80		3,851.48
	Bill	05/20/2025 05/20/2025	May 2025- 05.20.25 May 2025- 05.20.25	BANK UNITED VISA CC BANK UNITED VISA CC	Amazon Amazon	1202000 · Accounts Payable GF 1202000 · Accounts Payable GF	39.61 11.72		3,891.09 3,902.81
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	39.05		3,941.86
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	71.11		4,012.97
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF	47.98		4,060.95
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Amazon	1202000 · Accounts Payable GF		148.75	3,912.20
	Bill General Journal	05/20/2025 05/22/2025	May 2025- 05.20.25 805	BANK UNITED VISA CC	Amazon AMAZON Refund	1202000 · Accounts Payable GF 1101102 · Operating Account - South State		16.61 57.96	3,895.59 3,837.63
	Bill	05/24/2025	609	American Power Washing LLC	Reference: Banner Swap.	1202000 · Accounts Payable GF	400.00	31.00	4,237.63
Total 1541110 · Clubhouse & Lifestyles Supplies							4,460.95	223.32	4,237.63
1541120 · CH Phone & Internet	Bill	05/25/2025	0024657012525 MAY25	Spectrum Business	Phone and Internet. 05.25.25- 06.24.25 5200 Solterra Blvd- Guard	1202000 · Accounts Payable GF	433.00		3.00
	Bill	05/25/2025	0024657012525 MAY25	Spectrum Business	Phone and Internet. 05.25.25-06.24.255200 Solterra Blvd-Lazy River Gate	1202000 · Accounts Payable GF	297.00		0.00
Total 1541120 · CH Phone & Internet 1573092 · Coffee,Water & Vending Services							730.00	0.00	0.00

	Type	Date	Num	Name		Memo	Split	Debit	Credit	Balance
	Bill	05/20/2025	75356	Aqua Chill of Orlando LLC	Reference: monthly rental.		1202000 · Accounts Payable GF	45.00		45.00
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Sam's Club		1202000 · Accounts Payable GF	104.92		149.92
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Publix		1202000 · Accounts Payable GF	79.77		229.69
Total 1573092 · Coffee,Water & Vending Services								229.69	0.00	229.69
Total 1155550 · Clubhouse & Gatehouse								117,377.80	223.32	117,154.48
1160000 · Landscape /Property Maintenance										
1506040 · Pond & Wetland - Maintenance										
	Bill	05/05/2025	SA-11870	Steadfast Environmental LLC	Reference: Routine Aquatic Maintenance.		1202000 · Accounts Payable GF	2,393.00		2,393.00
	Bill	05/22/2025	SA-12282	Steadfast Environmental LLC	Reference: Removal of construction debris.		1202000 · Accounts Payable GF	667.00		3,060.00
Total 1506040 · Pond & Wetland - Maintenance								3,060.00	0.00	3,060.00
1506042 · Landscape Maintenance -Contract										
	Bill	05/01/2025	902075	YELLOWSTONE LANDSCAPE	Reference: monthly landscape maintenance May25.		1202000 · Accounts Payable GF	16,166.00		16,166.00
Total 1506042 · Landscape Maintenance -Contract								16,166.00	0.00	16,166.00
1506055 · Irrigation Repairs & Maint.										
	Bill	05/28/2025	920813	YELLOWSTONE LANDSCAPE	Reference: valve repair- area next to playground.		1202000 · Accounts Payable GF	316.50		316.50
	Bill	05/28/2025	920811	YELLOWSTONE LANDSCAPE	Reference: Valve repair - irrigation repairs.		1202000 · Accounts Payable GF	362.03		678.53
	Bill	05/28/2025	920812	YELLOWSTONE LANDSCAPE	Reference: April25 Irrigation repairs.		1202000 · Accounts Payable GF	1,171.21		1,849.74
Total 1506055 · Irrigation Repairs & Maint.								1,849.74	0.00	1,849.74
1513075 · Field Admin Svcs - DPFG										
	Bill	05/01/2025	426006	VESTA DISTRICT SERVICES	Reference: Monthly contracted management fees May	25.	1202000 · Accounts Payable GF	1,000.00		1,000.00
Total 1513075 · Field Admin Svcs - DPFG								1,000.00	0.00	1,000.00
Total 1160000 · Landscape /Property Maintenance								22,075.74	0.00	22,075.74
1170000 · Facility Maintenance										
1513012 · General Operating Expenses										
	Bill	05/12/2025	40500945	Xerox Company	Reference: 5/1/25 - 5/31/25.		1202000 · Accounts Payable GF	338.92		338.92
	Bill	05/20/2025	May 2025- 05.20.25	BANK UNITED VISA CC	Staples		1202000 · Accounts Payable GF	19.79		358.71
Total 1513012 · General Operating Expenses								358.71	0.00	358.71
1513044 · Pool Service - Contract										
	Bill	05/01/2025	3276	Sunrise Solutions Pool Service, LLC	Reference: Pool service May25.		1202000 · Accounts Payable GF	2,800.00		2,800.00
	Bill	05/01/2025	3279	Sunrise Solutions Pool Service, LLC	Reference: pool service.		1202000 · Accounts Payable GF	351.00		3,151.00
Total 1513044 · Pool Service - Contract								3,151.00	0.00	3,151.00
1513047 · Pool & Lazy R - R&M.										
	Bill	05/05/2025	317109	SPIES POOL, LLC	Reference: Bulk Bleach Main Pool and Lazy River.		1202000 · Accounts Payable GF	1,888.95		1,888.95
	Bill	05/18/2025	22352	SPIES POOL, LLC	Reference: CHEMICAL CONTROLLER MS.		1202000 · Accounts Payable GF	450.00		2,338.95
	Bill	05/19/2025	317499	SPIES POOL, LLC	Reference: Pool Chemicals.		1202000 · Accounts Payable GF	2,141.40		4,480.35
	Bill	05/28/2025	317810	SPIES POOL, LLC	Reference: pool service and new motor.		1202000 · Accounts Payable GF	1,025.00		5,505.35
Total 1513047 · Pool & Lazy R - R&M.								5,505.35	0.00	5,505.35
1513049 · Pool Permit										
	Bill	05/14/2025	RDXRM6KI	FLORIDA DEPT OF HEALTH IN POLK COUNT			1202000 · Accounts Payable GF	140.00		140.00
	Bill	05/14/2025	RDXRM6KI	FLORIDA DEPT OF HEALTH IN POLK COUNT			1202000 · Accounts Payable GF	280.00		420.00
	Bill	05/14/2025	RDXRM6KI	FLORIDA DEPT OF HEALTH IN POLK COUNT			1202000 · Accounts Payable GF	280.00		700.00
	Bill	05/14/2025	RDXRM6KI	FLORIDA DEPT OF HEALTH IN POLK COUNT	Y Convience Fee		1202000 · Accounts Payable GF	0.35		700.35
Total 1513049 · Pool Permit								700.35	0.00	700.35
1513061 · Athletic Facilities & Fitness E										
	Bill	05/07/2025	060899	EXERCISE SYSTEMS, INC.	Reference: Carriage handle cover left side.		1202000 · Accounts Payable GF	235.95		235.95
	Bill	05/31/2025	INV-5225	METFITNESS LLC	Reference: Aqua Zumba fitness class.		1202000 · Accounts Payable GF	260.00		495.95
Total 1513061 · Athletic Facilities & Fitness E								495.95	0.00	495.95
1534010 · Solid Waste Disposal										
	Bill	05/31/2025	1553566W460	Waste Connections of FL, Inc	5200 Solterra Blvd Davenport,FL - MAY 2025		1202000 · Accounts Payable GF	1,792.22		1,792.22
Total 1534010 · Solid Waste Disposal								1,792.22	0.00	1,792.22
Total 1170000 · Facility Maintenance								12,003.58	0.00	12,003.58
3517720 · Interest Expense - DS2014										
	Bill	05/02/2025	Interest 05012025	US BANK	Interest payment due 05/01/2025		2202000 · Account Payable 201	82,446.88		82,446.88
Total 3517720 · Interest Expense - DS2014								82,446.88	0.00	82,446.88
4517710 · Principal Pymt 2018										
	Bill	05/01/2025	PRIN05012025	US BANK	DS Princ 5/1/25		2202000 · Account Payable 201	175,000.00		175,000.00
Total 4517710 · Principal Pymt 2018								175,000.00	0.00	175,000.00
4517720 · Interest Expense Ser. 2018										
	Bill	05/01/2025	Int05012025	US BANK	DS Int 5/1/25		2202000 · Account Payable 201	222,203.13		222,203.13
Total 4517720 · Interest Expense Ser. 2018								222,203.13	0.00	222,203.13
5517710 · Principal Payment - 2023										
	Bill	05/01/2025	SINK05012025	US BANK	DS Prin 5/1/25		2202000 · Account Payable 201	133,000.00		133,000.00
Total 5517710 · Principal Payment - 2023								133,000.00	0.00	133,000.00
5517720 · Interest Payment - 2023										
	Bill	05/01/2025	Interest 11012025	US BANK	Interest payment due 11/01/2025		2202000 · Account Payable 201	121,604.70		121,604.70
Total 5517720 · Interest Payment - 2023								121,604.70	0.00	121,604.70
8394000 · Const-Intrafund Transfer-In										
	General Journal	05/01/2025	805		Transfer from 2018 DSR to 2018 2B		8151903 · Constr. Fund - 2018 Phase 2B		1,003.63	-1,003.63
	General Journal	05/01/2025	804		Transfer from DSR to A&C		8151901 · Construction Fund - Series 2014		420.06	-1,423.69
Total 8394000 · Const-Intrafund Transfer-In								0.00	1,423.69	-1,423.69
3588000 · Intrafund Transfer-Out DS2014										
	General Journal	05/01/2025	804		Transfer from DSR to A&C		8151901 · Construction Fund - Series 2014	420.06		420.06
Total 3588000 · Intrafund Transfer-Out DS2014								420.06	0.00	7.06
4588000 · Intrafund Transfer-Out DS 2018										
	General Journal	05/01/2025	805		Transfer from 2018 DSR to 2018 2B		8151903 · Constr. Fund - 2018 Phase 2B	1,003.63		03.63
Total 4588000 · Intrafund Transfer-Out DS 2018								1,003.63	0.00	1,003.63

TOTAL

Date Num Memo Type 3,008,844.28 3,008,844.28



- 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 5200 SOLTERRA BLVD DAVENPORT, FL 33837

07/01/2025

ATTN: MANAGER

THIS BID IS FOR REPAIRS TO ONE OF THE LAZY RIVER THRUSTER PUMPS. SPIES WILL DISASSEMBLE THE PUMP AND INSTALL ONE NEW ITT SHAFT SEAL AND SHAFT SLEEVE. THE PRICE INCLUDES ALL LABOR FOR THE REPAIR.

TOTAL \$1,395.00 PLUS TAX

PLEASE NOTE: IF ANY ADDITIONAL PARTS ARE FOUND FAULTY AND IN NEED OF REPLACEMENT, (MOTOR, IMPELLER, SEAL PLATE, ETC.). SPIES WILL PROVIDE A WRITTEN ESTIMATE PRIOR TO COMPLETING ANY ADDITIONAL REPAIRS.

ACCEPTED AND AGREED:

REGARDS,

BY:_____

DATE:_____

KEN SOUKUP SERVICE MANAGER SPIES POOL LLC CP C043205

801 Sawdust Trail Kissimmee, FL 34744



407-847-2771 Fax 407-847-8242