



Rizzetta & Company

Solterra Resort Community Development District

**Board of Supervisors
Meeting
October 3, 2025**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.solterraresortcdd.org

Board of Supervisors	Brian Meert Deborah Higham Karan Wienker Robert Voisard Sam Neelam	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
District Engineer	Greg Woodcock	Stantec

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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Board of Supervisors
Solterra Resort Community
Development District

September 26, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Solterra Resort Community Development District will be held on **October 3, 2025, at 10:00 a.m.** at the **Solterra Resort Amenity Center**, located at **5200 Solterra Boulevard, Davenport, Florida 33837**. The following is the **final** agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
 - A. General Manager Updates..... Tab 1
 1. General Managers Monthly Report
 - B. Landscape Maintenance Updates..... Tab 2
 1. August's Irrigation Inspection Report
 2. Updates on Approved Projects of Sep 25 Board Meeting
 3. Updates on Revised Mulch Proposals
 - C. Aquatic Maintenance Updates Tab 3
 - D. Real Manage Café Report
4. **STAFF REPORTS**
 - A. District Engineer
 1. Updates on Oak Spring Ln Roundabout Parking Space Options
 2. Updates on Parking Structure Project
 - B. District Counsel..... Tab 4
 1. Memorandum: Committees and Sunshine Law
 2. Discussion of Café Committee
 3. Update on Discussion with Bond Counsel (Cell Tower)
 - C. District Manager
 1. Discussion of Townhall Expectations
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Minutes Held on September 5, 2025,..... Tab 5
6. **BUSINESS ITEMS**
 - A. Ratification of District Items Tab 6
 1. District Liquor License Policy
 2. August's Irrigation Repairs
 3. Artemis Food and Beverage Operations Management Services
 4. Lease Agreement for Café Operations
 5. Pool Grate Repair
 - B. Discussion of Amenity & Parking Rules..... Tab 7
 1. Proposed Rule Changes (Under Separate Cover)
 2. Resolutions Regarding Rule Changes (Under Separate Cover)
 - C. Consideration of Clubhouse Network Equipment Upgrade..... Tab 8
 1. Insyte Network Upgrade

- 2. Ubiquiti Hardware List
- 3. StayFi Monthly Operation Cost
- D. Consideration of Pond Planting Proposal Tab 9
 - 1. Ponds 5,6,13 & 27
- E. Consideration of Sidewalk Concrete Proposals Tab 10
 - 1. Freedom Concrete Construction
 - 2. Legacy Concrete Construction & Landscaping
 - 3. SMC Concrete & General Labor
 - 4. Tree Removal Proposals
- F. Consideration of Solar Lighting Proposals Tab 11
 - 1. ST Electric Services LLC Solar Light Fixture Installation
 - 2. Commercial Lighting & Electrical Inc. Commercial Solar Lighting to Monument Sign
 - 3. TPG Lighting, LLC Solar Marquee Sign Solar lighting
- G. Consideration of Gym Equipment Proposals Tab 12
 - 1. Gym Flooring Proposals
- H. Consideration of Fiscal Year 26 Goals and Objectives Tab 13
- I. Consideration of Resolution 2025-24,
Polk County Advertisement & Website Publication Tab 14
- 7. **SUPERVISOR REQUESTS & COMMENTS**
- 8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

With appreciation,
Brian Mendes
Brian Mendes

Tab 1

Monthly Managers Report

Prepared for the Solterra Resort CDD Board of Supervisors



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

Date: September 2025

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Data Summary

- Square Income Reporting – Leisure Patron Amenity
- Cabana Sales
- Café Sol Cost-Share 1st Quarter
- Staffing Tracker

Maintenance and Projects

- Completed Projects
- Ongoing Projects
- Upcoming Projects
- Unresolved Projects
- Vendor Performance

Administrative and Operational Updates

- Communication
- Homeowner Survey
- Meetings
- Policy or Rule Changes
- Reviews and Review Initiatives

Conclusion

Financial Summary

Square Sales Summary Breakdown (August 26th – September 25th, 2025)

Line Items	Amount (USD)
Gross sales	\$34,220 164,680.00 Jul-Aug
Returns	-\$230.00
Discounts & comps	-\$250.00
Taxes	\$2,361.80
Square fees	-\$943.91
Net revenue after tax & fees	\$30,155.64

Square Sales Summary Breakdown (August 26th-September 25th, 2024)

Line Items	Amount (USD)
Gross sales	\$30,490.00 \$61,712.97 Jul-Aug
Returns	-\$475.00
Discounts & comps	-\$50.00
Taxes	-\$1,997.80
Square fees	-\$1,008.75
Net revenue after tax & fees	\$32,644.65

Key Observations – Year-over-Year Sales Trends

Strong Summer Growth

July–August 2025 produced \$164,000 in gross sales, compared to approximately \$62,000 in 2024. That’s an increase of over 160% year-over-year, underscoring a sharp rise in amenity usage and guest demand during peak season.

Seasonal Shift in September

In the August–September period, gross sales still grew 12% year-over-year (\$34,220 in 2025 vs. \$30,490 in 2024).

However, net revenue fell by 7.6%, moving from \$32,645 in 2024 down to \$30,156 in 2025. In other words, more sales were made, but less was retained after adjustments

Operational Takeaway

The Board should note the positive trajectory in demand across the summer compared to 2024, while also recognizing the need to tighten revenue capture practices.

Monitoring promotional activity, discounting, and pricing strategies will be key to ensuring future sales growth translates into stronger net performance.

Board-Level Summary:

Compared to 2024, 2025 shows clear evidence of stronger guest demand, especially during the core summer months. The challenge now is to make sure that growth at the top line results in sustainable net revenue — not just higher activity without higher financial return.

Itemized Sales Summary (Aug 26th – Sept 28th)

Item Name	Gross Sales	Refunds	Discounts & Comps	Net Sales	Tax
Leisure Patron Resort Fee	\$28,040.00	-\$230.00	\$0.00	\$28,040.00	\$1,962.80
Cabana Rental Saturday	\$1,700.00	\$0.00	-\$100.00	\$1,600.00	\$112.00
Cabana Rental Friday	\$700.00	\$0.00	\$0.00	\$700.00	\$49.00
Cabana Rental Sunday	\$400.00	\$0.00	-\$50.00	\$350.00	\$24.50
Cabana Rental Tuesday	\$225.00	\$0.00	\$0.00	\$225.00	\$15.75
Cabana Rental Thursday	\$150.00	\$0.00	\$0.00	\$150.00	\$10.50
Cabana Rental Monday	\$450.00	\$0.00	\$50.00	\$400.00	\$28.00
Owner Amenity Access Key	\$1,475.00	\$0.00	\$0.00	\$1,475.00	\$103.25
Cabana Rental Wednesday	\$525.00	\$0.00	\$50.00	\$475.00	\$33.25

Overview

The itemized sales from late August through late September 2025 show that the Leisure Patron Resort Fee continues to be the dominant source of revenue, generating just over \$28,000 in gross and net sales, with only \$230 refunded during the period. Cabana rentals together brought in about \$4,150 in gross sales, with Saturdays leading demand at \$1,700, Fridays adding \$700, and smaller but steady contributions from other days of the week, though several weekday rentals required modest discounts to attract bookings. Owner Amenity Access Keys added another \$1,475 in stable revenue. Altogether, the numbers highlight that the resort's income is heavily concentrated in resort fees, while cabana rentals function as a valuable but more variable upsell that performs strongly on weekends and modestly during the week, with refunds and adjustments overall remaining minimal.

Staffing Tracker

Staffing Adjustments During Seasonal Valley

As the resort transitioned out of peak season, staffing levels were intentionally reduced to align with decreased guest traffic. Our baseline staffing plan projects 496 labor hours per week at full operating capacity. During the slower period beginning the week of September 22, we implemented reductions as follows:

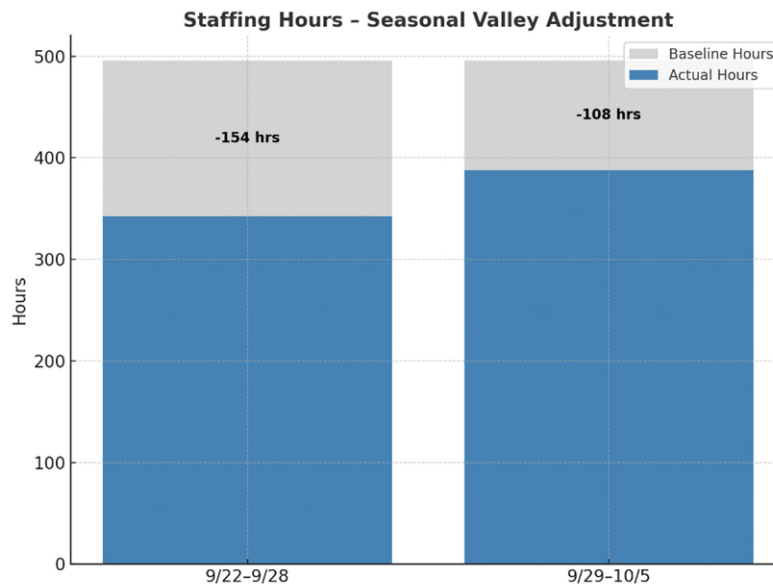
Week of 9/22–9/28: 342 hours scheduled (154 hours below baseline)

Week of 9/29–10/5: 388 hours scheduled (108 hours below baseline)

Over the two-week period, this represents 262 labor hours cut compared to baseline — a reduction of 26.4%. At the community's blended average labor cost of \$17 per hour, this equates to approximately \$4,454 in savings.

These measures were taken in tandem with a scale-back in contracted security staffing at the gate, which reflected the valley in vehicle traffic entering the community. Together, these adjustments ensure resources are conserved while maintaining service coverage appropriate for demand.

In addition to scheduled reductions, we closely monitor daily weather conditions. When extended down time or weather events make it unlikely that amenities will see activity, staff are sent home early to prevent idle labor costs. This allows us to redirect those hours toward busier weekends and holiday periods later in the season, ensuring we maximize both coverage and efficiency.



*Levels will increase as we hit brief holiday increases i.e. Sukkot Oct 6th-13th

Maintenance & Projects

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

Ongoing Projects

Gym Equipment Refresh -

See proposal in agenda.

Gym Floor -

Please see proposals in agenda. Samples will be on hand.

Marquee Lighting -

Manager took concerns to both lighting vendors regarding the issue of potential theft. While they already install with concrete anchors—they will chain anchors between lights to make it even more difficult.

Vendors each have done a sun analysis and will ensure the panels are best positioned.

As for raising on to a pole—they each indicated that this would be an extreme eyesore during the day and that it would not cast lumens correctly at night.

Sign Project -

We have three vendors preparing quotes at present—but these are very early quotes as we do not have a solid design template. They will be submitting ideas and looks and at a price for size and install location to give a general idea. Expect to have these in the next few weeks.

Internet Infrastructure -

See proposal. Reminder – the complimentary lines from HOA will eradicate the \$17,500 budget for internet and phone from clubhouse.

Sidewalk Project -

See Proposals in Agenda. Includes concrete and tree removal.

Duke Power have submitted an estimated CIAC cost for this job approximated at \$9,300 (one-time upfront fee), roughly \$3k per. In addition to that, one tree would need to be removed—two quotes provided on that.

Total range of cost for the entire job to include light pole relocation, tree removal, and concrete work - \$18,400 to \$23,000

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.

Janitorial Staffing Update

The addition of Jorge Mayor as our full-time janitorial staff member has already made a visible impact. Working Monday through Friday from 10:00 a.m. to 6:30 p.m., Jorge has been praised by both guests and homeowners for the improved cleanliness of the clubhouse, particularly the restrooms. On weekends, light cleaning tasks are covered by maintenance personnel to ensure continuity.

This staffing change has proven to be both effective and financially sound. The Board's decision to discontinue the Amenity Services cleaning contract results in significant cost savings for the community. Importantly, the cost of Mr. Mayor's position was already built into the original maintenance contract, making this a positive step operationally and fiscally.

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.

***We may release this early depending upon the F&B transition date.**

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 Frontsteps.

***Manager to work with Chair and Marketing team on this. 09/24/2025**

Survey Deployments

Survey Strategy for Solterra Resort (Will work with Seat 3 and Seat 5 on this)

1. Homeowner Surveys

Quarterly Survey – Comprehensive survey each year for both permanent residents and investor-owners. Covers satisfaction with amenities, communication, budgeting, and overall management.

Quick Pulse Surveys – Short, 1-2 question surveys sent after major updates (budget approval, amenity refresh, HOA meeting).

Investor-Specific Surveys – Targeted questions on rental program performance, ROI satisfaction, and property upkeep.

2. Guest Surveys

Stay-End Survey – Automatically triggered after checkout via Wi-Fi system, booking platform, or email.

QR Code Feedback – Signs at the pool, café, or gym link to quick “How was your experience?” surveys.

Amenity-Specific Surveys – Focused feedback for high-use amenities like the gym, water park, or café.

3. Everyday Feedback (Email Signature Surveys)

Add a simple 1–5-star rating link in all staff email signatures.

Keep it light: one click, no long forms.

Track feedback by department or staff contact.

4. Smart Routing of Reviews

We want to collect feedback while protecting our reputation online:

If a survey is 4–5 stars → direct the guest or homeowner to Google Reviews (or TripAdvisor).

If feedback is under 4 stars → send it to an internal form. This creates a service ticket for staff so we can respond before it goes public.

Platforms like Podium, Birdeye, or Grade.us do this seamlessly. Or we can set up a lighter version with Google Forms + Zapier that routes responses automatically.

5. Deployment Methods

Wi-Fi Captive Portal – Leverage StayFi to display a quick survey after login.

Automated Emails – Sent after check-out or key owner events.

QR Codes – Placed on signage, menus, and guest handouts.

SMS Follow-Ups – Opt-in text messages with a feedback link.

Tablets/Kiosks – Simple mounted iPads in the lobby or gym for quick ratings.

6. Advanced Options

Sentiment Analysis – AI dashboard that flags urgent or negative comments.

Unique Staff Links – Every staff member can have a unique survey link in their email signature, showing which areas drive the most satisfaction or complaints.

Incentives – Guests who complete surveys can get a café coupon or be entered into a monthly raffle.

This system ensures we:

Collect feedback from every touchpoint (homeowners, guests, amenities, staff).

Funnel positive feedback to Google Reviews to strengthen our online reputation.

Capture and resolve negative experiences privately.

Keep the process simple, modern, and tech-savvy for users.

Meetings

10/03/2025 - CDD Meeting with Board of Supervisors

10/16/2025 – CDD ‘Townhall’ Workshop

11/09/2025 - CDD Meeting with Board of Supervisors

Policy or Rule Changes

24-Hour Gym – The Board of Supervisors approved this change at the previous CDD Meeting. Management ordered and replaced the signs at each the clubhouse and clubhouse parking to outline the use and amended towing rules for the lot itself. Management has updated the SolterraResort.com website, FrontSteps, and other documentation.

Reviews and Initiatives

Review Analysis: Solterra Resort (Sep 5th- Sept 26th) – Avg: 4.83/5

30 reviews since the last meeting

5 star - 25

4 star - 5



Conclusion

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

Amenity usage remains strong, with July–August gross sales up more than 160% year-over-year. September continued growth at 12%, though net revenue dipped 7.6% due to discounts and fees, underscoring the need for tighter pricing controls.

Staffing has been scaled back in line with the seasonal valley, saving over \$4,400 while maintaining coverage. The addition of janitorial staff member Jorge Mayor has already improved cleanliness and guest satisfaction, with his position delivering cost savings as it replaced the Amenity Services contract.

Key projects include gym upgrades, flooring proposals, marquee lighting theft-prevention measures, and sidewalk/pole work estimated at \$18,400–\$23,000. Complimentary HOA internet lines will eliminate a \$17,500 annual budget item.

Communications are being modernized with a new brochure, newsletter, and event postings. A comprehensive survey program is also being developed to capture feedback at every touchpoint, routing positive reviews to public platforms and lower scores internally.

Overall, Solterra is experiencing higher demand, smarter cost control, and visible amenity improvements. The focus now is ensuring rising sales consistently translate into stronger net revenue.

Financial & Operational Performance

Solterra’s amenities continue to show strong demand, with gross sales in July–August rising more than 160% year-over-year. September maintained growth at 12% in gross sales compared to 2024, though net revenue declined by 7.6% due to higher discounts and fees. This highlights the need for closer oversight of pricing and promotional practices to ensure strong activity converts into stronger bottom-line results.

Operationally, management has aligned staffing with seasonal demand, reducing 262 hours over two weeks for a savings of approximately \$4,454 while maintaining coverage. The addition of janitorial staff member Jorge Mayor has enhanced clubhouse cleanliness and guest satisfaction, while simultaneously cutting costs by eliminating the Amenity Services contract. Overall, both financial and operational adjustments reflect a focus on efficiency, cost savings, and positioning the resort for continued sustainable growth.

Staffing & Efficiency

Staffing has been carefully scaled to match the seasonal valley, with 262 fewer labor hours scheduled over two weeks. This reduction equates to approximately \$4,454 in savings while still maintaining service coverage. Gate security staffing was also reduced in line with lower vehicle traffic, further aligning resources with actual demand.

Operational efficiency has been reinforced through proactive adjustments. Staff are sent home early during extended weather-related downtime to prevent idle labor costs, allowing those hours to be redirected to weekends and holiday surges. The addition of full-time janitorial staff member Jorge Mayor has also enhanced service quality, earning positive homeowner and guest feedback while eliminating the cost of the Amenity Services contract. Together, these measures demonstrate a balance of cost control, flexibility, and improved service delivery.

Projects & Maintenance

Several key projects are advancing. The gym equipment refresh and flooring proposals are under Board review, while marquee lighting vendors are adding reinforced theft-prevention measures. Early design concepts and quotes are being prepared for the sign project. Duke Power submitted an estimated \$9,300 CIAC fee for sidewalk and pole relocation, with total project costs expected in the \$18,400–\$23,000 range.

Internet infrastructure remains highly favorable, with complimentary HOA-provided lines set to eliminate the \$17,500 annual clubhouse internet and phone budget. A vendor audit system is also being implemented to measure performance and ensure accountability. Together, these initiatives reflect steady progress on capital improvements while driving operational savings.

Administrative & Community Engagement

Community communications are being refreshed with a new resort brochure and a custom monthly newsletter designed exclusively for Solterra. Events are being published regularly through SolterraResort.com and FrontSteps, ensuring residents and guests stay informed and engaged.

Management is also preparing to launch a comprehensive survey program for homeowners and guests. This initiative will capture feedback at every touchpoint, route positive responses to public review platforms, and direct lower scores internally for service recovery. Together, these efforts strengthen transparency, improve community dialogue, and position Solterra as a responsive, resident-focused resort community.

Reviews & Reputation

Since the last meeting, Solterra has received 30 new reviews, maintaining a strong overall rating. Of these, 25 were five-star and 5 were four-star, resulting in an average score of 4.83 out of 5. Feedback highlights improvements in cleanliness, amenities, and overall guest experience, aligning with recent operational enhancements.

The consistently high ratings reinforce Solterra's positive reputation, while the limited number of four-star reviews provide useful opportunities for targeted service recovery. Maintaining this level of satisfaction will be critical as survey and feedback initiatives expand, ensuring public reviews remain a strong asset to the community's image and property value.

Conclusion

The past month demonstrates the continued growth and stability of Solterra Resort. Financially, amenities are performing at levels well above 2024, with peak-season sales rising more than 160% year-over-year. September maintained that trajectory with a 12% increase in gross sales compared to the prior year, confirming strong and sustained demand.

Operationally, staffing has been managed with discipline, reducing hours in line with seasonal demand for a savings of more than \$4,400 while maintaining service quality. The addition of Jorge Mayor has further improved cleanliness standards, earning positive feedback and generating savings by replacing the Amenity Services contract. Capital project work is advancing across multiple fronts, including gym upgrades, signage, lighting, and sidewalk improvements, with the internet infrastructure initiative alone expected to eliminate \$17,500 in annual costs.

Community engagement will be strengthened through the launch of a custom newsletter, refreshed communications, and a new survey strategy that channels positive reviews outward while capturing concerns internally. Reviews remain consistently positive month after month, averaging 4.83 stars, though building greater review volume is the next important step in reinforcing Solterra's reputation and visibility.

Taken together, these developments highlight a community on an upward trajectory, combining strong demand, disciplined cost management, and proactive planning. The Board's focus will be most impactful in prioritizing capital projects and supporting the next stage of Solterra's communications and reputation strategy.

Tab 2

Date: 26/2/25Job Name: Solterra BlvdController: #1Job Number: controller #1# Stations: #50

SVC: Y or N

Rain Sensor: Y or N

Controller # of Program "A" Total Run Time = Su M ~~T~~ W Th ~~F~~ SStart Time: 9:00 PM / / Program "B" Total Run Time = Su M ~~T~~ W Th ~~F~~ SStart Time: 9: PM / / Program "C" Total Run Time = Su M ~~T~~ W Th ~~F~~ SStart Time: 6:30 PM / / Program "D" Total Run Time =

Su M T W Th F S

Start Time: 12: PM / /

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		30									OK	
2		30									OK	
3		30									OK	
4		30									OK	
5		30	1								OK	
6		30									OK	
7		30									OK	
8		30									OK	
9		30	111								OK	
10		30									OK	
11		30									OK	
12		30									OK	
13		30									OK	
14		30									OK	
15		30	1								OK	
16		30									OK	
17		30									OK	
18		30									no	

Time for Repair: CH MHForman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
19		30									no	
20		30	1								OK	
21		30									no	
22		30									OK	
23		30										Combrar variegata 1 1/2"
24		30									OK	
25		30									OK	
26		30									OK	
27		30										12/Arm 14
28		30										12/Arm 14
29		30										12/Arm 14
30		30		1							OK	
31		30									OK	
32		30									OK	
33		30									OK	
34		30									OK	
35		30									OK	
36		30									OK	
37		30									OK	
38		30									OK	
39		30									OK	
40		30									OK	
41		30									OK	
42		30									OK	
43		30										
44		30										

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
45		30		1								no given / not turning
46		30										
47		30		III								no given / not turning
48		30										
49		20		II								no given / not turning
50		30										
51												
52												
53												
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68												
69												
70												



Date: 26/8/25 Job Name: So Herra Blvd Controller #2
 Controller: #2 Job Number: _____
 # Stations: # SVC: Y or N Rain Sensor: Y or N Controller # _____ of _____

Program "A" Total Run Time = _____
 Su M T W Th F S
 Start Time: 12:00 / _____ / _____

Program "B" Total Run Time = _____
 Su M T W Th F S
 Start Time: 12:00 / _____ / _____

Program "C" Total Run Time = _____
 Su M T W Th F S
 Start Time: 5:30 AM / _____ / _____

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE				Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees	
1		30								OK	1 Repair
2		30								OK	
3		30								OK	
4		30								OK	
5		30	1							OK	
6		30								OK	
7		30								OK	
8		30								OK	
9		30								OK	
10		30								OK	
11		30								OK	
12		30								OK	
13		30								OK	1 Repair
14		30								OK	1 Repair
15		30	1							OK	
16		30									
17		30								OK	
18		30								OK	

Time for Repair: _____ CH MH
 Forman: Javier Gonzalez

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
19		30									OK	
20		30									OK	
21		45	1									
22		40										
23		40										
24		30										
25		30										
26		30										
27		30										
28		30										
29		30										
30		30										
31		30										
32		30										
33		30	1									
34		30										
35		1:00										
36		30										
37		30										
38		30										
39		40										
40		40										
41		30										
42		30										
43		40										
44		30										

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
45		30										
46		30										
47		30										
48		no										
49		30										
50		1:00										
51												
52												
53												
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64												
65												
66												
67												
68												
69												
70												

Date: 26/8/25Job Name: Pool - ClubhouseController: H1

Job Number: _____

Stations: H38

SVC: Y or N

Rain Sensor: Y or N

Controller # _____ of _____

Program "A" Total Run Time = _____
 Su M ~~T~~ W Th ~~F~~ S
 Start Time: 5:PM / _____ / _____

Program "B" Total Run Time = _____
 Su M T ~~W~~ Th F ~~S~~
 Start Time: 6:PM / _____ / _____

Program "C" Total Run Time = _____
 Su M ~~T~~ W Th ~~F~~ S
 Start Time: 10:AM / _____ / _____

Program "D" Total Run Time = _____
 Su M ~~T~~ W Th ~~F~~ S
 Start Time: 6:30 / _____ / _____

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
A13 1		15										
A13 2		15										
A13 3		25										
A13 4		15										
5		30										
6		30										
7		30										
8		40										
9		30										
10		30										
11		30										
12		30										
13		20										
D* 14		15										
15		30										
16		45										
17		30										
18		30		1								

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
19		10										
20		30										
21		30										
22		30										
23		30										
24		30										
25		30										
26		30										
27		30										
28		30										
29		30										
30		30										
31		30										
32		30										
33		30										
34		30										
35		30										
36		45										
37		30									no	
38		130									no	
39												
40												
41												
42												
43												
44												


YELLOWSTONE
 LANDSCAPE
Date: 26/3/25Job Name: Dockrise LoopController: H11

Job Number: _____

Stations: 3

SVC: Y or N

Rain Sensor: Y or N

Controller # _____ of Battery Timer

Program "A" Total Run Time = _____
Su M T <u>W</u> Th F <u>S</u>
Start Time: <u>1:30 PM</u> / _____ / _____

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

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE				Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees	
1		<u>45</u>								<u>OK</u>	<u>Relo7 Battery</u>
2		<u>45</u>								<u>OK</u>	
3		<u>45</u>								<u>OK</u>	
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO



Date: 26/8/25 Job Name: Ook moss LP
 Controller: 48 Job Number: _____
 # Stations: _____ SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T ~~W~~ Th F ~~S~~
 Start Time: 2:30PM / _____ / _____

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

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		45									OK	
2		45									OK	
3		1:00									OK	
4		45				1					OK	
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												

Time for Repair: _____ CH MH
 Forman: Javier Gonzalez

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



Date: 26/8/25 Job Name: Oak Moss Loop Corner
 Controller: H7 Job Number: _____
 # Stations: _____ SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T W Th F S
 Start Time: 2:15 PM / _____ / _____

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

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		65									OK	
2		10				1					OK	
3		1:00				1					OK	
4		65									OK	
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO



Date: 26/8/28 Job Name: Doks Cn
 Controller: H9 Job Number: _____
 # Stations: #6 SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T W Th F S
 Start Time: 10:30 / _____ / _____

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

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		30									OK	
2		20									OK	
3		30									OK	
4		30									OK	
5		10									OK	
6		10										
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												

Time for Repair: _____ CH MH
 Forman: Javier Gonzalez

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



Date: 26/8/25 Job Name: Dok Spring Ln
 Controller: HS Job Number: _____
 # Stations: 45 SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T ~~W~~ Th F ~~S~~
 Start Time: 10:24 / ____ / ____

Program "B" Total Run Time = _____
 Su M T W Th F S
 Start Time: ____ / ____ / ____

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE				Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees	
1		30									
2		45									
3		30									
4		45		1							
5		30									
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO



Date: 26/8/25 Job Name: Oak Green Loop
 Controller: HE Job Number: _____
 # Stations: 19 SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T ~~W~~ Th F ~~S~~
 Start Time: 10:30 / ____ / ____

Program "B" Total Run Time = _____
 Su M T W Th F S
 Start Time: ____ / ____ / ____

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		<u>40</u>									<u>OK</u>	
2		<u>40</u>									<u>OK</u>	
3		<u>40</u>									<u>OK</u>	
4		<u>40</u>									<u>OK</u>	
5		<u>40</u>									<u>OK</u>	
6		<u>40</u>									<u>OK</u>	
7		<u>10</u>									<u>OK</u>	
8		<u>1:00</u>									<u>OK</u>	
9		<u>40</u>									<u>OK</u>	
10												
11												
12												
13												
14												
15												
16												
17												
18												

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO


YELLOWSTONE
 LANDSCAPE

 Date: 26/8/24 Job Name: Misty Oak Cir
 Controller: H16 Job Number: _____
 # Stations: #4 SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

 Program "A" Total Run Time = _____
 Su M T W Th F S
 Start Time: 10:00 / ____ / ____

 Program "B" Total Run Time = _____
 Su M T W Th F S
 Start Time: ____ / ____ / ____

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		<u>45</u>									<u>OK</u>	
2		<u>45</u>									<u>OK</u>	
3		<u>45</u>									<u>OK</u>	
4		<u>45</u>									<u>OK</u>	
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												

Time for Repair: _____ CH MH

Forman: Javier Gonzalez

Repairs Completed: YES or NO

Urgent Repair: YES or NO



Date: 26/8/25 Job Name: Oak Reflection / Oakmoss LP
 Controller: H6 Job Number: _____
 # Stations: 4/6 SVC: Y or N Rain Sensor: Y or N Controller # ____ of ____

Program "A" Total Run Time = _____
 Su M T ~~W~~ Th F ~~S~~
 Start Time: 10:00 PM / ____ / ____

Program "B" Total Run Time = _____
 Su M T W Th F S
 Start Time: ____ / ____ / ____

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

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

STATION	Head Type	RUN TIME	HEAD TYPE				PLANT TYPE					Repairs and Modifications
			Sprays	Rotors	Drip	Bubblers	Turf	Shrubs	Flowers	Trees		
1		45									OK	
2		45									OK	
3		1:00									OK	
4		45									OK	
5		45									OK	
6		45									OK	
7		45									OK	
8		45									OK	
9		45									OK	
10		45									OK	
11		45									OK	
12		45									OK	
13		45									OK	
14		45									OK	
15		45									OK	
16		30									OK	
17												
18												

Time for Repair: _____ CH MH
 Forman: Javier Gonzalez

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

Tab 3



Solterra Resort CDD Aquatics

Inspection Date:

9/26/2025 1:43 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 10

Condition: Excellent Great Good Poor ✓ Mixed Condition Improving



Comments:

Left: June, Right: September

A filamentous algae bloom has reappeared. A technician will address this during the next maintenance event.
No nuisance grasses observed.

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

SITE: 11

Condition: Excellent Great Good ✓ Poor ✓ Mixed Condition Improving



Comments:

Left: June, Right: September

Very low water level. Most of the grasses present are terrestrial. An herbicide treatment or sudden increase in water level from rain will clear this growth. Any algae or lilies present in the small amount of water present will be treated next service.

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

Inspection Report

SITE: 12

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Left: June, Right: September

Notable nuisance grasses and submerged filamentous algae present. The grasses and lilies will be treated with an herbicide mix next visit. Algaecides will be applied as well.

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

SITE: 13

Condition: Excellent Great Good Poor ✓Mixed Condition ✓Improving



Comments:

Left: June, Right: September

Planktonic algae has cleared, however filamentous algae is now present. Any algaecides applied will also contain product for lilies to reduce growth density. Nuisance grasses will also be addressed next maintenance event.

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

Inspection Report

SITE: 14

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: June, Right: September

Mild submerged vegetation growth around the perimeter. An herbicide mix designed for growth like this will be employed next maintenance event. This will also help with lilies.
No algae observed.

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

SITE: 15

Condition: Excellent Great Good Poor ✓Mixed Condition Improving



Comments:

Left: June, Right: September

Filamentous algae present. A technician will address next visit.
Mild nuisance grass growth present amid beneficial plants. Carefully targeted treatments will be done to not harm beneficials.

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

Inspection Report

SITE: 16

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Left: June, Right: September

Very mild nuisance grass growth. A quick herbicide treatment by a technician will help clear this growth.

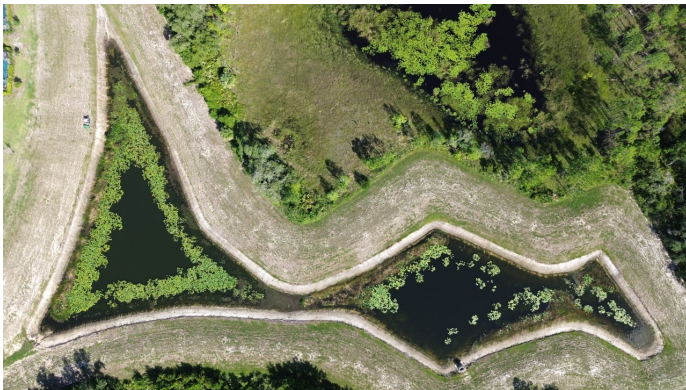
No algae observed.

I will continue to monitor the erosion on the corner.

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

SITE: 17

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Left: June, Right: September

Any filamentous algae present is decaying from a treatment last week. A technician will inspect and re-treat next visit if needed.

Mild nuisance grasses will addressed at that time as well.

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

Inspection Report

SITE: 18

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Left: June, Right: September

This pond is experiencing similar growth as most others. A sudden boom of algal and grass growth. Both will be addressed by a technician next maintenance event. Technicians are reporting more cans, urine bottle, and bags of towels are appearing in this pond again.

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

SITE: 19

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Left: June, Right: September

Filamentous algae is present around the perimeter. It seems our technician is going to have a busy algae day during his next service. No nuisance grasses observed.

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

MANAGEMENT SUMMARY



Unseasonably low rain and record high temperatures have created the perfect conditions for algal and vegetative growth. Note lowered water levels and dead sod surrounding the ponds. Most ponds in this report and others seen while driving the property have notable coverage of both. The height of growing season has come and gone between comparison photos, so rapid growth was expected to show up today but will begin to slow in the coming weeks. This time will be used to control current and stay ahead of growth via regular treatments. Technicians will remain diligent in their herbicide and algaecide routines to facilitate this.

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.

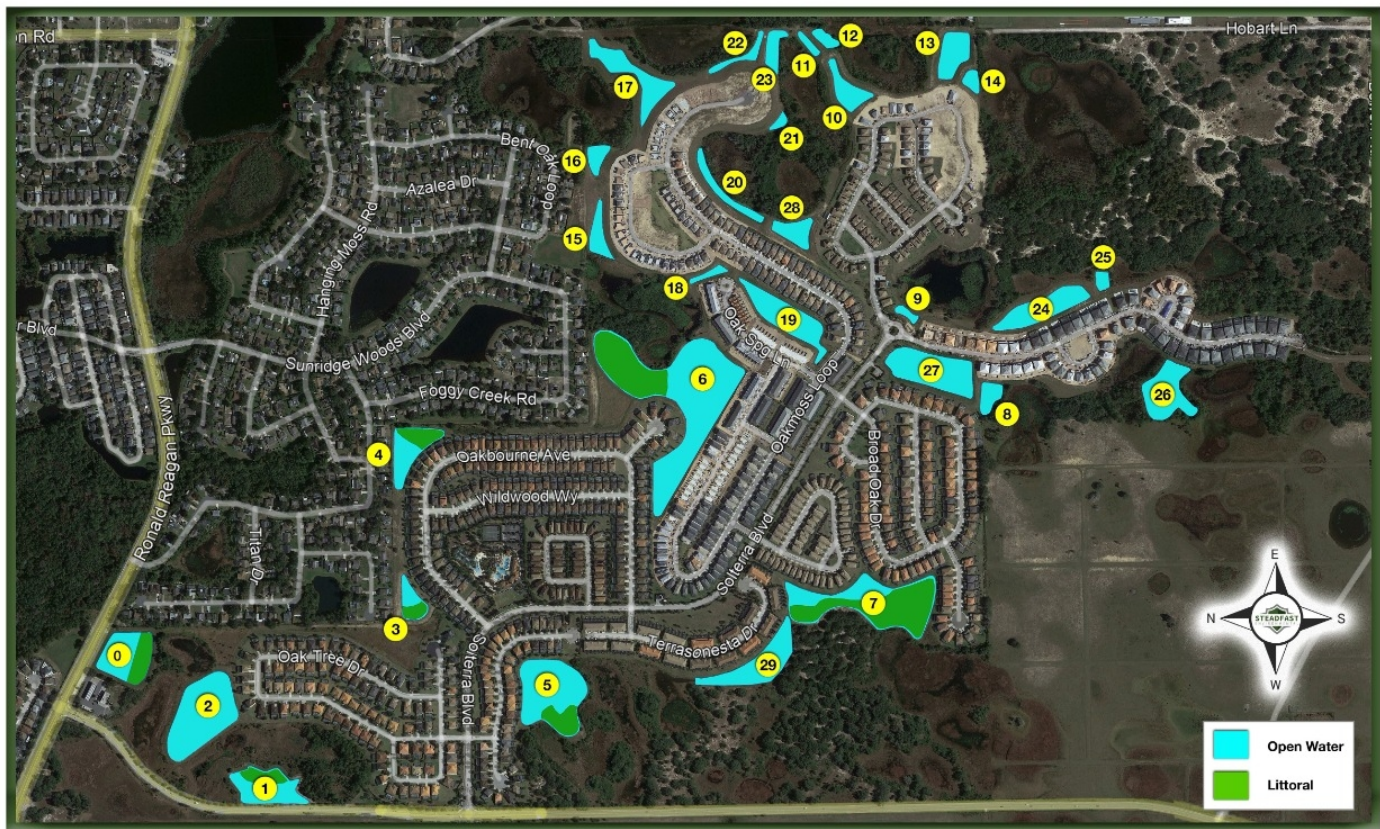
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Tab 4



MEMORANDUM

To: Board of Supervisors; Committee Members

From: Kilinski | Van Wyk PLLC

Re: Committees, Advisory Boards, Working Groups, and Sunshine Law

This memorandum provides guidance regarding the use of committees, advisory boards, and working groups to assist the Board of Supervisors of a community development district. While these groups can be useful tools for a district to make the most of its community resources, it is important to be mindful that if the group serves a decision-making role, its members will be subject to the Sunshine Law in the same manner as members of the Board of Supervisors.

Sunshine Law, Generally

The Government in the Sunshine Law applies to all formal or informal gatherings of two or more members of the same board or commission to discuss matters that may foreseeably come before that board or commission for official action. Section 286.011, *Florida Statutes*, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. Consistent with the Florida Supreme Court's broad interpretation of the Sunshine Law, the Sunshine Law extends to any discussion or exchange by two or more board or committee members regarding that board's or commission's business, regardless of the means of communication, including but not limited to in-person communication, email, phone calls, social media websites, blogs, and communication through third-party liaisons.

Committees, Advisory Boards, and Working Groups

No matter the name, groups which are created by the District to advise on topics brought before the Board may be subject to the Sunshine Law if the group has "decision-making authority." "Decision-making authority" is interpreted broadly. Notably, if a committee is sorting through options (e.g., prospective bids or service proposals) and making recommendations to the Board, the committee is deemed to have decision-making authority, thus subjecting it to the Sunshine Law. A limited exception applies if a group has only "information-gathering or fact-finding authority," but this is applied very narrowly.

Examples of groups with decision-making authority include, but are not limited to, the following:

- Committee established by agency purchasing director to consider and rank various contract proposals (*Silver Express Company v. District Board of Lower Tribunal Trustees*, 691 So. 2d 1099 (Fla. 3d DCA 1997)).

- Transition team appointed by mayor to make recommendations regarding governmental reorganization (Inf. Op. to Lamar, August 2, 1993).
- Committee established to review and recommend school textbooks (*Sarasota Citizens for Responsible Government v. City of Sarasota*, 48 So. 3d 755 (Fla. 2010)).
- Citizen planning committee appointed by a city council to assist in revision of zoning ordinances (*Town of Palm Beach v. Gradison*, 296 So. 2d 473 (Fla. 1974)).
- Citizen advisory committee appointed by city council to make recommendations to the council regarding city government and city service (AGO 98-13).

The Sunshine Law applies to such groups regardless of whether the recommendations are binding, whether the group is composed of volunteers rather than appointed members, or whether the group is created by a single Board member or the Board as a whole.

Consequences for Sunshine Law Violations

Violations of the Sunshine Law can result in the following penalties:

- Criminal penalties (a knowing violation of the Sunshine Law is a second-degree misdemeanor, which can result in imprisonment up to 60 days and/or a fine of up to \$500)
- Removal from office
- Noncriminal infractions (subject to a fine of up to \$500)
- Payment of attorney's fees, both against the District as a body and against individual members
- Civil actions for injunctive or declaratory relief

Conclusion

Unless a committee, advisory board, or working group serves a purely fact-finding or information-gathering function, members of the group will be subject to the Sunshine Law and its meetings must comply with all requirements of the Sunshine Law. This determination is fact-specific and turns on the functions performed by the group. Because violations of the Sunshine Law can result in serious penalties, care should be taken to clarify the role of committees, advisory boards, and working groups, and to ensure compliance with the Sunshine Law when necessary.

Tab 5

MINUTES OF MEETING

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

SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Solterra Resort Community Development District was held on **September 5, 2025, at 10:00 a.m.** at the **Solterra Resort Amenity Center** located at **5200 Solterra Boulevard, Davenport, Florida, 33837.**

Present and constituting a quorum:

Brian Meert	Board Supervisor, Chairman
Deborah Higham	Board Supervisor, Vice Chairman
Bobby Voisard	Board Supervisor, Assistant Secretary
Sumanth Neelam	Board Supervisor, Assistant Secretary
Karan Wienker	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Joe Bullins	General Manager, Artemis Lifestyles
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order at 10:00 AM and read the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Neelam addressed the audience regarding management operations.

Mr. Neelam commented about deficiencies from the District Manager (Mr. Mendes).

On a motion by Mr. Neelam, seconded by None, the Board did Not approve Supervisor Neelam's motion for Rizzetta & Company to transfer a more tenured District Manager to Solterra resort, for Solterra Resort Community Development District.

46 Mr. Meert inquired about clarification regarding Mr. Neelam's motion to obtain a new
47 District Manager from Rizzetta & Company.

48
49 Mr. Mendes responded to the inquiry and gave supporting information regarding
50 District Management services and expectations.

51
52 Discussion ensued amongst the Board Members about the motion for District
53 Management services.

54
55 Ms. Wienker commented on the comparison of previous District Management
56 services to Rizzetta & Company's District Manager Mr. Mendes and stated she is pleased
57 with the District Manager.

58
59 Discussion amongst the Board Members continued regarding this topic.

60
61 A member of the audience commented about Supervisor Neelam's accountability
62 and commended Supervisor Neelam for setting high standards.

63
64 A member of the audience reviewed the plant items that will be discussed later during
65 the meeting.

66
67 A member of the audience commented about the need for gates at the property and
68 inquired about sod needs.

69
70 Mr. Voisard reviewed security expenses with the Members of the Board and District
71 Staff.

72
73 Mr. Meert reviewed the items that a member of the audience inquired about.

74
75 Mr. Neelam inquired with Mr. Bullins about current WIFI projects and Mr. Bullins
76 responded to this inquiry.

77
78 Mr. Voisard requested Mr. Bullins to gather additional bids for the Proptia project.

79
80 Mr. Bullins stated he will follow up on the signage needed for the resort.

81
82 Ms. Wienker commented about the upcoming bamboo project.

83
84 Ms. Higham commented about the gate project and expenses required to complete
85 the project.

86
87 A member of the audience thanked the Members of the Board and District Staff for
88 their work.

89
90 Mr. Mendes commented about parking proposal inquiry.

91
92 Ms. Hammock commented about the shade session.

93

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board approved the addition of the shade session to the current agenda, for Solterra Resort Community Development District.

THIRD ORDER OF BUSINESS

Landscape Maintenance Updates

1. Pine Straw Project Updates
2. Oakbourne Ave Project Updates
3. Terrasonesta Dr/ Solterra Blvd Project Updates
4. Misty Oak Cir Project Updates
5. Clubhouse Landscape Enhancement Project

Mr. Mendes presented and discussed the Pine Straw proposals to the Members of the Board and asked if there were any questions.

Yellowstone reviewed the proposals.

Ms. Wienker reviewed the Pine Straw proposals with the Members of the Board.

Supervisor Higham Left the Board Meeting at this time.

Discussion ensued amongst the Board regarding the Pine Straw proposals.

Mr. Mendes presented items to consider for the planter project.

Ms. Wienker reviewed planter items for consideration with the Members of the Board.

The Members of the Board continue their discussion regarding Pine Straw and Planter projects.

On a motion by Mr. Meert, seconded by Mr. Voisard, with all in favor, the Board approved Not to exceed \$3,500, to approve plant material installation proposals from Yellowstone, pending revisions from Supervisor Wienker, for Solterra Resort Community Development District.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board approved Yellowstone's proposals for enhancements and replacements, for Solterra Resort Community Development District. #593833, #577686, #600022, #600680, #60048, #577639, #600664, #590807, #5970764

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board approved work order #602422 for irrigation repairs, for Solterra Resort Community Development District.

FOURTH ORDER OF BUSINESS

General Manager Updates Monthly Report

126
127
128 Mr. Bullins presented the monthly general managers' report to the Members of the
129 Board.

130
131 Mr. Voisard inquired about the cost decrease in the report.

132
133 Mr. Bullins reviewed the revenue reports from Mr. Voisard's inquiry.

134
135 Mr. Meert commented on the incentives for cabanas.

136
137 Mr. Voisard commented about the revenue from the café.

138
139 Mr. Bullins reviewed updates with the ongoing projects the staff is currently working
140 on.

141 The Members of the Board and District Staff discussed and reviewed the café and
142 bar operations.

143
144 The Members of the Board discussed licensing needs for liquor and restaurant
145 licenses.

146
147 Discussion ensued amongst the Board regarding these licensing needs.

148
149 Ms. Hammock recommended District Staff to continue pursuing the licensing
150 requirements for liquor and the restaurant.

151
152 The Members of the Board discussed the committees that need to be established.

153
154 The Board considered keeping Real Manage contract on a month-to-month basis.

155
156 The meeting recessed at 12:04 PM and reconvened at 12:20 PM.

157
158 Ms. Hammock contacted Real Management and is awaiting a call regarding
159 possible month-to-month contract.

160
161 Ms. Wienker presented a request to the Board for additional options to be explored.

162
163 Discussion ensued amongst the Members of the Board and District Staff.

164
165

On a motion by Mr. Neelam, seconded by Mr. Voisard, with all in favor, the Board directed District Staff to work with Real Manage for a month-to-month contract, for Solterra Resort Community Development District.

On a motion by Mr. Meert, seconded by Mr. Neelam, with all in favor, the Board nominated Members to establish a committee for Café & Bar operations, Members who will establish said committee are Mr. Meert, Mr. Neelam, Mr. Bullins and Albert, for Solterra Resort Community Development District.

Mr. Bullins continued reviewing the monthly general managers' report with the Members of the Board.

FIFTH ORDER OF BUSINESS

Aquatic Maintenance Updates

Mr. Mendes stated he will work with Ms. Wienker to coordinate an onsite visit in October with the pond maintenance company.

Mr. Mendes stated he will follow up with Polk County about obtaining fish for the ponds to treat algae and hydrilla and the consideration of bait boxes.

Aquatic vendor presented the aquatic maintenance updates and reports to the Members of the Board.

The Members of the Board discussed native plants proposals to be considered.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

No Report. District Engineer is on PTO.

Mr. Voisard recommended Mr. Woodcock to review Oak Spring Lane round about adding additional parking spaces.

Mr. Mendes stated he will follow up with Mr. Woodcock regarding parking garage concepts.

B. District Counsel

Ms. Hammock reviewed the amenity rules with the Members of the Board and commented on violation clauses.

Mr. Neelam commented on caution when reviewing such violations.

Ms. Hammock reviewed updates on agreement for café & bar services.

The vendor for café & bar requested a \$75,000 fund for operational expenses and \$1,500 for general expenses.

Discussion ensued amongst the Members of the Board, in detail, regarding the vendors requested expenses.

Ms. Hammock reviewed follow-up emails for District Management RFP.

Mr. Neelam requested his email be changed to Seat5@Solterra.com.

C. District Manager

Mr. Mendes commented about the ongoing progress to transfer ownership of Spectrum accounts.

Mr. Mendes stated the process of obtaining a liquor license is in progress and is to be finalized in the October meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of the Meeting Minutes
of the Board of Supervisors Meeting
Held on August 1, 2025**

Mr. Mendes presented the meeting minutes of the Board of Supervisors Meeting held on August 1, 2025, to the Board and asked if there were any revisions.

No revisions were requested at this time.

Mr. Mendes stated he will have Coordinator and Admin ensure that moving forward the agenda page is hyperlinked with all tabs on the agenda.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board approved the Meeting Minutes of the Board of Supervisors Meeting Held on August 1, 2025, for Solterra Resort Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. Onsight Industries LLC Pedestrian Sign
2. Resolution 2025-21, Adopting FY 25-26 Meeting Schedule
3. Peaknet LLC Ground Lease Agreement
4. Peaknet LLC Memorandum of Option Agreement
5. Peaknet LLC Option to Lease

Mr. Mendes presented items for ratification to the board and asked if there were any questions or comments. There were none.

On a motion by Mr. Voisard, seconded by Mr. Neelam, with all in favor, the Board ratified Resolution 2025-21, Adopting FY 25-26 Meeting Schedule & Onsight Industries LLC Pedestrian Sign, for Solterra Resort Community Development District.

The Members of the Board discussed the Peaknet LLC Ground Lease Agreement, Memorandum of Option Agreement and LLC Option to Lease in detail.

Mr. Bullins reviewed the ongoing efforts regarding the items for ratification.

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board approved Peaknet LLC Ground Lease Agreement, Peaknet LLC Memorandum of Option

Agreement and the Peaknet LLC Option to Lease, in substantial form, for Solterra Resort Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Solterra Resorts
Reoccurring Open House Event for
Homeowners**

Mr. Mendes opened the agenda item for discussion.

Ms. Wienker reviewed the reoccurring open house event for homeowners with the Members of the Board.

Mr. Meert reviewed current resident concerns.

Ms. Wienker stated she will work with District Staff on the logistics for this homeowner event and will present at the upcoming town hall meeting.

NINTH ORDER OF BUSINESS

**Consideration of J&J Gym Floor, Gym
Floor Replacement**

Mr. Bullins presented the J&J Gym Floor, Gym Floor Replacement proposal to the board and asked if there were any questions.

Mr. Bullins reviewed the gym floor proposal in detail.

Members of the Board reviewed and discussed the flooring proposal.

The Board requested samples from the exercise system tile proposal and Mr. Bullins stated he will work on obtaining the samples requested.

TENTH ORDER OF BUSINESS

**Consideration of Replacement of Pond
17 Outfall Repair**

Mr. Mendes reviewed the consideration of replacement of pond 17 outfall repair with the Members of the Board and asked if there were any questions.

Discussion ensued amongst the Board regarding the item for consideration.

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board approved of Replacement of Pond 17 Outfall Repair, for Solterra Resort Community Development District.
--

ELEVENTH ORDER OF BUSINESS

**Consideration of Solar Lighting
Proposals**

1. ST Electric Services LLC Solar Light Fixture Installation

- 294 2. Commercial Lighting & Electrical Inc. Commercial Solar Lighting to
295 Monument Sign
296 3. TPG Lighting LLC, Marquee Sign Solar Lighting

297
298 Mr. Mendes opened the discussion regarding the proposals for solar lighting.

299
300 The Members of the Board reviewed the solar proposals and discussed the areas in
301 need of lighting.

302
303 Mr. Bullins reviewed the areas that need lighting on the property.

304
305 The Members of the Board continued the discussion regarding the solar light
306 proposals.

307
308 The Board requested that this agenda item be included in the next meeting agenda
309 for consideration.

310
311 The Board tabled the item for consideration.

312
313 **TWELFTH ORDER OF BUSINESS**

314 **Consideration of Pool Service**
315 **Proposal (Under Separate Cover)**

316 Mr. Mendes reviewed the consideration of pool service proposal with the Members
317 of the Board and asked if there were any questions.

318
319 Mr. Mendes reviewed the current pool service chemical cost with the Board which is
320 currently \$7,800 and the Resort pool service cost which is \$8,800-\$9,000.

321
322 Mr. Mendes stated that he will gather pool service proposals to be presented at the
323 next Board Meeting on October 3rd, 2025.

324
325 Mr. Mendes stated he will work to determine the resurface needs for the pool.

326
327 The Members of the Board directed District Staff to obtain lighting proposals for the
328 guard house.

329
330
331

On a motion by Ms. Wienker, seconded by Ms. Higham, with all in favor, the Board
adopted Resolution 2025-23, Imposing Special Assessments, for Solterra Resort
Community Development District.

332
333 **THIRTEENTH ORDER OF BUSINESS**

334 **Consideration of Painting Proposal**
335 **(Under Separate Cover)**

336 Mr. Mendes reviewed the proposal for the painting with the Members of the Board
337 and asked if there were any questions.

338 Mr. Mendes reviewed with the Members of the Board the project cost of \$2,500.

Mr. Mendes stated that the slide will need to remain closed for approximately one week, with the possibility of extended closure depending on weather conditions.

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board approved the HP Home Maintenance Solutions proposal for concrete stair painting, for Solterra Resort Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Parking Service Proposal

Mr. Mendes reviewed the parking service proposal with the Members of the Board and asked if there were any questions.

Discussion ensued amongst the Board Members regarding the parking proposal and the Members agreed to table this agenda item at this time.

The meeting recessed at 1:59 PM and reconvened at 2:10 PM.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

Mr. Voisard commented on reviewing the amenity rules.

Mr. Mendes stated he will have Admin include a discussion regarding the amenity rules for the next Board Meeting on October 3rd, 2025.

A member of the audience commented about the current parking operation.

The Members of the Board addressed the concerns regarding parking operations.

A Member of the audience made a comment regarding the friendliness of the staff.

On a motion by Mr. Meert, seconded by Mr. Voisard, with all in favor, the Board Opened the shade session, for Solterra Resort Community Development District.

Shade session was conducted.

On a motion by Mr. Voisard, seconded by Ms. Wienker, with all in favor, the Board Closed the shade session, for Solterra Resort Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Voisard, seconded by Mr. Meert, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:21 p.m. for Solterra Resort Community Development District

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[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 6



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Solterra Resort Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Solterra Resort Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125585

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$5,069,016
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$207,545

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$37,730

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Solterra Resort Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125585

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$37,730
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,445
Public Officials and Employment Practices Liability	\$3,423
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$46,598

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.

General Liability includes Liquor Liability

Occurrence \$1,000,000; Aggregate \$2,000,000

Deductible \$0



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Solterra Resort Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Solterra Resort Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$5,069,016	As per schedule attached
☒	Inland Marine	\$207,545	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Solterra Resort Community Development District**

Policy No.: 100125585
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	
1	Clubhouse with Café and Fitness Center		2014	10/01/2025	\$1,155,278		\$1,432,131
	5200 Oakmont Blvd Davenport FL 33896		Masonry non combustible	10/01/2026	\$276,853		
	Complex			Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Swimming Pool with Water Slide		2014	10/01/2025	\$1,257,163		\$1,257,163
	5200 Oakmont Blvd Davenport FL 33896		Under Ground Liquid Storage/Pool	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Fence - Pool and Playground Area		2014	10/01/2025	\$27,624		\$27,624
	5200 Oakmont Blvd Davenport FL 33896		Non-Combustible	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Playground Equipment & 2 Benches		2014	10/01/2025	\$4,059		\$4,059
	5200 Oakmont Blvd Davenport FL 33896		Non combustible	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Front Entrance Access Gate		2014	10/01/2025	\$20,070		\$20,070
	4000 Solterra Blvd Davenport FL 33896		Non combustible	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Pool House /Restrooms		2014	10/01/2025	\$117,568		\$128,843
	5200 Oakmont Blvd Davenport FL 33896		Joisted masonry	10/01/2026	\$11,275		
	Pyramid hip			Clay / concrete tiles			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Guard House		2014	10/01/2025	\$65,088		\$67,138
	4000 Solterra Blvd Davenport FL 33896		Joisted masonry	10/01/2026	\$2,050		
	Pyramid hip			Clay / concrete tiles			

Sign: _____

Print Name: _____

Date: _____

**Solterra Resort Community Development District**

Policy No.: 100125585
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	6 Pool Cabanas @ \$5k each		2017	10/01/2025	\$33,825		
	5200 Oakmont Blvd Davenport FL 33896		Property in the Open	10/01/2026		\$33,825	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Fence - Tennis Courts		2014	10/01/2025	\$30,750		
	5200 Oakmont Blvd Davenport FL 33896		Non combustible	10/01/2026		\$30,750	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	2 Entrance Monuments @ \$175k each		2014	10/01/2025	\$394,625		
	Solterra Blvd & Pine Tree Trl Davenport FL 33896		Non combustible	10/01/2026		\$394,625	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Entrance Monument		2014	10/01/2025	\$197,313		
	Pine Tree Trl & Ronald Regan Pkwy Davenport FL 33896		Non combustible	10/01/2026		\$197,313	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Perimeter Wall with Column Features		2014	10/01/2025	\$281,875		
	Solterra Blvd & Pine Tree Trl Davenport FL 33896		Non combustible	10/01/2026		\$281,875	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Lazy River		2017	10/01/2025	\$846,240		
	5200 Oakmont Blvd Davenport FL 33896		Below ground liquid storage tank / pool	10/01/2026	\$15,259	\$861,499	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	Wall		2019	10/01/2025	\$169,125		
	Solterra Springs Davenport FL 33896		Non combustible	10/01/2026		\$169,125	

Sign: _____

Print Name: _____

Date: _____

**Solterra Resort Community Development District**

Policy No.: 100125585
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Dumpster Enclosure with Trash Compactor		2014	10/01/2025	\$120,643	\$120,643
	5200 Oakmont Blvd Davenport FL 33896		Masonry non combustible	10/01/2026		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
			Roof Covering	Covering Replaced	Roof Yr Blt	
16	4 Lazy River Cabanas @\$5K each		2017	10/01/2025	\$16,913	\$16,913
	5200 Oakmont Blvd Davenport FL 33896		Property in the Open	10/01/2026		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Emergency Access Gate		2024	10/01/2025	\$6,560	\$6,560
	Acorn Court& Terasonestra Drive Davenport FL 33896		Non combustible	10/01/2026		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Emergency Access Gate		2024	10/01/2025	\$6,560	\$6,560
	Oak Blossom Drive Davenport FL 33896		Non combustible	10/01/2026		
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
			Roof Covering	Covering Replaced	Roof Yr Blt	
19	24 umbrellas and bases		2024	10/01/2025	\$12,300	\$12,300
	5200 Oakmont Blvd Davenport FL 33896		Non combustible	10/01/2026		
			Total:	Building Value \$4,763,579	Contents Value \$305,437	Insured Value \$5,069,016

Sign: _____

Print Name: _____

Date: _____



Solterra Resort Community Development District

Policy No.: 100125585
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1		MF2004-042178	Mobile equipment	10/01/2025	\$7,545	\$1,000
	2020 Club Car Carryall 300 Utility Cart			10/01/2026		
2			Electronic data processing equipment	10/01/2025	\$200,000	\$1,000
	Security Equipment			10/01/2026		
Total					\$207,545	

Sign: _____ Print Name: _____ Date: _____



Proposal #: 602422

Date: 9/4/2025

From: Virginia Alvarez Cortes

Landscape Enhancement Proposal for
Solterra CDD

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Aug 2025 irrigation repairs.

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	2	\$65.00	\$130.00
Spray Heads 6 Inch Rain Bird	5	\$5.13	\$25.65
Spray Heads 6 Inch Rain Bird	5	\$5.13	\$25.65
Bubbler	3	\$6.75	\$20.25
Risers	3	\$4.13	\$12.39

Proposal from August 2025 irrigation inspection report.

Terms and Conditions: Signature below authorizes Yellowstone 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's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$213.94
Sales Tax	\$0.00
Proposal Total	\$213.94

THIS IS NOT AN INVOICE

FOOD & BEVERAGE OPERATIONS SERVICES AGREEMENT

This Management Agreement (“**Agreement**”) is made effective as of the 1st day of January 2026, (“**Effective Date**”) by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**” or “**Owner**”); and

ARTEMIS LIFESTYLE SERVICES, LLC, a Florida limited liability company, with a mailing address of 1631 East Vine Street, Suite 300, Kissimmee, Florida 34744 (the “**Manager**” or “**Artemis**”, and collectively with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including recreational and amenity facilities; and

WHEREAS, the District owns certain food and beverage facilities, commonly known as the Café Sol, located in the District’s amenity center at 5200 Solterra Boulevard, Davenport, Florida 33837, and ancillary kitchen, bar, and dining area (collectively, the “**F&B Facilities**”); and

WHEREAS, the District has a need to retain an independent contractor to provide management services for the F&B Facilities; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a “Request for Proposals,” and determined to make an award of a contract for food and beverage operations services to the Manager, based on certain proposal pricing and other qualifications provided by Manager in its proposal which is attached hereto as **Exhibit A**; and

WHEREAS, the Manager is engaged in the business of developing, marketing, maintaining, and managing community amenity facilities, including food and beverage facilities, and desires to provide such services to the District, represents that it is qualified to serve as manager of the F&B Facilities, and has agreed to provide to the District those services; and

WHEREAS, the District desires to hire Manager under the terms and conditions set forth herein to manage and conduct the day-to-day business and services of the F&B Facilities; and

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Manager is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which the Parties have agreed upon:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

SECTION 2. DEFINITIONS. As used in this Agreement, the following terms shall have the respective meanings indicated below:

1. “Affiliate” shall mean any corporation or other entity controlled by, controlling or under common control with Artemis or Owner, as applicable. The words “control”, “controlled” and “controlling” mean ownership, directly or indirectly, of 50% or more of the legal or beneficial ownership interest of such corporation or other entity.

2. “Affiliated Facilities” shall mean all other hospitality facilities managed or operated by Artemis throughout the world (including, without limitation, if designated as such by Artemis, facilities operated by an Affiliate of Artemis).

3. “Annual Budget” shall mean the estimated operating and capital budget for the F&B Facilities for a given Fiscal Year with the information enumerated herein.

4. “Annual Plan” shall mean the management goals and intended actions for the F&B Facilities for a given Fiscal Year with the information enumerated herein.

5. “Artemis Proprietary Information” shall mean all intellectual property relating to Artemis or any of its affiliates, the business affairs of Artemis or any of its Affiliates, or facility or other similar operation or similar facility which Artemis or any of its Affiliates owns, leases or operates, including, without limitation: (i) the Manager Marks (defined herein); (ii) proprietary documents, materials or software (including, without limitation, manuals, software programs, internal correspondence, operating standards manuals, and other items of a proprietary nature created by Artemis or its Affiliates) specifically acquired, developed or modified in whole or in part by or for Artemis or its Affiliates, and used in the operation of the F&B Facilities or in any Affiliated Facilities; (iii) guest data obtained by Artemis through its loyalty programs, apps and other programs; and (iv) any trade secrets and copyrightable or patentable subject matter developed, acquired, or licensed by Artemis or any of its Affiliates in the operation of the F&B Facilities or in any Affiliated Facilities, and all intellectual property rights relating to any of the foregoing.

6. “Board” shall mean the Board of Supervisors of the Solterra Resort Community Development District.

7. “Capital Expenditure” shall mean any alteration, addition, improvement, repair, replacement, rebuilding, or renovation to the F&B Facilities, the cost of which exceeds Five Thousand Dollars (\$5,000.00).

8. “CPA” shall mean a Certified Public Accountant.

9. “District” or “Owner” shall mean the Solterra Resort Community Development District.

10. **“District Manager”** shall mean the individual serving as manager of the District on behalf of the entity contracted with the District to provide district management services, which individual may change from time to time.

11. **“Effective Date”** shall mean January 1, 2026.

12. **“Event of Default”** shall mean those occurrences which shall constitute a breach of this Agreement as enumerated herein.

13. **“Facilities Tradename”** shall mean the tradename by which the F&B Facilities shall be known.

14. **“F&B Facilities”** shall mean Café Sol and its related kitchen and dining area.

15. **“Fiscal Year”** shall mean the time period of October 1st through September 30th of the next succeeding year.

16. **“GAAP”** shall mean Generally Accepted Accounting Principles.

17. **“F&B Facilities Incentive Fee”** shall mean an incentive-based amount to be paid to Manager, in addition to the F&B Facilities Management Fee, relative to Manager’s operation of the F&B Facilities and that is calculated in accordance with the terms of this Agreement.

18. **“F&B Facilities Management Fee”** shall mean an amount initially equal to **Two Thousand Dollars and No Cents (\$2,000.00)** per month, as subject to change as enumerated herein, to be paid to Manager for provision of services for the F&B Facilities.

19. **“Gross Revenue”** shall mean all revenues and income of any nature derived directly or indirectly from the F&B Facilities or from the use or operation thereof, including food and beverage revenues, and sundries and merchandise sales. Such term shall not include any credits or refunds made to customers, guests or patrons; any sums and credits received by Owner for lost or damaged merchandise; any sales taxes, excise taxes, gross receipt taxes, admission taxes, entertainment taxes, amusement taxes, tourist taxes or charges; any proceeds from the sale or other disposition of any facilities, furniture, fixtures and equipment, or other capital assets; any property and/or liability insurance proceeds; any proceeds of financing or refinancing of the F&B Facilities; amounts contributed by Owner pursuant to the terms of this Agreement and income or interest derived from the Operating Accounts. Gross Revenue shall be determined on an accrual basis and in accordance with GAAP.

20. **“Hazardous Materials”** shall mean any hazardous materials or wastes, toxic substances or wastes, petroleum or petroleum-based products, asbestos or asbestos-bearing materials and the like.

21. **“Initial Term”** shall mean October 1, 2025, through September 30, 2026.

22. **“IT”** shall mean information technology.

23. **“Losses”** shall mean any and all claims, liabilities, suits, causes of action, losses, damages, fines, penalties, liens, costs and expenses, including, without limitation, claims for personal injury, death, or property damage of any kind, and the reasonable fees and disbursements of counsel, consultants and other advisors incurred by any Owner Indemnatee.

24. **“Maintenance”** or **“Repairs”** shall mean the provision of continuous proper upkeep of all F&B Facilities, including furnishings and equipment and supplies, without limitations, necessary to assure the proper day-to-day operations of the F&B Facilities in

accordance with the codes and standards of the primary food regulatory agencies in the United States and the State of Florida, including but not limited to the Food and Drug Administration (“**FDA**”), the Department of Agriculture and Consumer Services (“**DACS**”), the Department of Business and Professional Regulations (“**DBPR**”), and the Department of Health (“**DOH**”) and Polk County Health Department, and in accordance with the standards identified in **Exhibit B (“Building Maintenance Standards”)**.

25. “Management Plan” shall mean Manager’s plan for providing orderly and coordinated services to the District, including but not limited to, completing operational audits, taking inventory, hiring staff, installing software programs, securing required licenses and permits and maintaining active, compliant licenses and permits throughout the Term of this Agreement, and any other tasks necessary for the provision of management services for the F&B Facilities.

26. “Manager” shall mean Artemis Lifestyle Services, LLC and any wholly owned subsidiary of Artemis Lifestyle Services, LLC assigned or designated by Artemis Lifestyle Services, LLC to perform the services contemplated in this Agreement.

27. “Manager Indemnitees” shall mean Manager and its members, managers, directors, officers, and employees, and their respective successors and assigns.

28. “Material Agreements” shall mean those agreements:

- a. involving payments that exceed the budgeted amount reflected in the Budget by more than ten percent (10%); or
- b. which are not terminable within ninety (90) days.

29. “Minimum Funds Balance” shall mean the greater of (i) the dollar amount of the annual Budget for the month following the current month or (ii) Seventy-Five Thousand Dollars (\$75,000.00).

30. “Operating Accounts” shall mean the bank or other deposit accounts established by Manager on Owner’s behalf for the operation of the F&B Facilities.

31. “Operating Expenses” shall mean all of the costs attributable to the operation of the F&B Facilities, including but not limited to, the F&B Facilities Management Fee and the F&B Facilities Incentive Fee, payroll, payroll taxes, benefits, employee related costs, insurance, supplies, marketing materials, services, utilities, maintenance and repair costs, service agreements, taxes collected by Manager pursuant to this Agreement, and property taxes levied on the F&B Facilities.

32. “Operating Inventory” shall mean consumable items used in or held in storage for use in operation of the F&B Facilities.

33. “Owner Indemnitees” shall mean Owner and its supervisors, officers, employees, and staff, and their respective successors and assigns.

34. “Owner Marks” shall mean the F&B Facilities Tradename, together with any other names, service marks, trademarks, slogans, logos, designs or the like owned by Owner or created by Owner during the Term used in the ownership of the F&B Facilities.

35. “Owner’s Representative” shall mean the representatives appointed by Owner that has the authority to consult and make certain operational decisions on behalf of Owner.

36. “PCI DSS” shall mean Payment Card Industry Data Security Standards.

37. “Public Records Custodian” shall mean Brian Mendes of Rizzetta & Company, Inc., or such other Public Records Custodian as may be designated by the District from time to time.

38. “Renewal Term” shall mean the optional renewal of this Agreement for successive one (1) year terms upon the conclusion of the Initial Term.

39. “Term” shall mean the Initial Term, together with any Renewal Term.

40. “Work Product” shall mean those documents and other materials prepared by Manager on behalf of Owner in its management and operation of the F&B Facilities as enumerated herein.

SECTION 3. TERM; RENEWAL.

1. INITIAL TERM. The Initial Term of this Agreement shall be for one (1) year, which Initial Term shall commence on October 1, 2025, and conclude on September 30, 2026, subject to the termination provisions set forth herein.

2. RENEWAL TERM. Unless written notice of termination is provided as set forth in this Agreement, this Agreement shall be renewed for successive one (1) year terms (each a “**Renewal Term**”) for up to four (4) additional Renewal Terms. All terms and conditions contained herein shall be effective during the Renewal Term(s), if any; however, Manager may submit, as part of its Annual Plan and Budget due to the District no later than May 1 of each year of the Term (as defined herein), its requests for revisions to and renewal of this Agreement. The Initial Term along with any Renewal Terms shall be collectively referred to as the “**Term**.”

SECTION 4. OPERATION OF THE F&B FACILITIES; MANAGER’S SERVICES AND RESPONSIBILITIES; AND OWNER’S RESPONSIBILITIES.

1. GENERAL.

a. Commencing on the Effective Date and continuing until the conclusion of this Agreement, Owner appoints, and Manager accepts the appointment, as manager of the F&B Facilities, subject to the provisions of this Agreement. Manager shall have the authority and responsibility to conduct, supervise, and manage the day-to-day operations of the F&B Facilities, including but not limited to the operation, management, marketing, and maintenance of such F&B Facilities and staff, subject to Owner’s right of review, consultation, and/or approval as set forth herein.

b. Manager shall have the right to determine and implement the operating policies, standards of operation, quality of service and any other matters affecting customer relations and the efficient management, operation, and maintenance of the F&B Facilities and shall have the authority to:

- i.** determine, establish, amend and implement the policies, standards, and schedules for the management, operation and maintenance of the F&B Facilities and all matters affecting customer relations; and

- ii. determine and implement all pricing (including rates, discounts, and menu prices and other similar charges for patronizing the F&B Facilities, except as limited by herein); and
- iii. supervise and direct all phases of marketing, advertising, sales, and publicity for the F&B Facilities; and
- iv. establish accounting and payroll procedures and functions for the F&B Facilities; and
- v. receive, hold and disburse funds, and maintain bank accounts, as specified in this Agreement; and
- vi. supervise food and beverage services, including, without limitation, menu prices and other guest charges; and
- vii. procure and/or maintain all business licenses, including liquor license(s), required for the F&B Facilities; and
- viii. procure inventories, supplies and services; and
- ix. assess and make recommendations with respect to technology requirements, as well as coordinate technology-related issues, either directly or through third-party vendor relationships; and
- x. hire, retain, train, control and supervise all personnel necessary for the successful operation of the F&B Facilities, and ensure all personnel hold active certifications required to perform work on behalf of Manager under this Agreement.

c. As of the Effective Date, and throughout the Term, Manager shall identify, recommend and provide for the usage of owned and/or leased equipment, which at shall be in Owner's name whether leased or owned, and shall maintain same in according with any applicable lease agreements, which recommendations and contracts shall be submitted to the Board for review and approval; provided, however, any purchase or lease of equipment shall be with the prior written consent of Owner.

d. At all times during operation of the F&B Facilities, Manager shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. Further, Manager shall coordinate, oversee, and be responsible for ensuring all third-party contractors' work, with the exception of any contractors hired directly by Owner which shall be coordinated and overseen by Owner and for which Owner shall be responsible for ensuring such work, relative to the scope of this Agreement.

e. Manager shall exercise reasonable judgment in its management activities in the best interests of the F&B Facilities and in a manner comparable to similarly situated restaurant facilities located in the Central Florida region.

f. A representative of Manager shall, if and when requested, attend all meetings and workshops of the Owner's Board, and in all cases shall prepare a monthly report and submit it to the District Manager no later than eleven (11) days before the date of the next

regularly scheduled Board meeting, and shall include such substantive updates and information as may be needed and/or requested by Owner.

g. Manager shall immediately, and in any event not more than forty-eight (48) hours upon obtaining knowledge thereof, notify the District Manager should Manager, or any of Manager's staff or vendors, discover any issues or concerns that affect the public's health, safety and welfare, and shall immediately address and correct such concerns, specifically as such issues or concerns relate to F&B Facilities involving licensing and related inspections, and, if applicable, provide copies of inspection reports to the District Manager within one (1) business day of receipt.

h. Notwithstanding Manager's responsibility to oversee the day-to-day operations of the F&B Facilities, Owner shall have the right to inspect the F&B Facilities at any reasonable time or immediately in the event of a health, safety, and/or welfare concern.

i. The District, at the its sole cost and expense, reserves the right to audit and inspect Manager's employees, sales, and inventory at the site or wherever appropriate, and all inventory records relating to the operation of the F&B Facilities at any time during the collection of receipts and stocking processes so long as such audits and inspections are conducted at a time and place that will not unreasonably interfere with business operations of the F&B Facilities.

2. OWNER'S REPRESENTATIVE.

a. Owner shall appoint a representative(s) ("**Owner's Representative**") who shall have the authority to consult with Manager on behalf of Owner and to make operational decisions on behalf of Owner, consistent with the approved Management Plan and Annual Plan. The Owner's Representatives shall be the District Manager, or his/her designee, and the Chairperson of the Board, or his/her designee. Owner may change its appointment of the Owner's Representatives by providing prior written notice to Manager. The Chairman of the Board, as may be changed from time to time, shall additionally be an Owner's Representative without the need to provide written notice to Manager.

b. If the District Manager is acting as the Owner's Representative, such person shall not be authorized to make approvals that exceed Five Thousand Dollars (\$5,000) unless the Board Chairman also approves or such decision is emergency in nature as set forth herein. The Owner's Representative is not acting in lieu of the Board but rather will act as the Owner's Representative between regular public meetings, recognizing that, for business efficiencies, some decisions may need to be made before a regular meeting is scheduled. Owner's Representative shall respond to requests from Manager within a reasonable period of time, which shall not exceed seven (7) business days of such request. Manager shall be entitled to rely on direction given by the Owner's Representative with respect to matters subject to Owner's approval so long as such decisions do not exceed the authority herein provided and so long as such direction is provided in writing.

3. MANAGEMENT PLAN; ANNUAL PLAN; AND BUDGET.

a. Within thirty (30) days of the Effective Date of this Agreement, Manager shall provide Owner with its Management Plan which shall include but is not limited to Manager's plan for addressing maintenance at the F&B Facilities (including, but not limited to, maintaining kitchen equipment and ensuring proper food handling and sanitation procedures are followed) and for providing orderly and coordinated services to the District, including but not limited to, Manager's plan for timely completion of operations audits, taking inventory, hiring staff, installing software programs, securing required licenses and permits and maintaining active, compliant licenses and permits throughout the Term of this Agreement, and any other tasks necessary for the provision of management services for the F&B Facilities.

b. The Manager acknowledges that Owner's fiscal year commences on October 1st and concludes on September 30th ("**Fiscal Year**").

c. No later than May 1 of each year of the Term, Manager shall submit to Owner, for Owner's approval, a proposed annual plan ("**Annual Plan**"). The Annual Plan, including the Budget (as defined herein) and Manager's requests for revisions to and renewal of this Agreement, shall separately address the F&B Facilities and the District's amenity facilities, which Manager operates under a separate agreement.

d. The Annual Plan shall describe the major management goals and intended actions for the ensuing year, in reasonable detail, to enable Owner to evaluate the intended conduct of the affairs of the F&B Facilities during that period and can anticipate any budget adjustments for the following fiscal year. The Annual Plan shall specifically address, at a minimum:

- i. the anticipated operating and marketing planned to be undertaken; and
- ii. the estimated rates and fees to be charged relative to the F&B Facilities; and
- iii. an estimated operating and capital budget including Gross Revenue, Operating Expenses, and planned Capital Expenditures (collectively, the "**Budget**")

e. Owner shall approve or disapprove the Annual Plan, including the Budget and Manager's requests for revisions to and renewal of this Agreement, within sixty (60) days following its receipt of same. Owner's approval of the Annual Plan shall not be unreasonably withheld, conditioned or delayed. If Owner is unable to approve or disapprove the Annual Plan within sixty (60) days following its receipt of same, the Annual Plan proposed by Manager shall be deemed approved. If Owner disapproves of the Annual Plan, Owner shall provide written comment on the specific portions of the Annual Plan and/or Budget and/or Manager's requests for revisions to and renewal of this Agreement which have been disapproved. In the event Owner disapproves the Budget or any specific item or items

thereof, pending resolution thereof, the proposed Budget or the specific item or items of expense not approved by Owner, shall be suspended.

f. Upon request of Owner, Manager shall provide Owner with the data and information utilized in preparing the Annual Plan and Budget or any revisions thereto.

g. Manager agrees that Owner's approval will be required prior to any material change to the Annual Plan, provided that Owner's approval shall not be unreasonably withheld, conditioned, or delayed. A material change with respect to the Budget shall mean any change that results in an increase of ten percent (10%) or more to the total Budget. Notwithstanding the foregoing, Manager may reallocate all or any portion of any amount budgeted with respect to line items in the Budget to another line item in the Budget; provided, however, any reallocation that equals or exceeds ten percent (10%) of the total Budget shall require Owner's approval. If Owner is unable to approve or disapprove any changes or reallocations within ninety (90) days following its receipt of notification of same, such changes or reallocations proposed by Manager shall be deemed approved.

h. Notwithstanding anything in this Agreement to the contrary, in the event an emergency arises by act of God or any event or act beyond the control of Manager, or a dangerous condition exists that requires immediate repair, or a governmental directive or order is issued to Owner, Manager is authorized to take such actions, including expending funds reasonably necessary to respond on an emergency basis to such condition or event; provided, however:

- i. Manager shall not expend any funds pursuant to this Section in excess of One Thousand, Five Hundred Dollars (\$1,500.00) per occurrence for an emergency situation or governmental directive or order without first obtaining the written approval of Owner's Representative; and
- ii. Manager shall immediately notify Owner of the emergency situation or governmental directive, or order and the action Manager proposes to take, or has taken, including the amount of all expenditures, and Manager will follow Owner's directions regarding further expenditures after such notification.

i. After the Annual Plan is approved, Manager shall use its commercially reasonable efforts to operate the F&B Facilities pursuant to the Annual Plan.

4. BANK ACCOUNTS; FLOW OF FUNDS. This Agreement contemplates that the flow of funds received and disbursed in connection with the operation of the F&B Facilities shall be conducted through and controlled by a system of accounts established by agreement of Owner and Manager.

a. Owner shall establish and/or maintain such bank or other deposit accounts as Owner and Manager shall mutually agree are necessary for the efficient operation of the F&B Facilities ("**F&B Facilities Operating Accounts**"). Owner shall control the flow of funds

received and disbursed in connection with such operation, in its name at a bank(s) or other financial institution(s) mutually agreed upon by Owner and Manager. The F&B Facilities Operating Accounts and any operating accounts for the District's amenity facilities, which Manager operates under a separate agreement, shall be separate accounts. Owner's and Manager's designees, as approved by Owner, shall be the only parties authorized to draw upon the F&B Facilities Operating Accounts.

b. All revenues and receipts arising from operation of the F&B Facilities, whether in cash, checks, money order or credit card, shall be deposited by Manager into the appropriate F&B Facilities Operating Account. Such deposit shall be made daily when the bank or financial institution is open. In no event shall such amounts deposited in any accounts established or utilized under this Agreement be co-mingled with any other funds of Manager or any third party. Moreover, funds attributable to the operation of the District's amenity facilities, which Manager operates under a separate agreement, and funds attributable to the F&B Facilities shall not be commingled.

c. Manager shall design, establish, implement and maintain procedures for the accounting and control of the revenues from the time of their collection by Manager to the time of deposit at the bank, including cash handling procedures. This shall also include a system of internal controls to account for and to safeguard all Gross Revenues. Such procedures shall include each of the accounting and cash control processes recommended by Manager and approved by the Owner, which approval shall not unreasonably be withheld.

d. Manager shall obtain, on behalf of the Owner, comprehensive crime insurance covering employee theft and dishonesty. Should Manager reasonably believe that an event or act of theft has occurred, Manager shall notify as soon as possible the Owner's Representative and the Polk County Sheriff's Office or such other agency having jurisdiction where such unlawful act occurred. Manager shall also prepare a report of such incident. Manager shall notify the Owner of any operational changes deemed necessary by Manager to safeguard the F&B Facilities monies or things of value.

e. Owner is required to maintain a balance within the F&B Operating Accounts for the normal operating cash needs of the F&B Facilities (the "**Minimum Funds Balance**"). The Minimum Funds Balance shall be exclusively allocated to the F&B Facilities Operating Accounts and shall not be allocated between any account(s) and the F&B Facilities account(s), as determined by Manager. The Minimum Funds Balance shall be the greater of:

- i.** the dollar amount of the annual Budget for the month following the current month; or
- ii.** Seventy-Five Thousand Dollars (\$75,000.00).

f. Upon Owner's receipt of notice from the Manager of any current or pending deficit to the Minimum Funds Balance, Owner shall have five (5) business days to deposit into the F&B Facilities Operating Account(s) the funds necessary to restore the Minimum Funds Balance to meet the minimum requirements specified in this Section.

g. Owner acknowledges that Manager has not made any guarantee, warranty, or representation of any nature whatsoever concerning or relating to the Budget, or the amounts of revenues to be generated from the operation of the F&B Facilities other than the fact that the Budget, including revenues and operating expenses, are based on Manager's knowledge and expertise in the area of restaurant management, for which the Manager represents itself to be competent, knowledgeable and experienced.

5. OPERATING EXPENSES. Manager shall pay all Operating Expenses for the F&B Facilities on behalf of Owner from the respective F&B Facilities Operating Accounts.

6. PERSONNEL.

a. In accordance with the approved Annual Plan and Budget, Manager is responsible for and shall provide qualified personnel as shall be deemed necessary for the successful operation, management, and maintenance of the F&B Facilities.

b. All persons hired by Manager to assist it in performing its duties and obligations set forth in this Agreement shall be direct employees of Manager.

c. Manager shall employ only employees who are properly qualified for their positions and shall ensure that all employees who perform services under this Agreement requiring professional licenses have active licenses necessary for the performance of their work. Manager agrees to conduct background checks of its employees, agents, and representatives who are performing services on behalf of Manager under this Agreement who are designated as holding positions of responsibility or trust or who are required to complete background screening in accordance with State of Florida licensing regulations, or as otherwise required by Manager's internal compliance policies and in accordance with applicable law.

d. If the position of F&B Facilities general manager, or other management positions of the F&B Facilities, are not filled for whatever reason, the Manager may temporarily, for a period not to exceed ninety (90) days, assign to these positions the staff of other restaurant facilities operated by Manager, or Manager's corporate employees. During such time as these employees are temporarily assigned to the F&B Facilities, all such employees will be paid their regular compensation. The pro-rata share of such employee's compensation equal to the actual time such employees worked at the F&B Facilities shall be an Operating Expense allocable to the F&B Facilities.

e. The general manager of the F&B Facilities shall have a minimum of five (5) years of experience managing restaurants.

f. The general manager of the F&B Facilities shall be responsible for the day-to-day management and operation of the F&B Facilities and shall be on site for day-to-day management and operation purposes. The name and telephone number, both personal and

business, of the F&B Facilities general manager shall be provided, in writing, to the Owner's Representative and shall be kept current at all times. The F&B Facilities general manager shall be reasonably available during normal working hours to meet with the Owner's Representative. After normal working hours, the F&B Facilities general manager shall be reasonably available to appear at the F&B Facilities if deemed necessary by the Owner's Representative or his/her designee.

g. Manager shall be responsible for hiring, training, promoting, and supervising the work of the personnel. Manager shall require all employees selling food and/or beverages at the F&B Facilities to undertake the applicable ServSafe training program(s). Manager shall train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the Manager and various department heads, in human resources and employment best practices. This training at a minimum shall include such topics as performance management and terminations, corrective actions, social networking best practices and the dos and don'ts, harassment and discrimination, interviewing, and handling difficult employees/conflict resolution.

h. Manager shall provide annual evaluations of all employees staffed at the F&B Facilities, at a minimum. Such evaluations shall be standardized and provided in accordance with Manager's standard practices. Manager shall retain the exclusive right to hire and terminate the personnel.

i. Owner shall approve the compensation of personnel through the Annual Plan. However, Manager is solely responsible for the payment for all salary, payroll, overhead, employment taxes and benefits (including any amounts allocable to paid leave and COBRA coverage), in accordance with the Annual Plan, which costs shall be an Operating Expense. Manager shall be entitled to make such reimbursement from the account(s) established pursuant to the terms of this Agreement. Notwithstanding the foregoing, Manager shall be solely responsible for compliance with all laws, regulations and tax requirements relative to payroll and employment of its employees.

j. Manager shall be an independent contractor and neither Manager nor its employees shall be considered employees of Owner for any purposes, including but not limited to the application of the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Revenue and Taxation Code relating to income tax withholding at the source of income, the Workers' Compensation Insurance Code, 401(k), any other employment-related benefits or payments and third-party liability claims. Manager shall retain sole and absolute discretion in the manner, method and means of carrying out its activities and responsibilities under this Agreement.

k. This Agreement shall not be considered or construed to be a partnership or joint venture, and Owner shall not be liable for any obligations incurred by Manager unless specifically authorized in writing or by the terms of this Agreement. Manager shall not act as

an agent of Owner, ostensibly or otherwise, nor bind Owner in any manner, unless specifically authorized to do so in advance in writing or by the terms of this Agreement.

7. FEES AND CHARGES.

a. Manager shall establish, maintain, revise and administer the overall charge structure of the F&B Facilities, including, without limitation, food and beverage charges and charges for any other services provided at the F&B Facilities.

b. Notwithstanding the foregoing, all rates, fees, and charges proposed by Manager must be adopted by Owner in accordance with its Rules of Procedure and Chapter 190, Florida Statutes. Manager shall not increase rates, fees or charges in excess of Owner's then-current rate structure as approved by the Board. In the event that Manager desires to increase rates, fees or charges above the then-current rate structure, it shall petition the Board in writing to promptly commence the actions necessary to undertake a ratemaking hearing, if necessary, which actions shall not be unreasonably conditioned, denied or delayed by Owner.

c. Manager shall demand, collect and receive all charges, payments, rentals, income, and all other revenues with regard to the F&B Facilities, which shall be deposited into the F&B Facilities Operating Account(s) and utilized for the payment of Operating Expenses of the F&B Facilities.

8. PURCHASING AND VENDOR SERVICES.

a. Manager shall enter into contracts or otherwise provide for the operation and maintenance of the F&B Facilities, in Owner's name, including but not limited to the furnishing of equipment leases, utilities (i.e., electricity, gas, water, cable, telephone, etc.), cleaning services, pest control services, facility maintenance services, and other utilities or services necessary for the successful operation and maintenance of the F&B Facilities, which shall all be an Operating Expense. Notwithstanding the foregoing, Manager must obtain Owner's prior written consent to enter into contracts in Owner's name if (1) the contract is for more than \$10,000, (2) the contract cannot be terminated for convenience upon ninety (90) days (or less) notice, and (3) the term of the contract is for more than one (1) year. Manager shall purchase, as an Operating Expense, all materials and supplies necessary for the operation and maintenance of the F&B Facilities within the approved Annual Plan.

b. Manager has entered into, or may in the future enter into, various national accounts with certain key vendors who may provide goods and services to the F&B Facilities at substantial discounts, which discounts will be for the benefit of Owner. In connection with these contracts, Manager may also receive various rebates from the vendors based on Manager's and Manager's Affiliates' annual purchases for all F&B Facilities managed by Manager.

c. All purchases and dispositions made by Manager will be in accordance with, and are subject to, Owner's procurement and purchasing policies, including its *Rules of Procedure*, and are subject to all requirements for procurement and purchases imposed by Florida law.

d. Manager shall collect and cause to be paid and discharged for Owner, before delinquency, all sales and use taxes, charges and assessments, and other charges of a similar nature which may be levied or assessed against Owner in connection with the operation of the F&B Facilities, and Manager shall timely file all reports and returns related thereto with the appropriate governmental authorities. Notwithstanding the foregoing, Manager shall not be required to pay any income tax, franchise tax or similar tax of Owner.

9. OWNERSHIP.

a. Any on-site equipment or systems purchased or leased on behalf of Owner shall be and remain property of Owner. Upon termination of this Agreement, whether in whole or in part, and payment to Manager of all sums not in dispute and therefore due and owing to Manager by Owner, Manager shall transfer all policies and procedures manuals relative to such equipment or systems to Owner, along with all goods and services purchased pursuant to this Agreement, which shall accurately reflect all the current policies and procedures. Manager will also transfer to Owner all computer passwords, contracts, warranties, keys, account numbers and other items necessary for Owner to continue the uninterrupted operation of the F&B Facilities. Furthermore, Manager shall ensure that all agreements or other documents entered into on behalf of Owner pursuant to this Agreement are assignable and do not carry a cancellation or assignment fee, unless Owner has approved such fees in advance.

b. All intellectual property (excluding patents), documents or data developed or compiled in the performance of this Agreement or in Manager's operation, management or maintenance of the F&B Facilities, and all records relating thereto, including, without limitation, all drawings, maps, schematics, specifications, reports, summaries, photographs, memoranda, notes, calculations, manuals, and computer-based data regarding the F&B Facilities or its membership, and other similar documents and information (hereinafter, "**Work Product**"), shall be deemed "works made for hire" and the sole and exclusive property of Owner, except to the extent that they contain Artemis Proprietary Information. Manager hereby assigns to Owner all right, title, and interest it has or claims to have, if any, in any and all such Work Product, except to the extent that they contain Artemis Proprietary Information, and shall turn over to Owner all Work Product at the termination of this Agreement.

10. LIQUOR AND RESTAURANT LICENSES.

a. Manager shall coordinate with Owner to obtain and/or maintain liquor and restaurant licenses for the F&B Facilities, as necessary for the successful operation of the F&B Facilities. As of the date of this Agreement, the Manager and Owner are in process of completing the necessary applications for the licenses.

b. Manager shall cause all activities at the F&B Facilities to be performed in accordance with all applicable laws, rules and regulations governing the sale and service of food and alcoholic beverages at the F&B Facilities, including all applicable District policies such as the *Revised Amenities Rules & Policies*, as well as Manager's obligation to pay any and all fees and charges on behalf of Owner. Owner shall cooperate and assist Manager as necessary in connection therewith.

c. Upon termination of this Agreement, whether in whole or in part, Manager shall take all such actions as may be reasonably required to relinquish all rights and interests in such license(s), as applicable, to Owner and/or a successor manager of the F&B Facilities.

11. REPAIRS AND MAINTENANCE; ALTERATIONS OF PREMISES.

a. In accordance with the Annual Plan, and as set forth in the Budget or otherwise in accordance with this Agreement, Manager shall arrange for the making or installing, as an Operating Expense, of such alterations, repairs, decorations, or replacements to the F&B Facilities, including but not limited to furnishings, machinery, or equipment, as Manager deems reasonable or necessary to operate and maintain the F&B Facilities and to keep the F&B Facilities in good repair. Additional alterations, repairs, decorations, or replacements of furnishing or equipment not set forth in the Budget must be approved in advance in writing by Owner.

b. Manager shall keep the F&B Facilities in good operating condition and repair. Except as otherwise specified in this paragraph, all improvements, repairs and replacements of equipment necessary for the successful operation of the F&B Facilities shall be the responsibility of Owner, unless otherwise agreed to in writing by both Parties. Manager shall remain solely liable to the District for any damage to the F&B Facilities, regardless of cost, caused by improper use, negligence or other actions or inactions taken or not taken by Manager or its employees, agents, vendors, and/or contractors that are beyond normal wear and tear.

c. Manager agrees to exercise commercially reasonable care to protect Owner's F&B Facilities during the term of this Agreement including, but not limited to, maintaining the F&B Facilities and ancillary equipment as provided herein, securing the F&B Facilities upon closing each day, and notifying Owner of any conditions which may result in damage or loss of Owner's property.

d. Manager will not make or allow to be made any alterations in or to the F&B Facilities without first obtaining the written consent of the Owner. Manager has no authority or power, expressed or implied, to create or cause any liens or claims of any kind against the F&B Facilities. Upon any termination of this Agreement, Manager shall be entitled to remove any personal property installed by Manager with Owner's prior written authorization, provided that such removal does not damage the F&B Facilities or other property in any way. If any such personal property is affixed to the F&B Facilities, such that removal would

damage the F&B Facilities or other property, then Manager shall only remove such personal property with Owner's prior written permission and only after, in the Owner's sole discretion:

- i. Manager agreeing to promptly restore the F&B Facilities to the original condition, or
- ii. Manager providing Owner with sufficient funds to restore the F&B Facilities to the original condition.

12. CHEMICALS; HAZARDOUS MATERIALS, TOXIC WASTES, AND ASBESTOS.

a. In providing the services set forth in this Agreement, Manager shall use approved and effective chemicals in strict compliance with all labeling provisions and state and federal environmental guidelines and as specified herein. Further, Manager shall promptly comply with any and all orders or requirements affecting the F&B Facilities placed thereon by any governmental authority having jurisdiction. However, Manager shall not take any action under this paragraph if Owner is contesting or has affirmed its intention to contest any such order or requirement. Manager shall promptly and in no event within more than forty-eight (48) hours notify Owner in writing of all such orders or requirement.

b. Except with respect to any conditions existing as of the date of this Agreement, if during the term of this Agreement, Manager becomes aware of the existence of hazardous materials or wastes, toxic substances or wastes, petroleum or petroleum based products, asbestos or asbestos-bearing materials and the like (hereinafter collectively referred to as the "**Hazardous Materials**") at, in, on, or under the F&B Facilities in violation of applicable law, Manager shall promptly notify Owner of the condition, both orally and in writing, and in any event Manager shall not allow any such Hazardous Materials to be brought onto the F&B Facilities in violation of applicable law; provided however that properly containerized Hazardous Materials that are typically used in connection with food and beverage operations may be brought onto the F&B Facilities property for use in the operations of the F&B Facilities property and in strict compliance with all applicable environmental laws. Owner shall exclusively determine such further course of action with respect to such Hazardous Materials. Manager shall not supervise or oversee any work involving remediation of any hazardous or potentially Hazardous Materials unless specifically hired by Owner, with the written approval of Owner, to do so pursuant to a separate agreement between Owner and Manager and, unless otherwise expressly agreed in writing, Manager shall not be entitled to any fee with respect to any such work done at the F&B Facilities. Manager shall always use its good faith commercially reasonable efforts to prevent and detect the occurrence or existence of any Hazardous Materials at the F&B Facilities in violation of applicable laws.

13. MARKETING.

a. Manager shall create, direct, and implement an annual marketing plan for the F&B Facilities. The marketing plan will include, at a minimum, a market analysis, membership structure, and strategies for increasing acquisition, engagement and yield with the purpose of achieving the budgeted financial goals and other marketing-related plans and goals for the F&B Facilities.

b. Manager shall, as an Operating Expense as part of the approved Annual Plan and Budget, obtain and manage and ensure compliance with all federal, state and local laws, including but not limited to ADA accessibility requirements of WCAG 2.0 AA or higher:

- i.** Marketing systems, including internet platforms (web site, e-mail, e-commerce), credit card processing platforms, and branding materials (graphic design, collateral, photography);
- ii.** Advertising (print, electronic, display); direct marketing (direct mail, broadcast e-mail); promotional offers; and community and vendor partnerships and sponsorships;
- iii.** Quality assurance programs, including customer surveying, ‘secret shopper’ on-site visits, and telephone sales calls;
- iv.** Web site development, management and hosting;
- v.** Social media and online reputation management (via various third party and proprietary tools); and
- vi.** Creative design services.

14. INFORMATION TECHNOLOGY.

a. Manager shall create, direct, implement, and maintain information technology (“IT”) functionality, in a safe and stable manner, for the F&B Facilities and in compliance with all federal, state, and local laws, including but not limited to ADA accessibility requirements of WCAG 2.0 AA or higher:

- i.** The hardware and software resources of an entire network that enable network connectivity, communication, operations and management of a computer environment. The entire network infrastructure is interconnected, and can be used for internal communications, external communications or both. The entire network infrastructure may include routers, switches, wireless routers, cables, network operations and management software, operating systems, firewall and network security applications, network connectivity (cable, T-1 Lines, DSL, satellite, wireless, IP addressing, etc.)
- ii.** The electronic transmission of voice, fax, or other information between parties including the use of VoIP (voice over Internet Protocol) for the delivery of voice communications over the Internet. This includes voice, fax, SMS, and/or voice-messaging applications that are transported via a network.
- iii.** Hardware and software to include the physical components that make up a computer system and then the software that runs on those physical components.
- iv.** Virus and malware protection software designed to prevent viruses, worms and Trojan horses from getting onto a computer as well as remove any malicious software code that has already infected a computer.
- v.** Network Intrusion Protection software application that monitors network or system activities for malicious activities. Intrusion

detection and prevention systems are primarily focused on identifying possible malicious incidents, logging information about them, and reporting attempts.

- vi. Network Monitoring is the use of a system that constantly monitors the computer network for slow or failing components and notifies the network administrator (via e-mail, SMS or other alarms) in case of outages.
- vii. Manager will review the network and work with Owner as part of the start-up and transition process in order to determine necessary steps to achieve compliance with the Payment Card Industry Data Security Standards (“**PCI DSS**”) at the F&B Facilities. PCI DSS is a set of requirements designed to ensure that all companies that process, store or transmit credit card information maintain a secure environment with focus on improving payment account security throughout the transaction process.

b. There shall be a monthly support fee included in the Budget for the remote support of the IT services as referenced herein. If the issue cannot be resolved remotely and requires Manager’s corporate-based personnel to come on-site to the F&B Facilities to remedy such issue, such services shall be paid an amount equal to One Hundred Dollars (\$100.00) per hour in addition to reasonable travel expenses, which must be pre-approved by Owner.

15. MANAGER’S ACCOUNTING AND TAX REPORTING REQUIREMENTS.

a. Manager shall maintain separate and complete books and records in connection with the operation of the F&B Facilities, which shall be separate from the books and records Manager keeps in connection with its operation of the District’s amenity facilities. Charts of accounts and all accounting systems shall be maintained in accordance with ordinary accounting procedures and generally accepted accounting principles (“**GAAP**”) and reviewed with Owner as requested. Financial statements will be prepared by Manager’s in-house Certified Public Accountants (“**CPA**”) or by such other person as approved by Owner. Manager acknowledges that it is aware that these books and records are subject to the provisions of this Agreement, as well as Owner’s public record retention policy.

b. All accounting records related to the F&B Facilities utilized by Manager in providing services shall be and remain the exclusive property of Owner. Upon termination of this Agreement for any reason, whether in whole or in part, all source documents, work papers, financial statements relating to past periods, and other supporting documents associated with the portion of the services being terminated, shall be and remain the property of Owner and shall be transmitted to Owner promptly upon its request.

c. Manager acknowledges and agrees that this Agreement relates to the management of the F&B Facilities and that such F&B facilities are not being leased to

Manager. Accordingly, Manager shall not take an inconsistent tax position with respect to its appointment as manager by Owner herein, meaning Manager cannot treat the rights granted by this Agreement as a lease on its state or federal tax reporting documentation.

16. COMPLIANCE WITH LAWS. Manager shall comply with and cause all third party actions within its control to be done in and about the F&B Facilities in compliance with all applicable recorded declarations and restrictive covenants, statutes, ordinances, laws, rules, regulations, or orders of any governmental or regulatory agency, subject in all respects to any pre-existing condition(s) that may limit or impair Manager's ability to cause the F&B Facilities to comply. Manager shall obtain and maintain any and all licenses, permits and other authorizations required under applicable law or any applicable federal, state or municipal authority for performance of its obligations hereunder, subject in all respects to any pre-existing condition(s) that may limit or impair Manager's ability to obtain such licenses, permits and other authorizations, as to which conditions Manager notifies Owner in writing promptly after becoming aware thereof.

SECTION 5. MANAGER COMPENSATION.

1. MONTHLY F&B FACILITIES MANAGEMENT FEE. For its services provided hereunder related to F&B Facilities management, Manager shall be paid a management fee (the "**F&B Facilities Management Fee**") of **Two Thousand Dollars (\$2,000.00)** per month commencing on October 1, 2025, and for each subsequent year of the Term of this Agreement.

2. ANNUAL INCENTIVE FEE AND PENALTY FOR F&B FACILITIES MANAGEMENT.

a. In addition to the F&B Facilities Management Fee, commencing Fiscal Year ending September 30, 2026, and for each full Fiscal Year thereafter, if Gross Revenue relative to the operation of the F&B Facilities is over the Gross Revenue thresholds included in **Exhibit A** and Performance Measures described in **Exhibit C** are met to the Owner's satisfaction, Manager is entitled to receive an incentive fee in an amount up to fifteen percent (15%) of the amount of actual Gross Revenue relative to the operation of the F&B Facilities over the respective thresholds ("**F&B Incentive Fee**").

b. Commencing Fiscal Year 2026, and for each full Fiscal Year thereafter, if the Gross Revenue relative to the operation of the F&B Facilities is a loss of (\$50,000) or more, Manager shall forfeit a portion of the F&B Management Fee equal to twenty-five percent (25%) of Gross Revenue loss in excess of (\$50,000) ("**F&B Loss Payment**"); however, the F&B Loss Payment shall not exceed \$15,000.00 per Fiscal Year. For example, if there is a Gross Revenue loss of (\$60,000) then the F&B Loss Payment shall be \$2,500 [(((\$60,000) - (\$50,000))*0.25].

3. REIMBURSEMENT OF TRAVEL EXPENSES. Manager's corporate-based employees shall be reimbursed for all reasonable travel-related expenses, including airfare, automobile (mileage reimbursement or rental car), lodging, and meals, in connection with its services

hereunder; provided, however, that Owner shall only be responsible for travel pre-approved by Owner. Manager shall provide documentation of all expenses in a form acceptable to Owner. Any expenses that are attributable to amenity or restaurant facilities of Manager in addition to the F&B Facilities shall be appropriately prorated among such facilities benefited by the travel. Such reimbursement shall not exceed Six Thousand Dollars (\$6,000) per Fiscal Year and shall be included in the Budget as an Operating Expense.

4. PAYMENT OF F&B FACILITIES MANAGEMENT FEE AND F&B FACILITIES INCENTIVE FEE. Both the F&B Facilities Management Fee and the F&B Facilities Incentive Fee shall be considered Operating Expenses of the F&B Facilities. Manager agrees to issue monthly invoices for the F&B Facilities Management Fee and quarterly and/or annual invoices for the F&B Incentive Fee, as applicable, which shall be sent to Owner at the address set forth herein no later than the fifth (5th) day of the next succeeding month. Owner shall pay Manager within thirty (30) days of receipt of such an invoice or otherwise in accordance with the requirements of Florida Statutes.

SECTION 6. FINANCIAL REPORTING. Manager shall furnish to the District's Board a report of total revenues and losses associated with Manager's operation of the F&B Facilities at the conclusion of each month, in writing. Said report shall be subject to audit by the District at its own expense.

1. MONTHLY FINANCIAL STATEMENTS. Commencing as of the Effective Date and continuing through the month after the conclusion of this Agreement, Manager shall furnish and deliver complete financial statements, including balance sheets, income statements, cash flow statements, and bank reconciliations within eleven (11) days of the date of the next regularly scheduled Board meeting or the 5th business day of the month, whichever is later, along with a written summary of Manager's actions and results relative to the Annual Plan as is reasonably necessary to inform Owner of the status of the affairs of the F&B Facilities. Manager shall additionally supply Owner with any additional reports during the month as may be requested. Manager shall provide separate financial statements for the amenity facilities operations, which Manager operates under separate agreement, and the F&B Facilities.

2. ANNUAL REPORTS. After the end of each of Owner's Fiscal Years, Manager shall deliver to Owner a balance sheet of the F&B Facilities as of the end of such year, a statement of income and expenses, and a statement of any changes in the financial position of the F&B Facilities for such year in form satisfactory to Owner. This information shall be provided by Manager to Owner within ninety (90) days of the end of Owner's Fiscal Year. A separate annual report shall be provided for the District's amenity facilities operations, which Manager operates under separate agreement, and the F&B facilities. Owner may, at Owner's expense, request an audited or reviewed financial statement prepared by a CPA designated by Owner.

3. ACCESS TO BOOKS AND RECORDS. Upon reasonable advance notice by Owner to Manager, Manager shall permit Owner, its accountants, attorneys and agents to examine and make copies of the books and records of the F&B Facilities during normal business hours. If, as a result of any such examination, it is discovered that Manager has misstated the F&B Facilities Incentive Fee payable hereunder, Manager or Owner, as the case may be, shall promptly pay to the other any sum shown to be payable by the other as a result of such examination.

SECTION 7. REPRESENTATIONS AND WARRANTIES.

1. MANAGER'S REPRESENTATIONS AND WARRANTIES.

a. Manager is a Florida limited liability company duly formed, validly existing and in good standing under the laws of the state of its formation and is authorized to conduct business in Florida, and with full power and authority to execute, deliver and perform this Agreement.

b. The execution, delivery and performance of this Agreement have been duly authorized by all necessary action of Manager.

c. This Agreement constitutes a legal, valid and binding agreement of Manager, enforceable against Manager in accordance with its terms, except as limited by bankruptcy, insolvency, receivership and similar laws from time to time in effect.

2. OWNER'S REPRESENTATIONS AND WARRANTIES.

a. Owner is a "community development district" validly existing under Chapter 190, Florida Statutes, and in good standing under the laws of the State of Florida and is authorized to conduct business in Florida, and with full power and authority to execute, deliver and perform this Agreement.

b. The execution, delivery and performance of this Agreement have been duly authorized by all necessary actions of Owner.

c. This Agreement constitutes a legal, valid and binding agreement of Owner, enforceable against Owner in accordance with its terms, except as limited by bankruptcy, insolvency, receivership and similar laws from time to time in effect.

d. As of the Effective Date, Owner has good, marketable and indefeasible fee simple interest to the real property comprising the F&B Facilities, free and clear of all liens, claims and encumbrances of any nature, except for those currently recorded against such property.

e. To the best of Owner's knowledge, there are no and have not been any Hazardous Materials on or within any of the F&B Facilities, nor have any waste disposal

activities been conducted on or from the F&B Facilities in violation of applicable laws. To the best of Owner's knowledge, there are not:

- i. any violations of, or
- ii. any existing, pending, or threatened investigation or inquiry by any governmental authority pursuant to, or
- iii. any remedial obligations required under any environmental laws concerning the real property comprising the F&B Facilities.

SECTION 8. INSURANCE.

1. RATING OF INSURANCE COMPANIES. All insurance policies provided for under this Section shall be issued by insurance companies that have sound financial strength and maintain a rating of A-VIII in A.M. Best's Key rating guide, or equivalent.

2. PROCUREMENT OF INSURANCE POLICIES.

a. Manager shall procure and maintain, as an Operating Expense as part of the Approved Annual Plan and Budget, the insurance policies covering the F&B Facilities set forth in the attached **Exhibit D** which is incorporated herein by this reference. Prior to the Effective Date, Owner shall provide Manager with all necessary information to enable Manager to procure the set forth herein. Such policies may be procured and maintained through Manager's comprehensive insurance program, provided the policies within such program otherwise comply with all of the requirements set forth in herein. All insurance procured by Manager shall be written in the name of Manager with Owner named as an additional insured thereon except for workers' compensation insurance and any other insurance with respect to which Manager shall procure based upon Manager employing the personnel at the F&B Facilities.

b. As the procurement and maintenance of the insurance coverage set forth herein is an Operating Expense, such policies intended to be procured and maintained shall be required to be deemed acceptable by the Owner's Representative, which shall not be unreasonably withheld, conditioned, or delayed.

c. Certificates of insurance shall be delivered to Owner at least thirty (30) days prior to the Effective Date at the addresses shown in Section 15 herein, and all insurance policies shall be renewed (or replaced, as applicable) prior to their respective expiration dates.

d. All such policies of insurance shall also be endorsed specifically to the effect that such policies shall not be canceled or materially changed without at least thirty (30) calendar days' prior written notice to Owner. Each policy shall provide that the insurer shall not have any rights of subrogation to any claim which either party hereto may have or may acquire against the other. Neither Owner nor Manager shall have any claim against the other with respect to the failure of any insurance carrier to provide the coverage or protection placed with such carrier as contemplated by this Agreement.

e. Notwithstanding such insurance coverages procured by Manager on Owner's behalf, Owner shall retain the risk of loss relative to the F&B Facilities.

SECTION 9. FORCE MAJEURE; CONDEMNATION; FIRE AND OTHER CASUALTY. If all or any portion of the F&B Facilities is destroyed by fire, flood, high winds, or other casualty, or taken by eminent domain, such damage, destruction, or condemnation shall not be a cause for termination of that portion of this Agreement hereunder by either party unless such damage or destruction results in the whole or a substantial part of the F&B Facilities being unusable for its intended purpose for a period of one (1) year or longer or, in the case of such total or substantial damage or destruction, Owner (or its successor or assign) shall decide not to rebuild the damaged portion of the F&B Facilities. In any such event, the portion of this Agreement relating to the F&B Facilities shall terminate on written notice of such occurrence from Owner and neither party shall have any further rights or obligations hereunder.

SECTION 10. TRADENAMES.

1. F&B FACILITIES TRADENAME. During the Term, the F&B facilities, including the District's amenity facilities, shall each be known by such tradenames as may from time to time be determined by Owner ("**Facilities Tradename**") and Owner grants to Manager a non-exclusive license to identify, market, and operate the F&B Facilities under the Facilities Tradename, which license shall expire upon the termination or expiration of this Agreement. Manager acknowledges that the Facilities Tradename and the trademarks and/or service marks Café Sol are and shall continue to be the sole property of Owner, together with any other names, service marks, trademarks, slogans, logos, designs or the like owned by Owner or created by Owner during the Term and are now or hereafter used in the ownership of the F&B Facilities and the District's amenity facilities (collectively, "**Owner Marks**"). Manager shall not acquire any right, title or interest of any kind or nature whatsoever in or to the Owner Marks or the goodwill associated therewith.

2. Owner acknowledges that the trademarks and/or service marks "Artemis Lifestyle Services®" are and shall continue to be the sole property of Manager, together with any other names, service marks, trademarks, slogans, logos, designs, tag lines or the like owned by Manager or created by Manager during the Term and are now or hereafter used in the management and operation of the F&B Facilities or any Affiliated Facilities (collectively, "**Manager Marks**"). Manager shall have the right to identify the F&B Facilities as a restaurant facility managed and operated by Manager and use the Manager Marks in any locations at the F&B Facilities specifically authorized by Owner in writing. Owner shall not contest Manager's unrestricted and exclusive ownership of the Manager Marks or its right to grant others licenses to use the Manager Marks and Owner shall not acquire any right, title or interest of any kind or nature whatsoever in or to the Manager Marks or the goodwill associated therewith. Owner shall not use the Manager Marks without Manager's prior written approval in each instance. Manager shall have the sole right and responsibility to handle disputes with third parties concerning the use of all or any part of the Manager Marks,

and Owner shall cooperate with Manager in all such matters. Manager need not initiate suit against imitators or infringers and may settle any dispute by grant of a license or otherwise. Owner shall not initiate any suit or proceeding to enforce or protect the Manager Marks.

SECTION 11. TERMINATION.

1. Owner or Manager may elect to terminate this Agreement without cause by providing at least sixty (60) days' written notice to the other party. The Parties agree to make a full and complete accounting to each other relative to any unpaid amounts due each other within thirty (30) days following the final date of performance by the Parties under this Agreement.

2. If either party fails to correct an Event of Default, as defined in Section 12 herein, the non-defaulting party shall have the right and remedy singularly, or in combination, with such other rights and remedies provided by law or equity, to declare that this Agreement, together with all rights granted hereunder are terminated, effective upon such date as the non-defaulting party shall designate; provided, however, that in the event of termination of this Agreement, Manager shall continue to provide the services contemplated under this Agreement for a period not less than ninety (90) days from the notice of termination in order to facilitate a smooth and orderly transition with any successor manager or owner of the F&B Facilities.

3. If the Owner terminates this Agreement for cause, the Manager will not be entitled to receive any further payment. In addition, the Manager agrees to vacate the F&B Facilities within seven (7) days, or such other time as required by Florida law, and turn over the F&B Facilities and all equipment, supplies, inventory, goods, property, etc., to the Owner, unless such date is extended in writing by the Owner. If the cost of completing the services that were the responsibility of the Manager under this Agreement exceeds the balance of the costs in this Agreement, the Manager shall be responsible for paying the difference to the Owner. The obligation for payment shall survive termination of this Agreement.

SECTION 12. EVENTS OF DEFAULT.

1. **DEFAULT BY OWNER.** With respect to Owner, it shall be an event of default ("**Event of Default**") hereunder, if any of the following shall occur other than as an outcome or result of litigation (in which case any of the following shall be an event of termination rather than an event of default):

a. If, upon thirty (30) days' written notice, Owner shall fail to make or cause to be made a reimbursement of the Minimum Funds Balance as required by this Agreement; or

b. If, upon sixty (60) days' written notice, Owner shall fail to make or cause to be made any payment to Manager required to be made hereunder; or

c. If Owner shall fail to keep, observe or perform a material agreement, term or provision of this Agreement to be kept, observed or performed by it, and such default shall

continue for a period of sixty (60) days after written notice thereof has been provided by Manager to Owner. In the event Manager seeks to avail itself of the rights and obligations set forth herein, the written notice must make specific reference to this Section. Moreover, any notice by Manager to Owner shall clearly specify the nature of the alleged default. If the default is incapable of being cured within sixty (60) days, this Agreement shall not terminate so long as Owner has commenced and is diligently pursuing a cure. Evidence of such cure and its diligent pursuit shall be provided from Owner to the reasonable satisfaction of Manager; or

d. Owner's insolvency; or

e. The filing by Owner in any court of a petition of bankruptcy, receivership, reorganization, or for respite.

2. DEFAULT BY MANAGER. With respect to Manager, it shall be an Event of Default hereunder:

a. If any of Managers' officers or agents are involved in the theft or embezzlement of personal property or money or are involved in any other criminal activity at the F&B Facilities or any other District facilities managed by Manager under separate agreement, or any actions of Manager endanger the health, safety or welfare of Owner or its residents and guests; or

b. If Manager shall fail to keep, observe, or perform a material agreement, term, or provision of this Agreement to be kept, observed, or performed by it and such default should continue for a period of thirty (30) days after written notice thereof has been provided to Manager by Owner. In the event Owner seeks to avail itself of the rights and obligations set forth herein, the written notice must make specific reference to this Section. Moreover, any notice by Owner to Manager shall clearly specify the nature of the alleged default. If the default is incapable of being cured within thirty (30) days, this Agreement shall not terminate so long as Manager has commenced and is diligently pursuing a cure. Evidence of such cure and Manager's diligent pursuit shall be provided from Manager to Owner to the reasonable satisfaction of Owner; or

c. If Manager repeatedly fails to maintain consistent economic performance of the F&B Facilities; or

d. If Manager repeatedly fails to meet the performance standards for described in **Exhibit C** for the F&B Facilities; or

e. If Manager repeatedly disregards laws, ordinances, rules, regulations or orders of a public authority having jurisdiction; or

- f. If Manager repeatedly fails to supply properly skilled workers that results in performance impairments; or
- g. If Manager breaches any of its fiduciary obligations under this Agreement; or
- h. If Manager discontinues its business or activities at the F&B Facilities without providing required notice to Owner; or
- i. Manager's insolvency; or
- j. The filing by Manager in any court of a petition of bankruptcy, receivership, reorganization, or for respite; or
- k. Any other substantial breach of this Agreement by Manager.

SECTION 13. REMEDIES UPON DEFAULT.

1. REMEDIES OF MANAGER. If any Event of Default by Owner shall occur, Manager may, in addition to any other remedy available to it in law or equity if such termination is on account of the occurrence of an Event of Default, terminate this Agreement and remove from the F&B Facilities, Manager and all of its employees. In such event, Manager shall be entitled to receive payment for all accrued amounts due to Manager pursuant to the terms hereof that remain unpaid. In order to facilitate the terms of this provision, the Parties agree to make a full and complete accounting to each other relative to any unpaid amounts due within thirty (30) days following the date of termination of this Agreement due to an Event of Default. After such final payment is made, neither party shall have further obligations whatever under this Agreement, except pursuant to the indemnity provisions as set forth in this Agreement.

2. REMEDIES OF OWNER. If any Event of Default by Manager shall occur, Owner may, in addition to any other remedy available to it in law or equity on account of such Event of Default, forthwith terminate this Agreement. In the case of an Event of Default by Manager, Owner shall be entitled, but not obligated, to require Manager to continue to perform its obligations pursuant to this Agreement for a period up to ninety (90) days, during which time, Manager shall be entitled to all payments to which it is entitled pursuant to this Agreement. Further, in the Event of Default by Manager, Owner shall be entitled to receive payment of all unpaid amounts due to Owner pursuant to the terms hereof, and neither party shall have any further obligation whatever, under this Agreement, except pursuant to the indemnity provisions as set forth in this Agreement.

3. ATTORNEYS' FEES. If either party hereto brings any action because of any Event of Default hereunder, the non-prevailing party agrees to pay all costs and fees, including attorneys' fees, paralegal fees, and expert witness fees incurred by the substantially prevailing party in connection with such action.

4. RIGHTS CUMULATIVE; NO WAIVER. No right or remedy herein conferred upon or reserved to either party hereto is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given hereunder, or now or hereafter legally existing upon the occurrence of an Event of Default hereunder. The failure of either party hereto to insist any time upon the strict observance or performance of any of the provisions of this Agreement or to exercise any right or remedy as provided in this Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment thereof with respect to subsequent defaults. Every right and remedy given by this Agreement to the Parties hereof may be exercised from time to time and as often as may be deemed expedient by the Parties hereto, as the case may be.

SECTION 14. INDEMNIFICATION.

1. BY MANAGER. Manager agrees to indemnify, defend and hold harmless Owner and its supervisors, officers, employees, and staff, and their respective successors and assigns (collectively, the “**Owner Indemnitees**”), from and against any and all claims, liabilities, suits, causes of action, losses, damages, fines, penalties, liens, costs and expenses, including, without limitation, claims for personal injury, death, or property damage of any kind, and the reasonable fees and disbursements of counsel, consultants and other advisors incurred by any Owner Indemnatee (collectively, the “**Losses**”), related to or arising directly or indirectly out of or in connection with (a) Manager’s failure to conduct, supervise and manage the day-to-day operations of the F&B Facilities, including, but not limited to the food and beverage facilities and all related facilities; (b) matters arising from the negligence or willful misconduct or acts or omissions of Manager; (c) Manager’s failure to perform, or Manager’s breach of, any other covenant, obligation or undertaking of Manager set forth herein or reasonably inferred as a responsibility of Manager; or (d) any Owner Indemnatee defending any third-party claim alleging the occurrence of facts or circumstances that, if true, would entitle any Owner Indemnatee to indemnification hereunder.

2. BY OWNER. Owner agrees to indemnify and hold harmless Manager and its members, managers, directors, officers, and employees, and their respective successors and assigns (collectively, the “**Manager Indemnitees**”), from and against any and all Losses related to or arising directly or indirectly out of or in connection with Owner’s failure to perform, or Owner’s breach of, any material covenant, obligation or undertaking of Owner set forth herein. Notwithstanding the foregoing, nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of Owner beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 15. MISCELLANEOUS.

1. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notice**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses as follows:

a. If to the District: Solterra Resort Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski | Van Wyk, PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Solterra Resort CDD, District Counsel

b. If to the Manager: Artemis Lifestyle Services, LLC
1631 East Vine Street, Suite 300
Kissimmee, Florida 34744
Attn: Diane Braswell

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Manager may deliver Notice on behalf of the District and the Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

2. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

3. TAX-EXEMPT DIRECT PURCHASES. The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the F&B Facilities. Manager shall follow required procedures as directed by the District.

4. ACCEPTANCE OF THE SITE. By executing this Agreement, Manager agrees that Manager was able to inspect the site prior to the time of submission of the proposal, and that the

Manager agrees to manage the care, health, maintenance, and replacement, if necessary, of the existing F&B Facilities, in their current condition, and on an “as is” basis in accordance with the terms of this Agreement. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing F&B Facilities were not in good condition or otherwise differs materially from conditions ordinarily encountered.

5. NON-ASSIGNABILITY. This Agreement cannot be assigned, encumbered or subcontracted by either party without the prior written consent of the other party, which consent shall not unreasonably be withheld, provided, however, that Manager, as a legal entity, may, without Owner’s consent, perform some of all of its obligations hereunder through its parent companies, their subsidiaries or affiliates, provided there is no adverse impact on the operation of the F&B Facilities or the Annual Plan.

6. ENVIRONMENTAL ACTIVITIES. Manager agrees that, as may be required, its employees are licensed, capable and shall use commercially reasonable management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. Manager shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Manager shall promptly notify the District of any chemical or fuel spills. Manager shall be responsible for any environmental cleanup, and correcting any other harm resulting from the services to be performed by Manager; provided, however, that any associated costs shall be an Operating Expense unless otherwise provided in this Agreement.

7. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format

8. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

9. SUCCESSOR AND ASSIGNS. This Agreement and all the provisions hereof shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective successors and assigns.

10. GOVERNING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

11. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. SEVERABILITY. 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

13. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

14. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that either party shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of such party in refraining from so doing; and further, that the failure of such party at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

16. PUBLIC RECORDS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Brian Mendes** ("**Public Records Custodian**"). Among other requirements and to the extent

applicable by law, Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, BMENDES@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Manager shall be acting as an independent contractor. Neither the Manager nor employees of the Manager are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Manager agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Manager in the performance of this Agreement. Manager shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Manager shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

19. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of

any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

20. COMPLIANCE WITH GOVERNMENTAL REGULATION. Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Manager fails to notify the District in writing within ten (10) business days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within the period of time outlined by such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

21. E-VERIFY. Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Manager has knowingly violated Section 448.091, *Florida Statutes*. If Manager anticipates entering into agreements with a subcontractor for any of the services required to be performed by Manager under this Agreement, Manager will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Manager. Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Manager or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Manager represents that no public employer has terminated a contract with Manager under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

22. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Manager agrees to execute an affidavit in a form acceptable to the District and in compliance with Section 787.06(13), *Florida Statutes*.

23. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

24. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement of the Parties hereto and cannot be changed or modified except by another agreement in writing signed by the party sought to be charged therewith or by its duly authorized agent. To the extent any of the provisions of **Exhibit A** are in conflict with the provisions of this Agreement, this instrument shall control.

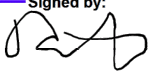
[Signature page follows]

[Signature page to Food & Beverage Operations Management Agreement]

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed on the day and year written below.

OWNER:

**SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

2662E8D7277A4E9...
Chair/Vice-Chair, Board of Supervisors

Date: 9/26/2025

MANAGER:

ARTEMIS LIFESTYLE SERVICES, LLC, a Florida limited liability company

Diane Braswell
Diane Braswell (Sep 25, 2025 12:58:18 EDT)

By: _____

Its: CEO

Date: _____

- Exhibit A:** Manager's Proposal
- Exhibit B:** Building Maintenance Standards
- Exhibit C:** Performance Measurements
- Exhibit D:** Schedule of Required Insurance

EXHIBIT A
Manager's Proposal

[See following pages]



July 23rd, 2025

Management Proposal

Prepared for
Solterra's Cafe Sol

Love where you live!

Proposed Management Services

Under this proposed model, the Solterra Resort CDD would secure and maintain ownership of the liquor license. Artemis Lifestyles would then act as the District's contracted management partner, responsible for all operational aspects of the food and beverage service.

Benefits to the District:

- **Ultimate Control & Risk Mitigation:** By holding the license, the District retains ultimate authority and direct oversight over this high-liability aspect of the amenity operation, ensuring all activities are conducted precisely to the Board's standards.
- **100% Revenue Capture:** The District would pay 100% of Cafe Sol's expenses and receive 100% of the gross revenue from all sales. This provides a direct, transparent, and potentially more lucrative revenue stream compared to a percentage-based fee, capturing the full upside of high-demand periods.
- **Simplified Partnership:** This structure allows each party to focus on its core strengths. The District controls the asset (the license), while Artemis Lifestyles provides our proven expertise in professional staffing, inventory management, point-of-sale operations, and first-class service delivery without the complexities of a landlord-tenant revenue-sharing model for this specific item.

Artemis Lifestyles would be responsible for ensuring all staff are properly trained and certified (e.g., TIPS certified, and ServSafe Classes) and that all service operations adhere strictly to the laws and regulations governed by the Florida Division of Alcoholic Beverages and Tobacco.

Partnership

- Artemis Lifestyles will staff and manage Cafe Sol for a flat fee of **\$2,000.00 per month**.
- We will levy our burden rate of **34% to all wages paid** to cover payroll taxes, benefits, insurance, and Human Resource Services.

Partnership in Future Enhancements:

Looking forward, our commitment extends beyond daily operations. We are positioned to help the District realize the full potential of its amenities. **When the time is right to renovate and elevate Café Sol, Artemis Lifestyles will leverage its relationships with industry leaders in food service design and construction.** We can act as the District's partner in overseeing a complete transformation, ensuring the project delivers maximum value and enhances the resident experience.



Revenue Share

Peak Season Target (Q2: April 1 - June 30 & Q1: Jan 1 - Mar 31)

Historical data shows quarterly revenue potential of \$260k - \$360k.

Tier 1 Target: \$250,000 in total gross revenue.

Result: If met, Artemis receives its standard management fee. The District retains 100% of the café's net profit.

Tier 2 Bonus: For all revenue between \$250,001 and \$325,000, Artemis will earn a 10% performance bonus on that portion of the sales.

Tier 3 Bonus: For all revenue exceeding \$325,000, Artemis will earn an accelerated 15% performance bonus on that portion of the sales.

Shoulder Season Target (Q3: July 1 - Sept 30)

This quarter typically includes strong summer traffic with a slight dip as school resumes.

Tier 1 Target: \$200,000 in total gross revenue.

Tier 2 Bonus: 10% bonus on revenue between \$200,001 and \$250,000.

Tier 3 Bonus: 15% bonus on revenue exceeding \$250,000.

Low Season Target (Q4: Oct 1 - Dec 31)

This is traditionally the slowest quarter, with a focus on efficiency and holiday events.

Tier 1 Target: \$120,000 in total gross revenue.

Tier 2 Bonus: 10% bonus on revenue between \$120,001 and \$150,000.

Tier 3 Bonus: 15% bonus on revenue exceeding \$150,000.

A Superior Financial Model for the District

This model represents a monumental financial improvement over the previous operator's agreement.

Previous Model (Feb-Apr): Total Profit was \$145,462 and the District was only due \$8,727.00

Artemis Partnership Model: The District would receive the entire \$145,462 profit (less our transparent management fee).

Team Incentives:

To make sure that everyone is fighting for the same common goal. **Artemis is committing 50% of any bonus earned to be paid to the on-site staff at Cafe Sol.** Bonus to be paid out as a portion of total hours worked.



Exhibit B

Building Minimum Maintenance Standards

1. Daily Custodial Duties and Requirements:

- a. Empty waste receptacles and replace plastic liners as needed. Transport all trash and recycling to dumpster.
- b. Clean and sanitize the interior and exterior surface of all trash containers.
- c. Clean and sanitize drinking fountains, if any, and remove encrustations, watermarks, etc. Polish as needed, using approved metal polish.
- d. Remove cobwebs on walls, ceiling corners, or any other places.
- e. Dust around cleared areas of furniture tops, desk tops, vacant shelves, windowsills, ledges, chairs, benches, etc.
- f. Vacuum behind equipment using a vacuum wand. This will avoid damage to equipment and/or equipment cords.
- g. Pick up litter, trash and debris at entryways, parking lots and grounds as needed, this is to include areas around the trash dumpsters.
- h. At entranceways, remove lint, cobwebs, debris, and mud from walkways, steps, floors, canopies, and ceiling corners. If necessary, remove bird droppings.
- i. Clean top surface of exterior patio tables and chairs.
- j. Spot clean hard floors as needed.
- k. Spot clean baseboards to remove build-up of dirt and foreign matter.
- l. Clean and polish all stainless steel and chrome.
- m. Change ceiling tiles as needed.
- n. Report needed building repairs to the General Manager.

2. Weekly Custodial Duties and Requirements:

- a. Window coverings, if any, are to be dusted or vacuumed on both sides.
- b. Clean interior and glass surface.
- c. Spot clean walls and cubicle partitions.
- d. Pour one-gallon germicidal or detergent solution into any floor drains. Clean grate to remove mildew or other stains.

3. Monthly Custodial Duties and Requirements:

- a. Wipe dust accumulation on walls, white boards, bulletin boards, etc.
- b. Vacuum and clean HVAC supply, return vents, and surrounding ceiling.
- c. Remove any floor finish, dirt or other foreign matter from all base boards.

4. Quarterly Custodial Duties and Requirements:

- a. Clean ceiling and light diffusers/covers (only if diffusers and covers are removable without tools). Dust/wipe bulbs.

5. Additional Duties as Needed (but not limited to):

- a.** Touch up paint facilities' interior.
- b.** Repair sheetrock.
- c.** Replace base covers.
- d.** Strip and wax hard surface floors.
- e.** Change out lightbulbs.
- f.** Minor plumbing repairs.

Exhibit C
Performance Measurements

1. Customer Service.

- a. Objective: Providing a quality product with timely and accurate customer service, delivering quality events, and providing timely and regular staff training.

2. Restaurant Health and Safety.

- a. Objective: Maintaining health and safety of the F&B operations, including meeting standards to successfully pass health inspections.

3. F&B Operations.

- a. Objective: Ensuring an efficient restaurant and catering operation while maximizing potential revenue for the F&B Facilities.

Exhibit D

Schedule of Required Insurance

1. Property and Business Interruption Insurance.

a. Owner shall provide all risk property insurance for the full replacement value covering physical loss or damage to all buildings and improvements now existing or hereafter erected which constitute the F&B Facilities, which shall include extended coverage against such perils of fire, lightning, windstorm, collapse, and sprinkler leakage. Such policy shall also provide **(i)** comprehensive boiler and machinery coverage, including pressure vessels, air tanks, boilers, machinery pressure piping, heating, air conditioning, and **(ii)** earthquake coverage, if applicable and available at commercially reasonable rates in the region where the F&B Facilities are located. Such policy shall also cover all equipment, fixtures, motors, machinery, furnishings and furniture installed and owned or leased by Owner and used in connection with the F&B Facilities or with the buildings and improvements upon or above the real property comprising the F&B Facilities, including all alterations, rebuilding, replacements and additions thereto (as hereinafter defined) at the option of Owner. If any insurer, or any governmental agency or authority having jurisdiction over the F&B Facilities, shall at any time require that the foundations be insured in order to relieve the insured from the responsibility as a co-insurer or for any other purpose, the obligations with respect to insurance herein shall henceforth be increased to the extent so required.

b. Owner shall provide business Interruption Insurance providing coverage as part of the property insurance policy that is mutually satisfactory to Manager and Owner.

2. Liability Insurance. Manager shall provide the following:

a. Commercial general liability insurance against claims for bodily injury, death, property damage and sexual abuse and molestation occurring on, in or about the F&B Facilities; Employee Benefits Liability insurance with a combined single limit for each occurrence involving personal injury, death or property damage (including any loss of use resulting therefrom) in an amount not less than that generally provided with respect to the Facilities, but in no event shall the limits of such coverage be less than One Million Dollars (\$1,000,000) per location and per single occurrence and Two Million Dollars (\$2,000,000) in the aggregate per location. For the avoidance of doubt, this policy shall be a location based policy.

b. Liquor liability insurance having coverage terms at least as broad as those found in standard ISO forms. Such policy shall have an aggregate limit of at least One Million Dollars (\$1,000,000) per single occurrence and in the aggregate. Upon consent of Owner, which shall not be unreasonably withheld, Manager shall be entitled, from time to time, to designate such higher limits. In the event that Manager, or an affiliate of Manager, holds the liquor license for the F&B Facilities, Manager shall be the named insured (and Owner shall be an additional insured) with respect to the foregoing insurance coverage.

c. Automobile liability insurance on vehicles operated in conjunction with the F&B Facilities against claims for damages on owned vehicles, non-owned vehicles, and uninsured motorist coverage (where required by statute), with a combined single limit for each occurrence involving personal injury, death or property damage (including any loss of use resulting therefrom) in an amount not less than that generally provided with respect to other food and beverage facilities managed by Manager, but in no event shall the limits of such coverage be less than One Million Dollars (\$1,000,000) per occurrence.

d. Umbrella liability insurance with limits of not less than Two Million Dollars (\$2,000,000) per single occurrence and in the aggregate.

e. Pollution insurance policy (including but not limited to Herbicide and Pesticide coverage) with a limit of not less than One Million Dollars (\$1,000,000) per single occurrence, including coverage for on-site and off-site clean up as well as third party coverage for on-site and off-site third party claims for bodily injury and property damage.

f. Privacy liability insurance covering employee and member/guest data with limits as determined by Manager and Owner. This coverage does not apply to computers at F&B Facilities not on Manager's network or networks managed by Manager.

3. Workers' Compensation and Employer's Liability

a. Workers' compensation and Employer's liability insurance as may be required under applicable laws covering all of Manager's, or an affiliate of Manager's, employees that are employed at the F&B Facilities.

b. Comprehensive crime insurance covering Manager employee theft and dishonesty with a limit of at least One Million Dollars (\$1,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate.

c. Employment practices liability insurance covering Manager employees with a limit of at least One Million Dollars (\$1,000,000) per occurrence.

250923_FINAL FOR SIGNATURE_Agreement for Food and Beverage Operations Management Services (Artemis) - Solterra Resort CDD

Final Audit Report

2025-09-25

Created:	2025-09-25
By:	Joseph Bullins (josephbullins@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA21qMh0CW9CZgFn5yGChdoC-HqL-g8RkG

"250923_FINAL FOR SIGNATURE_Agreement for Food and Beverage Operations Management Services (Artemis) - Solterra Resort CDD" History

-  Document created by Joseph Bullins (josephbullins@gmail.com)
2025-09-25 - 4:39:07 PM GMT- IP address: 47.197.247.71
-  Document emailed to Diane Braswell (dbraswell@artemislifestyles.com) for signature
2025-09-25 - 4:39:14 PM GMT
-  Email viewed by Diane Braswell (dbraswell@artemislifestyles.com)
2025-09-25 - 4:54:21 PM GMT- IP address: 71.46.235.130
-  Document e-signed by Diane Braswell (dbraswell@artemislifestyles.com)
Signature Date: 2025-09-25 - 4:58:18 PM GMT - Time Source: server- IP address: 71.46.235.130
-  Agreement completed.
2025-09-25 - 4:58:18 PM GMT

**LEASE AGREEMENT BY AND BETWEEN
SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT AND EVERGREEN EATS SOLTERRA, LLC**

THIS LEASE AGREEMENT (“**Agreement**”) is made effective the 1st day of October 2025, by and between:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes as amended, and located in Polk County, Florida with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**Landlord**” or the “**District**”), and

EVERGREEN EATS SOLTERRA, LLC, a Florida limited liability company (“**Tenant**”), with an address for notice purposes at 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787, Attn: Joey Arroyo.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including recreational amenities; and

WHEREAS, Landlord owns and operates an amenity center located at 5200 Solterra Boulevard, Davenport, Florida 33837 (“**Amenity Center**”); and

WHEREAS, Landlord desires to lease the café located within the Amenity Center (“**Café**”), as shown in **Exhibit A**, which is attached hereto and incorporated by reference, to an independent contractor for such independent contractor to provide labor and materials necessary to operate the Café for the benefit of the Amenity Center patrons; and

WHEREAS, Tenant represents that it is qualified, willing, and able to provide the materials and perform the services as provided for herein and has agreed to provide Landlord with those services for the benefit of the Amenity Center patrons.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Landlord and Tenant, Landlord and Tenant hereby agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and, by this reference, are incorporated as a material part of this Agreement.
2. **LEASE.** Landlord shall lease to Tenant, and Tenant shall lease from Landlord, the Café, as depicted in **Exhibit A**, for the purpose of Tenant providing the materials and performing the services as provided for herein.

3. **TERM.** The Initial Term of this Agreement shall commence on the date made effective above and shall expire December 31, 2025, (“**Initial Term**”). Earlier termination by Landlord or Tenant may occur as otherwise set forth in this Agreement or as provided by law.

4. **RENT; OPERATING COSTS.**

- a. Tenant shall pay Landlord a monthly fee of One Thousand Five Hundred Dollars and No Cents (\$1,500.00) to operate the Café. Tenant is entitled to any and all proceeds derived from Tenant’s provision of food and beverage and other services to Amenity Center patrons. Further, and as set forth more fully herein, Tenant shall pay all expenses and costs associated with operating the Café, and accordingly, Tenant shall assume any and all losses derived from the food and beverage and other services provided by Tenant.
- b. In addition, and as consideration for the lease granted herein, Tenant shall make a quarterly payment to Landlord in the amount of six percent (6%) of Tenant’s Net Profits derived from Tenant’s operation of the Café, including but not limited to Net Profits derived from the sale of food, beverage, and sundries. For purposes of determining Tenant’s quarterly revenue, Tenant shall submit to Landlord all data forming the basis for calculating Net Profits, including but not necessarily limited to sales and tips generated from the point-of-sale system, within thirty (30) days after the end of each quarter. Tenant shall subsequently submit to Landlord any payment due under this subsection within thirty (30) days after Tenant’s submission of all requisite sales information. Tenant’s failure to submit all required sales information or make any required payment within the aforementioned thirty (30) days shall constitute a default on behalf of Tenant.

Quarter Ending	Due Date
September 30	October 1
December 31	January 1
March 31	April 1
June 30	July 1

- c. “Net Profits” shall be defined as Tenant’s profit after the Tenant’s expenses related to this Agreement have been subtracted from the revenue. Tenant’s expenses shall be defined as the cost of goods sold, operating expenses, financing costs, and tax costs related to the services provided under this Agreement.

5. **GENERAL CONDITIONS AND USE.** Tenant’s use of the Café shall be for the sole purpose of managing and operating food and beverage services and limited sundries retail at the Café for the benefit of the District’s patrons, and is subject to the following conditions:

- a. **Lease.** Tenant agrees to provide food and beverage services and limited sundries retail at the Café. Landlord leases, lets, demises and grants to Tenant the right to

use and occupy the Café. By taking possession of the Café on or after the effective date of this Agreement, Tenant stipulates, represents and warrants that Tenant has examined the Café and surrounding areas and that they are at the time of taking possession, in good order, repair and in a safe, clean and tenantable condition.

- b. ***Provision of Services.*** Tenant agrees to provide food and beverage services and limited sundries retail at the Café per the schedule included as **Exhibit B**, which is attached hereto and incorporated by this reference.
- c. ***Use of Equipment.*** Landlord grants Tenant the right to use the equipment and inventory described in the attached **Exhibit C**, which is incorporated by this reference, as well as certain large trash cans, televisions, and two (2) sandwich/menu board supplied by the Landlord (together, the “**Equipment**”). Any equipment not identified therein shall be provided by Tenant and shall not be considered “Equipment” for purposes of this Agreement. Any equipment not identified in **Exhibit C** shall be provided by Tenant. The Café and Equipment shall at all times remain under Landlord’s ownership. Except as otherwise stated herein, Tenant is accepting and leasing the Cafe as it is presently equipped, and Landlord shall have no responsibility to provide any additional equipment or inventory for Tenant’s operation of the Café but may choose to do so in its sole and absolute discretion. Tenant further agrees to exercise all due care with respect to the Equipment owned by Landlord, and Tenant shall promptly notify Landlord of any problems associated with any equipment owned by Landlord. Tenant shall relinquish all use of the Equipment at the conclusion of the term of this Agreement and hereby acknowledges Tenant has no right in ownership to such Equipment.
- d. ***Ingress/Egress.*** Landlord grants Tennant the right to use, on a non-exclusive basis, the parking and other common areas of Landlord’s Amenity Center for ingress and egress. The area used for loading and unloading shall be as directed by the District through its designee, which shall be the Amenity Manager or District Manager.
- e. ***Compliance with Laws.*** There shall be no use or act by Tenant, or by Tenant’s guests or invitees, which is in violation of any law, rule, or ordinance established by any federal, state, municipal or local governmental or regulatory agency, or covenant running with the property. Tenant shall maintain in good standing, and at all times, any and all licenses and permits required by law to provide food and beverage services and sundries retail at the Café. No hazardous materials of any kind shall be allowed within the Café or Landlord’s Amenity Center. Firearms shall not be permitted except to the extent required by Florida law. Additionally, Tenant and Tenant’s guests and invitees shall comply with all rules and policies of Landlord, as may be adopted from time to time.

f. ***Standards of Service.***

- i. Tenant shall be permitted to provide the food and beverage services and sundries retail contemplated by this Agreement during normal operating hours of the recreational facilities but shall not be permitted to extend the hours past normal operating hours of the District, unless permission is provided in writing by the District. The hours of operation shall be as set forth in **Exhibit B** or otherwise approved by the District's Board of Supervisors ("**Board**") in writing. Tenant shall take all reasonable steps to ensure that the hours of operation are clearly displayed for patrons at the Cafe during operating hours and shall update any changes in hours of operation as necessary.
- ii. Tenant shall ensure that the Café is properly staffed as needed and, at a minimum, as set forth in **Exhibit B** or otherwise approved by the Board, in writing.
- iii. Menu pricing shall be competitive with local rates for similar-standard dining experiences in the Polk County area.

g. ***Tenant Marketing.*** Tenant shall be allowed to post its name in the Café upon the approval by Landlord of design and placement and Tenant shall be responsible for purchase of such signage. Tenant shall be permitted to provide marketing materials; however, such information shall contain a disclaimer that the materials are not Solterra Resort Community Development District materials and do not constitute an endorsement, recommendation or sponsorship by the Solterra Resort Community Development District. Nothing in this Agreement shall be interpreted or construed as imposing on Landlord an obligation to allow Tenant to post marketing and/or advertising materials.

h. ***Remote Orders.*** Tenant shall be allowed to take and satisfy call-in, mobile, or internet orders and authorized to take and deliver orders in its discretion, provided that such delivery services do not disrupt the recreational facility operations or activities of its users. However, only Patrons, as defined in the District's amenity rules and regulations, of the District's recreational facilities are permitted access to the Café.

i. ***Utilities.*** Unless Tenant and Landlord agree otherwise in a separate writing, Landlord shall make all monthly payments, at its expense, for the utility services at the Café, which shall include electric, water and telecommunications services (together, the "**Utilities**") for the duration of this Agreement.

j. ***No Joint Venture.*** Landlord and Tenant shall not, by virtue of this Agreement, be construed as joint venturers or partners of each other and neither shall have the power to bind or obligate the other. Landlord and Tenant acknowledge and agree that any employees of Tenant shall only be employees of Tenant. In furtherance thereof, Tenant shall be responsible for the payment of all compensation, taxes and employee benefits and other charges payable with respect to its operations, including, but not limited to, all applicable federal income tax withholding, FICA,

FUTA tax, unemployment compensation and any other taxes or charges imposed by law with respect to its operations.

- k. ***Alcohol; Licenses.*** Tenant is permitted to sell alcoholic beverages only upon Tenant obtaining the required alcoholic beverage license(s) from the applicable state and local government authorities. Tenant shall coordinate with Landlord to obtain and maintain alcohol licenses and all other business licenses applicable to the operation of the Café, and Tenant shall pay for all expenses related to the procurement of such license(s), including legal fees and costs associated therewith. Tenant shall act in good faith and use best efforts to obtain and secure the applicable alcoholic beverage license(s) authorizing the sale of beer and wine in the Café from the applicable state and local governmental authorities within thirty (30) days from the date of this Agreement. Furthermore, Tenant shall act in good faith and use best efforts to obtain and secure the applicable alcoholic beverage license(s) authorizing the sale of liquor in the Café from the applicable state and local governmental authorities within ninety (90) days from the date of this Agreement. Tenant shall cause all activities at the Café to be performed in accordance with all applicable laws, rules and regulations governing the sale and service of alcoholic beverages at the Café, as well as Tenant's obligation to pay any and all fees and charges on behalf of the Landlord, including in the event of any violations. Landlord shall cooperate and assist Tenant as necessary in connection therewith. Upon termination of this Agreement, Tenant shall take all such actions as may be reasonably required to relinquish all rights and interests in such license(s) to Landlord, including costs associated therewith. Furthermore, Tenant hereby agrees to abide by Landlord's adopted alcohol policies.
- l. ***Notice of Damage.*** Tenant shall provide notice as to all accidents or claims for damage or other emergency information relating to or occurring within the Café within twenty-four hours or as soon as reasonably possible. Such notices shall be provided to the District's legal counsel, District Manager, and Amenity Manager as provided herein. Tenant shall cooperate and make any and all reports required by any insurance company or Landlord. Tenant shall not file any claims with Landlord's insurance company without the prior consent of Landlord.
- m. ***Alterations of Premises.*** Tenant will not make or allow to be made any alterations in or to the Café without first obtaining the written consent of Landlord. Tenant has no authority or power, expressed or implied, to create or cause any liens or claims of any kind against the amenity facilities or the Café. Upon any termination of this Agreement, Tenant shall be entitled to remove any personal property installed by Tenant with Landlord's prior written authorization, provided that such removal does not damage the Café or other property in any way. If any such personal property is affixed to the Café, such that removal would damage the Café or other property, then Tenant shall only remove such personal property with Landlord's prior written permission and only after, in the Landlord's sole discretion, (i) Tenant agreeing to promptly restore the Café to its original

condition, or (ii) Tenant providing Landlord with sufficient funds to restore the Café to its original condition.

- n. ***Assignment and Sublease.*** Tenant shall be prohibited from assigning or subleasing the Café under this Agreement, unless Tenant and Landlord agree to such assignment or sublease in writing.
- o. ***Landlord's Limitation of Liability.*** Tenant agrees that any personal property brought in by Tenant or its employees, licensees and invitees shall be at the sole risk of Tenant; and Landlord shall not be liable for theft thereof or of any money deposited therein or for any damage thereto, such theft or damage being the sole responsibility of Tenant.

6. DEFAULT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE.

- a. In the event Tenant shall fail to perform any covenant, term, or provision of this Agreement within five (5) days after written notice, then Landlord shall have every remedy available at law or in equity under the law, provided however, any action by Tenant which shall endanger the public health, safety, or welfare shall be grounds for immediate termination of this Agreement and Tenant shall immediately cease all operations, remove all property belonging to Tenant, and immediately vacate the Café.
- b. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- c. In the event that either the District or the Tenant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- d. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

7. MAINTENANCE OF PROPERTY, PREMISES, AND EQUIPMENT.

- a. Tenant shall, at its expense and at all times, maintain the Café and its improvements thereon, in a clean, neat, and sanitary condition in accordance with all applicable laws, rules, ordinances and covenants.

- b. Tenant shall keep the Café and Equipment in good operating condition and repair. Except as otherwise specified in this paragraph, all improvements, repairs and replacements of Equipment exceeding \$500.00 for a single item, or group of items not typically segregated, shall be the responsibility of Landlord, unless otherwise agreed to in writing by both Parties. All improvements, repairs and replacements \$500.00 and under for a single item, or group of items not typically segregated, shall be the responsibility of Tenant. However, Tenant shall remain solely liable to the District for any damage to the Café or Equipment, regardless of cost, caused by improper use, negligence or other actions taken by Tenant or his/her agents that are beyond normal wear and tear.
- c. Tenant agrees to exercise all due care to protect Landlord's Café during the term of this Agreement including, but not limited to, maintaining the facilities and Equipment as provided herein, securing the facilities upon closing each day, and notifying Landlord of any conditions which may result in damage or loss of Landlord's property at the Café.
- d. Landlord shall only provide janitorial services to the Amenity Center. Tenant is solely responsible for keeping the Café clean, operated and maintained, and for hauling any trash to dumpsters. Tenant shall provide a dumpster if requested by Landlord.
- e. Landlord reserves for itself, the District Manager, and the District's Amenity Manager, the right to inspect the Café at any time. However, while the Landlord, the District Manager, and the District's Amenity Manager may enter the Café at any time for the protection or preservation of the premises, the Landlord, the District Manager, and the District's Amenity Manager may provide reasonable notice to Tenant prior to inspecting the Café. Reasonable notice is notice given at least 24 hours prior to entry.

8. TAXES.

- a. Landlord shall be responsible for taxes and assessments assessed as to its real property and improvements. However, any taxes personal to Tenant, including without limitation business taxes, sales tax, or other assessments or taxes realized by Tenant as a result of its use of the Café is the responsibility of Tenant.
- b. To avoid an adverse effect on the exclusion of interest on the District's tax-exempt bonds, Tenant shall only use the Café in the manner prescribed herein and in the areas set forth herein. Tenant shall obtain consent of Landlord prior to any use of the Café in a manner other than that permitted herein. If, in the opinion of the District's bond counsel, any amendment to this Agreement is required to maintain the exclusion of interest on the District's bonds from gross income, Tenant shall consent to and execute such amendment upon demand by the District. Both parties acknowledge that any adverse finding by the IRS or other

agency on the tax-exempt status of the District's bonds entitles Landlord to terminate this Agreement immediately.

- 9. INDEMNIFICATION; LIMITATION ON LIABILITY.** Tenant agrees to indemnify, defend and hold harmless Landlord and its supervisors, officers, staff, employees, representatives, agents, and trustees, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from: a) Tenant's occupation or use of the Café and surrounding Landlord property; and b) Tenant's operations, negligence or willful conduct occurring in or on any part of the premises and Café including, but not limited to, food poisoning, food contamination, and product defects. Tenant hereby assumes all risk with respect to its use of the premises and Café. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of Landlord beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including, but not limited to, guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

10. INSURANCE.

- a. Tenant shall maintain, at Tenant's expense and throughout the term of this Agreement, the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. General liability insurance with the following limits:
 - 1. \$2,000,000 General Aggregate
 - 2. \$1,000,000 Products/Completed Operations
 - 3. \$1,000,000 Personal and Advertising Injury
 - 4. \$1,000,000 Each Occurrence
 - iii. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - iv. Comprehensive Automobile Liability Insurance for all vehicles used by Tenant with respect to the operation of the Café, whether owned, non-owned, or hired, in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Tenant of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - v. Liquor Liability Insurance, in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate.
- b. Insurance obtained by Tenant shall be primary and noncontributory with respect to insurance outlined above. The Landlord and Landlord's officers, employees, staff, trustees, consultants, agents, supervisors, and representatives shall be named

as additional insureds and certificate holders on each such policy, except Worker's Compensation and Employer's Liability policies. The Tenant shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds, and a 30-Day Notice of Cancellation applies in favor of the additional insureds. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

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

11. WAIVER. No failure of Landlord to enforce any term hereof shall be deemed a waiver of said term, nor shall any acceptance of a partial payment of rent be deemed a waiver of Landlord's right to the payment of the full amount of rent. The rights and remedies of Landlord as contained in this Agreement and as permitted by law or equity shall be cumulative.

12. STATE-REQUIRED DISCLOSURE. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from county health departments.

13. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notice**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service to the parties as follows:

a. **If to Landlord:** Solterra Resort Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Solterra Resort CDD, District Counsel

b. If to Tenant: Evergreen Eats Solterra, LLC
270 W. Plant Street, Suite 340
Winter Garden, Florida 34787
Attn: Joey Arroyo

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the Landlord and counsel for Tenant may deliver Notice on behalf of Landlord and Tenant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth in this Agreement.

14. SEVERABILITY. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, unconscionable, or unenforceable in any respect, such invalidity, illegality, unconscionability, or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal, unconscionable, or unenforceable provision had never been contained herein.

15. MISCELLANEOUS.

- a. The acceptance by Landlord of rent after it falls due or after knowledge of any breach of this Agreement by Tenant or the giving of any notice or making of any demand or any other act or waiver by Landlord, other than a specific written waiver or election, shall not be construed as a waiver of any rights of Landlord under this Agreement or as an election not to proceed under the provisions of this Agreement.
- b. If Landlord or Tenant defaults in the performance of any terms, covenants, agreements or provisions of this Agreement, the defaulting party agrees to pay the non-defaulting party all of the reasonable attorneys' fees and costs incurred by the non-defaulting party in connection with such default.

16. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the

sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

- 17. TERMINATION.** This Agreement shall terminate at the end of its term as provided in paragraph 3. Failure of Tenant to comply with the terms and conditions of this Agreement shall constitute grounds for termination, upon five (5) days' written notice, except any action by Tenant which shall endanger the public health, safety, or welfare shall be grounds for immediate termination. Notwithstanding the foregoing, Landlord and Tenant shall each have the right to terminate this Agreement upon written notice for any reason, with or without cause, and termination shall be effective on the last calendar day of the subsequent month, and in no event shall the Tenant be entitled to lost profits or other consequential damages. For example, if Landlord provides notice of termination to Tenant in October 2025, such termination shall be effective as of November 30, 2025. Upon termination of this Agreement for any reason, Tenant shall restore the Café and any related portion of the premises utilized by Tenant or its guests or invitees to the condition it was in as of the effective date of this Agreement. Should Tenant fail to make such a restoration, Landlord may undertake to restore the Café and surrounding premises and Tenant shall be required to reimburse Landlord for said expenses.
- 18. MONTHLY MEETINGS.** Tenant and Landlord agree to meet on at least a monthly basis to discuss and resolve any issues that may arise under the terms of this Agreement, or the provision of food and beverage services and sundries retail as outlined herein.
- 19. PUBLIC RECORDS.** Tenant understands and agrees that all documents of any kind provided to Landlord in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.
- 20. FDLE CRIMINAL BACKGROUND CHECK.** Tenant shall require a Florida Department of Law Enforcement and other criminal background checks for all employees Tenant will employ at the Café. Tenant shall be solely responsible for any costs associated with conducting and providing such a criminal background check. Should any report reveal any criminal history that would endanger the health, safety and welfare of the Landlord and its residents, such individual shall not be employed at the Café.
- 21. ENTIRE AGREEMENT.** The terms and conditions of this Agreement are the entire agreement and understanding of the parties. Tenant acknowledges that it has read this Agreement and understands its provisions and agrees to occupy the Café under the terms of this Agreement. No change in the terms of this Agreement may be made unless it is in writing and signed by both Landlord and Tenant.
- 22. ANTI-HUMAN TRAFFICKING REQUIREMENTS.** Tenant certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Tenant agrees to execute an affidavit in compliance with section 787.06(13), *Florida Statutes*.

[Signature pages follow]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease Agreement to be effective as of the day and year first above written.

“LANDLORD”
SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Name Printed: _____

Title: _____

“TENANT”
EVERGREEN EATS SOLTERRA, LLC

By:  _____

Name Printed: Kris Perez

Title: Divison President

Exhibit A: Café Area
Exhibit B: Tenant’s Proposal
Exhibit C: Equipment and Inventory List

Exhibit A Cafe Area

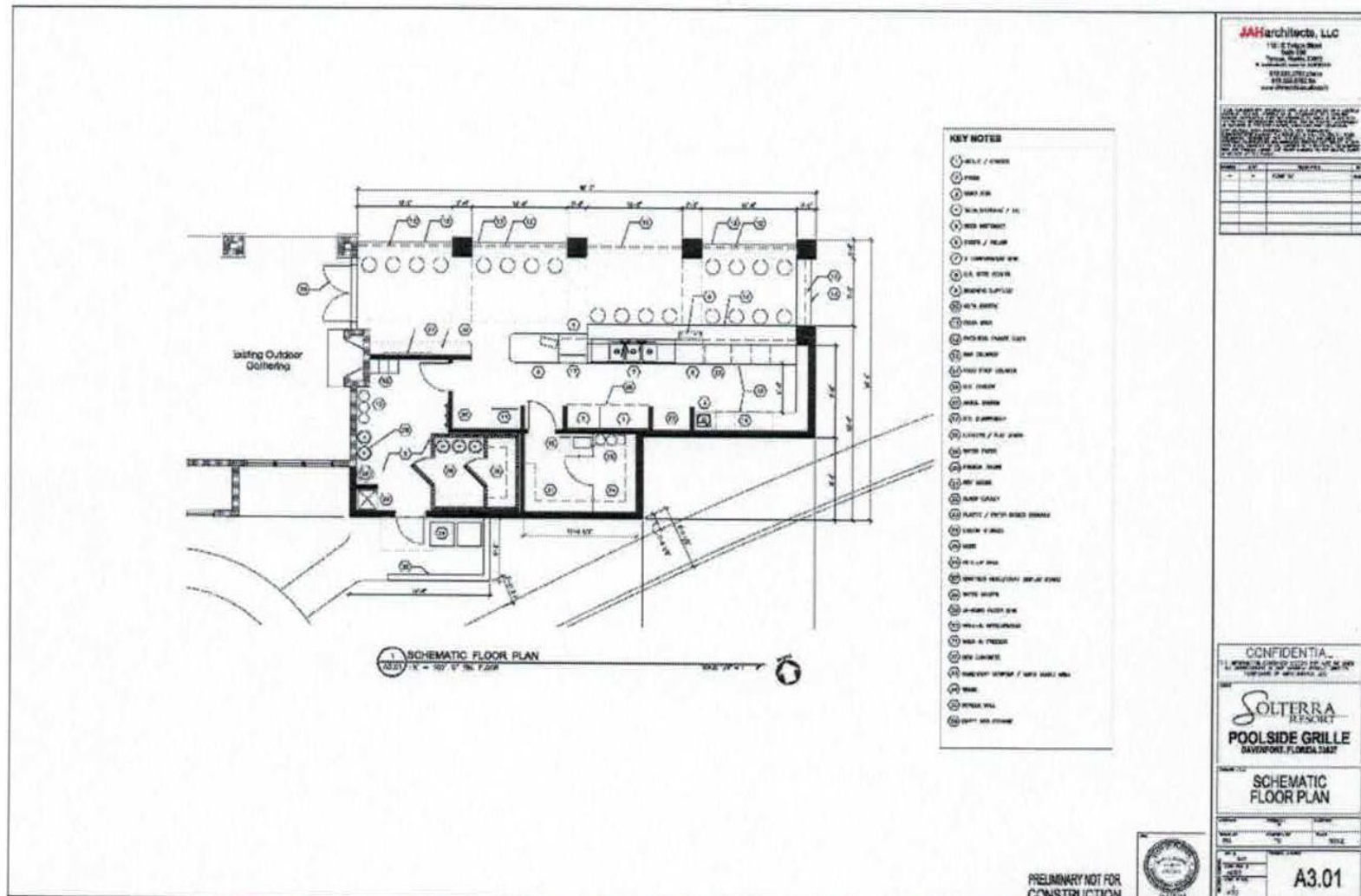


Exhibit B
Tenant's Proposal

[See following pages]

REQUEST FOR PROPOSALS FOR CAFÉ OPERATIONS SERVICES FOR SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

1. Proposed operational hours of the café that are, at a minimum, concurrent with the operational hours of the amenity center.

The hours proposed are subject to change with the needs of the District as long as it discussed and agreed by both parties in order to accommodate the proper staffing. The current proposed hours are:

11:00am to 6:00pm Regular Hours
11:00am to 8:00pm Summer Hours
11:00am to 9:00pm Friday and Saturday Hours

2. Description of Proposer's ability to:

- a. Provide catering services for special events within the community.

Providing catering services based on the existing menu will be available if it is ordered in advance.

- b. Utilize mobile applications for placing orders for delivery and/or pickup and proposed operational hours for delivery within the community and/or pickup services.

Owners and tenants will have the ability to make mobile orders for facility deliveries or pick up at the café. The café can provide pick-up services during the times the pool area is open. We are unable to provide home delivery with the high cost of insurance and liability/risk within the community.

- c. Provide food delivery services within the community.

No home deliveries will be provided for the safety of our employees.

- d. Provide pool-side food and beverage delivery services, including food and/or beverage and ice cream carts for onsite services at the District's amenity center.

Pool-side food, ice cream, and beverage deliveries will be available during pool deck operating hours.

- e. Provide sundries (ex. sunscreen, pool towels, goggles, etc.) for onsite sale at the District's amenity center.

Sundries will be available for purchase at the café and mobile carts during pool operating hours.

- f. Provide required food and beverage licensure, including liquor license.

Food and beer/wine licenses will be provided to the District at their request.

3. Proposer's plan for funding all operating expenses and costs associated with operating the café.

Please see attached operating budget.

4. Proposer's labor scheduling/staffing plan, including description of types of uniforms used.

Regular - Monday thru Thursday 11:00am to 6:00pm	One (1) Cook, One (1) Bar and One (1) Server
Summer - Monday thru Thursday 11:00am to 7:00pm	One (1) Cook, One (1) Bar and Two (2) Servers
Summer - Monday thru Thursday 1:00pm to 8:00pm	One (1) Cook, One (1) Bar and One (1) Server
Friday and Saturday 11:00am to 7:00pm	One (1) Cook, One (1) Bar and Two (2) Servers
Friday and Saturday 1:00pm to 9:00pm	One (1) Cook, One (1) Bar and One (1) Server
All Days 11:00am to 7:00pm	One (1) Food and Beverage Manager and One (1) Cabana Attendant/Server

The uniforms will be a polo shirt with the café's logo and black pants.

5. Proposed menu with prices, including Proposer's interest and ability to provide discounts to District patrons.

Please see attached menu with the prices attached. Currently we will offer a discount to District patrons of 20% of their order.

6. Detailed schedule of the maintenance of both the café and equipment, including sanitation policies and a proposed cost-sharing model for the acquisition of new equipment and maintenance of existing equipment in the café.
Café sanitation will be performed in accordance with the expectations provided by the health department and in many cases exceeding the expectations.

The Proposer will maintain and repair current equipment in use. Equipment needing replacement or new equipment based on approval or direction of new menu items are to be purchased by the District and remain part of the District inventory.

Service maintenance contracts are in place for existing equipment and will be added for any new equipment purchased.

7. Proposed minimum monthly rental fee to be paid by Proposer to the District for the utilization of the District's café facilities, inclusive of utility expenses, in an amount not less than \$1,400 per month, and proposed revenue thresholds for quarterly payments (ex. \$0 - \$39,000 in revenue for the quarter results in payment of \$X to the District as landlord).
The Proposer will pay \$1,500.00 in rent a month for the utilization of the District's café facilities. This monthly payment includes the District supplying power and water to the facility. The Proposer will pay for the propane (gas) cost.

In addition to the monthly rent the Proposer will pay to the District an additional five percent (5%) a quarter based on gross profits generated by the café during that quarter. Quarters are determined based on a regular calendar.

8. Proposer's qualifications and experience, including:
 - a. Number of years' experience of food and beverage operation or catering;
The Evergreen Eats Solterra, LLC has six (6) years experience in the industry and on Solterra property.
 - b. Description of Proposer's experience providing concession-style services at amenity centers or similar venues.
The Evergreen Eats Solterra, LLC has six (6) years experience in the industry and on Solterra property.

Exhibit C Equipment and Inventory List

In addition to the equipment and inventory listed below, the Landlord also provided two (2) televisions and a refreshed ice machine for Tenant's use at the Café.



Quote

09/26/2016

To:
Cornerstone Solutions
Eric Meister
14620 Bellamy Brothers Blvd
Dade City, FL 33525
866-617-2235
emeister@cornerstonesolutionsgro
up.com

Project:
Solterra Resort Poolside Grille
Revision 1
Davenport, FL 33837

From:
New & Nearly New Restaurant
Equipment & Supplies, Inc.
Jim Georgeades
301 South Pinellas Avenue
Tarpon Springs, FL 34689-
(727)934-5063 (Phone)
(800)229-5063 (Toll Free)
(727)942-3051 (Fax)
nnnjim@nnneq.com

Item	Qty	Description	Sell	Sell Total
1	1 ea	INDOOR WALK-IN COOLER/ FREEZER	\$14,659.00	\$14,659.00



American Panel Corporation Model No. APSRPGGB
American Panel Two Compartment Walk-In, model #APSRPGGB. Overall exterior dimensions to be 7' - 9" x 9' - 8" x 9' - 6". Freezer interior dimensions to be 7' - 1" x 3' - 4.5" x 8' - 10.25" with 4" Insulated Floor. Interior floor finish to be .100 Smooth Aluminum. Cooler interior dimensions to be 7' - 1" x 5' - 3.5" x 9' - 2" on Vinyl Screed. Interior wall finish to be 26 ga. stucco acrylume, interior ceiling to be 26 ga. stucco acrylume, exposed exterior to be 26 ga. stucco acrylume, unexposed exterior to be 26 ga. stucco acrylume.

(1) 36" X 75" flush mount magnetic infitting door with cam-rise hinges, padlockable deadbolt handle (exterior doors only), closer, brushed hardware, fully programmable WALK-IN MONITORING SYSTEM 100 featuring audio/visual temperature alarm with digital thermometer, high & low set points, 115V output, energy saving door frame heater wire, vapor proof light & switch with pilot light. (1) 36" X 77" flush mount magnetic infitting door with cam-rise hinges, padlockable deadbolt handle (exterior doors only), closer, brushed hardware, fully programmable WALK-IN MONITORING SYSTEM 100 featuring audio/visual temperature alarm with digital thermometer, high & low set points, 115V output, energy saving door frame heater wire, vapor proof light & switch with pilot light. Accessories to include: (2) Upcharge for UL Listed Alumastand, (4) Door Kickplate, 1/10" aluminum treadplate, 36" High, <37" Door, (2) Center Light Over Door.

Refrigeration to be located Outdoors. Freezer Refrigeration Details: 3,398 BTUH system capacity, sized for a walk-in heatload of 3,219 BTUH. Cooler Refrigeration Details: 7,965 BTUH system capacity, sized for a walk-in heatload of 4,795 BTUH. Freezer system to be air-cooled hermetic 0.75 HP condensing unit supplied with a BTUH matched reach-in evaporator coil. Cooler system to be air-cooled hermetic 1.00 HP condensing unit supplied with a BTUH matched standard evaporator coil. Refrigeration accessories to include: (2) Galv Weather Cover, (2) Steel Compressor Mounting Stand, (2) Winterization

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New & Nearly New Restaurant Equipment &

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Item	Qty	Description	Sell	Sell Total
Controls, Package, (2) Defrost Timer, Package Unit.				
2	1 ea	REFRIGERATION COIL American Panel Corporation Evaporator Coil For Cooler	<Included>	
2.1	1 ea	REMOTE CONDENSER UNIT American Panel Corporation Remote Condenser, Cooler	<Included>	
3	1 ea	REFRIGERATION COIL American Panel Corporation Evaporator, Freezer	<Included>	
3.1	1 ea	REMOTE CONDENSER UNIT American Panel Corporation Remote Condenser, Freezer	<Included>	
4	1 ea	SERVICE FAUCET John Boos Model No. PBF-SS-6-X Service Sink Faucet, vacuum breaker nozzle with 3-4" garden hose thread, pail hook, top support arm, 1/2" NPT female flanged, with adjustable inlet with screwdriver stop	\$95.00	\$95.00
Class 77.5 Weight: 5 lbs total				
5	4 ea	WIRE SHELVING Advance Tabco Model No. EG-2442-X Lite™ Series Wire Shelving, 42"W x 24"D, heavy duty, green epoxy coated, NSF	\$28.00	\$112.00
Class 70 Weight: 81 lbs total				
	4 ea	EGP-74-X Lite™ Series Wire Shelving Post, 74"H, numbered, heavy duty, green epoxy coated, adjustable feet, NSF	\$7.75	\$31.00
ITEM TOTAL:				\$143.00
6	1 ea	BAG IN BOX RACK ACCESSORIES Custom BAG-N-BOX	<By Vendor>	
7		SPARE NO.		
8	1 ea	SANDWICH / SALAD PREPARATION REFRIGERATOR Continental Refrigerator Model No. SW36-8-FB Sandwich Unit, Front Breather, 36" wide, two-section, (8) 1/6 size x 4" deep pans with 12" cutting board, (2) field rehingable doors, stainless steel top & front, aluminum sides & interior, 3-5/8" casters, rear mounted self-contained refrigeration, 1/5 hp 1 ea Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor 1 ea 115v/60/1, 6.3 amps, NEMA 5-15P, standard	\$2,314.00	\$2,314.00
Class 150 Weight: 240 lbs total				
8	1 ea	SANDWICH / SALAD PREPARATION REFRIGERATOR	\$2,699.00	<Alternate>

Solterra Resort Poolside Grille Revision

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New & Nearly New Restaurant Equipment &

09/26/2016

Item	Qty	Description	Sell	Sell Total
		Continental Refrigerator Model No. CRA43-6 Refrigerated Base Sandwich Unit, 43" wide, #300 Series stainless steel top with (6) 1/6 size x 4" deep non-recessed pans, stainless steel front & sides, galvanized steel case back, aluminum interior, 12" deep nylon cutting board, (1) full & (1) half height field rehingable doors, 5" casters, 1/4 hp, side-mounted refrigeration, NSF, CE, ETL		
	1 ea	Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor	<Alternate>	
	1 ea	115v/60/1, 5.3 amps, NEMA 5-15P, standard	<Alternate>	
	1 ea	Condensing unit on the right, standard	<Alternate>	
Class 150 Weight: 350 lbs total				

Class 150		Weight: 550 lbs total			
9	1 ea	SHELVING, WALL-MOUNTED		\$136.00	\$136.00
		 John Boos Model No. EWS8-1684-X Shelf, wall-mounted, 84" W x 16" D, finished with stallion safety edge front, 1-1/2" turned up backsplash, (3) support brackets, 18/300 series stainless steel with # 4 polish, NSF, KD (FLYER NET PRICING)			
Class 55		Weight: 35 lbs total			
9	1 ea	WORKTOP FREEZER		\$2,549.00	\$2,549.00
		 Continental Refrigerator Model No. SWF48-FB Work Top Freezer, Front Breather, 48" wide, two-section, stainless steel flat top, (2) field rehingable doors, stainless steel front, aluminum sides & interior, 3-5/8" casters, rear mounted self-contained refrigeration, 1/2 hp 1 ea Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor 1 ea 115v/60/1, 9.9 amps, NEMA 5-15P, standard			
Class 150		Weight: 248 lbs total			
Class 150		Weight: 340 lbs total			
11	1 ea	COUNTERTOP OVEN		\$3,247.00	\$3,247.00
		 Bakers Pride Model No. P445 HearthBake Series Oven, countertop, electric, pizza/pretzel, two compartment, 3-1/4" deck height, (4) removable 20-3/4" W x 20-3/4" D Cordierite hearth decks (2 per deck), 300°F - 650°F thermostat, 15 min. mechanical timer, stainless steel exterior, 7,200w, NSF, cULus, CE 1 ea One year parts & labor standard 1 ea 208v/60/1-ph, 35.4 amps, NEMA 6-50P 1 ea T5107Y Oven Deck Brush, 2" high for counter top ovens 1 ea 4" Legs, adjustable, standard			
Class 85		Weight: 296 lbs total			
				ITEM TOTAL:	\$3,306.00

14	1 ea	ICE CUBER WITH BIN		\$2,266.00	\$2,266.00
		Ice-O-Matic Model No. ICEU226HA ICE Series™ Cube Ice Maker, cube-style, undercounter, air-cooled, self-contained condenser, approximately 241 lb production/24 hours, 70 lb. built-in bin, half-size cube, 208-230v/60/1-ph, 6.0 amps, cULus, NSF, CE			
	1 ea	3 yr. parts & labor warranty, standard			
	1 ea	5 yr. evaporator warranty, standard			
	1 ea	5 yr. parts on the compressor warranty, standard			
	1 ea	IFQ1 Water Filter Manifold, single filter, 6"W x 4"D x 15"H, for ice makers producing up to 1,000 lbs. (454.4 Kg.) of ice per day, 1.5 gpm maximum flow rate, pressure 125 max psi, IsoNet scale inhibitor, .5 micron particle reduction, NSF (water filters must be changed every 180 days (6 months), at a minimum), NSF	\$95.00	\$95.00	
	1 ea	7 yr Evaporator warranty in lieu of standard 5 yr, if a water filter is purchased with the machine & filters replaced every 6 mo. (USA & Canada only)			
	Class 92.5	Weight: 163 lbs total			
			ITEM TOTAL:	\$2,361.00	
15, 15.1	1 ea	HOOD SYSTEM	\$11,535.00	\$11,535.00	
		Captive-Aire Cook Line Hood To Consist Of: * HOOD #1 - COOK LINE			
	1 ea	5424ND-2-PSP-F 8' 6" Long Exhaust Only Wall Canopy Hood W / Front Perforated Supply Plenum W / Built-In 3" Back Standoff			
	1 ea	430 S/Steel Where Exposed			
	6 ea	CAPTRATE S/Steel Solo Filter, 16" Tall x 16" Wide, W / Hook, ETL Listed; Particulate Capture Efficiency: 93% Efficient At 9 Microns, 72% Efficient At 5 Microns			
	3 ea	L55 SERIES E26 Canopy Light Fixture - High Temp Assembly Includes Clear Thermal & Shock Resistant Globe (L55 Fixture), Bulbs By Others			
	1 ea	Exhaust Riser, 12" x 16" x 4", Factory Installed			
	2 ea	Supply Riser, 12" x 24", W / Volume Dampers			
	2 ea	1/2 Pint Grease Cup, New Style, Flanged Slotted			
		** FIRE SYSTEM #1 ** Complete System, Includes Final Field Hook Up, Permits & Tests			
	1 ea	ANSUL-3.0/1.5 Ansul 4.5 Gallon Wall Mounted Fire System, Includes Pre-Piped Hood W/ Detection			
		* FAN #1 - EXHAUST FAN (EF-1)			
	1 ea	DU180HFA High Speed Direct Drive Centrifugal Upblast Exhaust Fan W/ Disconnect Switch And 18.75" Wheel Exhaust Fan Handles 2210 CFM @ -1.5000" wc ESP, Fan Runs At 1182 RPM			

Solterra Resort Poolside Grille Revision

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New & Nearly New Restaurant Equipment &

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Item	Qty	Description	Sell	Sell Total
		Exhaust Motor: 1.500 HP, 3 Phase, 208 V, 4.4 FLA, Open Drip Proof, Premium E-Plus3 Efficiency		
1 ea		Grease Cup For Kitchen-Duty Centrifugal Exhaust Fans, Box Dimensions: 17-1/8" L x 5-1/16" W x 3-3/4" H, 18 Ga., Includes Down Spout		
1 ea		Vented Base For Curb		
1 ea		CRB26.5X24E EF-1 Curb On Fan #1 Flat Curb		
1 ea		Hinged Base For Curb, Standard Hinge Attached To Curb, Used On Fans W/ Wheels 20" Or Smaller, 12 Ga. Galvanized		
		* FAN #2 - SUPPLY FAN (MUA-1)		
1 ea		A2-G15 Untempered Supply Unit W/ 12" Blower In Size #2 Housing Supply Fan Handles 1547 CFM @ 0.500" wc ESP, Fan Runs At 606 RPM Supply Motor: 0.500 HP, 3 Phase, 208 V, 1.9 FLA, Open Drip Proof Down Discharge - Air Flow Right -> Left		
1 ea		Sloped Filtered Intake For Size #2 Modular Untempered Supply Unit, 26.813" W x 53.625" L x 31.313" H, Includes 2" MV EZ Kleen Metal Mesh Filters		
1 ea		CRB31X24 MUA-1 Curb On Fan #2 Flat Curb		
		* ELECTRICAL SYSTEM #1		
1 ea		DCV-1111 Demand Control Ventilation Electrical System W/ Control For (1) Exhaust Fan, (1) Supply Fan, Exhaust On In Fire, Lights Out In Fire, Fans Modulate Based On Duct Temperature. Room Temperature Sensor Shipped Loose For Field Installation. Includes (1) Duct Thermostat Kit		
		* Inverter Duty 30-Phase Motor Required!		
		* Verify Distance Between VFD & Motor; Additional Cost Could Apply If Distance Exceeds 50' 0"		
1 ea		ESV371N02YXB571 Variable Frequency Drive, 1/2 HP Max., 200/240V, 1 Or 3 Phase Input, 2.4 Amps Max., NEMA 1 Enclosure, W/ 2RJ-45 For MODBUS		
1 ea		ESV112N02YXB571 Variable Frequency Drive, 1/2 HP Max., 200/240V, 1 Or 3 Phase Input, 6.0 Amps Max., NEMA 1 Enclosure, W/ 2RJ-45 For MODBUS		
1 ea		S/Steel Hinged Electrical Box, 20" W x 18" H x 8.62" D, NEMA 1 VENTED, Includes Fan Filter Assembly		
		* Used On New SC-EMS Control Panels		
1 ea		PSP Thermostat Kit, Includes (1) Duct Thermostat, Quick Seal & J-Box For Monitoring Of PSP Discharge Temperature		
1 ea		CASLink Building Monitoring System Communications Module, Includes Monitoring Provisions For CORE Interlock Fire Network & Hood Control Network.		
		* Requires Internet Connection		
1 ea		Digital Prewire Lighting Relay Kit, Includes Hood Lighting Relay & Terminal Blocks, Allows For Up To 1400W Of Lighting Each		
		* WRAPPERS & SPLASHES		
		* HOOD #1 - COOK LINE		
1 ea		FIELD WRAPPER 18.00" H - Front, Left, Right		
1 ea		BACKSPLASH 80.00" H x 102.00" L, 430 S/Steel Vertical, Includes End Caps & Divider Bars		

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New & Nearly New Restaurant Equipment &

09/26/2016

Item	Qty	Description	Sell	Sell Total
1 ea		SIDESPLASH 80.00" H x 30.00" L - Left, 430 S/Steel Vertical, Includes End Caps & Divider Bars		
1 ea		SIDESPLASH 80.00" H x 30.00" L - Right, 430 S/Steel Vertical, Includes End Caps & Divider Bars		
		** CUSTOMER INFORMATION **		
1 ea		INSTALLATION BY OTHERS: INSTALLATION, DUCTWORK, PATCHING, ALL ELECTRICAL FIELD WIRING, START-UP & BALANCE, GAS OR ELECTRIC SHUTDOWN FOR FIRE SYSTEM HOOK-UP. ***** NOTE: CUSTOMER IS RESPONSIBLE FOR ADDITIONAL LABOR CHARGES AS A RESULT OF COOKING EQUIPMENT LAYOUT CHANGES AFTER THE RELEASE OF THE ORDER, UNION LABOR / PREVAILING WAGE CHARGES OR ADDITIONAL TRIPS BY FIRE SYSTEM DISTRIBUTOR CAUSED BY JOBSITE DELAYS, PERMITS, FEES OR TEST REQUIRED BY LOCAL AUTHORITY. SUBMITTAL WILL SPECIFY APPLICABLE TESTING & APPROVAL AGENCIES. ***** CAPTIVE AIRE SYSTEMS REQUIREMENT FOR ALL FIELD HOOK UPS: ALL FIRE SYSTEM DETECTION CONDUIT MUST BE 1/2" EMT. ALL CONDUIT FITTINGS MUST BE COMPRESSION TYPE & FULLY TIGHTENED. ALL CONDUIT ENDS MUST BE REAMED, DEBURRED & BLOWN CLEAR OF DEBRIS PRIOR TO ASSEMBLY. ALL CONDUIT MUST BE FULLY & ROBUSTLY SUPPORTED TO AVOID ACCIDENTAL FIRE SYSTEM DISCHARGE. ***** CAPTIVE AIRE SYSTEMS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH INSTALLATION INSTRUCTIONS PROVIDED WITH EQUIPMENT OR AVAILABLE ON OUR WEB SITE AT www.captiveaire.com . ***** DUCTWORK MUST BE DESIGNED & INSTALLED IN ACCORDANCE WITH AMCA & ASHRAE STANDARDS AS PRESENTED IN CAPTIVE AIRE SYSTEMS "GUIDE TO DESIGNING AIR FLOW SYSTEMS" AVAILABLE AT http://www.captiveaire.com/manuals/airsystemdesign/designairsystems.htm . ***** NOTE: AS PER CAPTIVE AIRE DRAWINGS PROVIDED		
16	1 ea	SODA BEVERAGE POST / PRE MIX DRINK DISPENSER  Servend Model No. DI-2323-8 Drop-In Beverage Dispenser, (8) Flomatic 464 valves, 80 lb. ice bin capacity, LED lighted dual-view™ merchandiser with "Quench Your Thirst" sign, flex manifold, key switch, drain kit, front accessible cold plate with 3/8" barbed fittings, (1) recessed 3/4" FPT is located on the bottom of the unit & (1) recessed 3/4" FPT drain connection for the drain pan adjacent to the cold pan drain, cUL, UL, NSF	<By Vendor>	
	1 ea	Ambient carbonation, standard		
	1 ea	120v/60/1-ph, 2.4 amps, standard		
	1 ea	2 year limited parts & 1 year limited labor warranty (USA)		
	1 ea	Sanitary lever operated beverage valves		
	Class 85	Weight: 190 lbs total		
17	1 ea	FRYMATE VX15 DRAIN CABINET	\$950.00	\$950.00

Solterra Resort Poolside Grille Revision

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New & Nearly New Restaurant Equipment &

09/26/2016

Item	Qty	Description	Sell	Sell Total
		Vulcan Model No. FRYMATE VX15 Frymate™ Holding Station, free standing or add-on unit, 15-1/2" wide, 30-1/8" depth, stainless steel cabinet base, stainless steel top drain section with removable grease collector, set of 4 casters (2 locking), connecting strip and hardware included, (for 35-65 lb capacity gas or electric fryers)		
	1 ea	1 year limited parts & labor warranty, standard Class 85 Weight: 122 lbs total		
17.1	1 ea	FRYER Vulcan Model No. 1TR45A PowerFry3™ Fryer, gas, high efficiency, 15-1/2" W, free-standing, 45-50 lb. capacity, solid state analog knob control with melt cycles, ThreePass™ heat transfer system, electronic ignition, twin baskets, stainless steel cabinet and fry tank, adjustable casters (2 swivel locking & 2 non-locking), 70,000 BTU, CSA, NSF, ENERGY STAR®	\$4,395.00	\$4,395.00
	1 ea	1 year limited parts & labor warranty, standard		
	1 ea	10 year limited tank warranty, standard		
	1 ea	Gas type to be specified		
	1 ea	120v/60/1-ph, with cord & plug, standard		
		Class 85 Weight: 201 lbs total		
17.1	1 ea	FRYER Vulcan Model No. 1TR45AF PowerFry3™ Fryer, gas, high efficiency, 15-1/2" W, free-standing, 45-50 lb. capacity, solid state analog knob control with melt cycles, ThreePass™ heat transfer system, electronic ignition, KleenScreen PLUS® filtration system, twin baskets, stainless steel cabinet and fry tank, adjustable casters (2 swivel locking & 2 non-locking), 70,000 BTU, CSA, NSF, ENERGY STAR®	\$6,875.00	<Alternate>
	1 ea	1 year limited parts & labor warranty, standard		<Alternate>
	1 ea	10 year limited tank warranty, standard		<Alternate>
	1 ea	Gas type to be specified		<Alternate>
	1 ea	120v/60/1-ph, with cord & plug, standard		<Alternate>
		Class 85 Weight: 230 lbs total		
18	1 ea	CHARBROILER	\$3,259.00	<Alternate>
		Vulcan Model No. VACB36 Achiever Charbroiler, countertop, 36", (6) 17,000 BTU cast iron burners, infinite heat control valves, fully welded chassis, (1) drip tray, stainless steel front, sides & top trim, backsplash & grease trough, 4" adjustable legs, 102,000 BTU, CSA, NSF		
	1 ea	1 year limited parts & labor warranty, standard		<Alternate>
	1 ea	Gas type to be specified		<Alternate>
		Class 85 Weight: 370 lbs total		
19	1 ea	EQUIPMENT STAND, REFRIGERATED BASE Continental Refrigerator Model No. DL60G Refrigerator Griddle Stand, two-section, (2) drawers - accommodates (3) 12" x 20" x 6", dial thermometer stainless steel top with drip guard marine edge, stainless steel exterior, interior and back, 4" casters, self-contained refrigeration, 1/4 hp, 10' cord	\$4,315.00	\$4,315.00
	1 ea	Standard warranty (for the United States & Canada Only): 3 year parts and labor; 5 year compressor		
	1 ea	115v/60/1, 5.7 amps, NEMA 5-15P, standard		
	1 ea	Condensing unit on the left		
	1 ea	4" Casters, standard		
		Class 150 Weight: 495 lbs total		

20	1 ea	COUNTERTOP GRIDDLE		\$4,259.00	<Alternate>
		Vulcan Model No. VCCG24-AC			
		Heavy Duty Griddle, countertop, gas, 24" W x 24" D cooking surface, 3/4" thick Rapid Recovery™ composite plate, (2) burners, solid state thermostat every 12", atmospheric type "U" shaped aluminized steel burners, electronic spark ignition & pilot protection, wire knob guards, (1) drawer, stainless steel front, sides, front top ledge, front grease trough, 4" back & tapered side splashes, 4" adjustable legs, 60,000 BTU, NSF, CSA			
	1 ea	1 year limited parts & labor warranty, standard			<Alternate>
	1 ea	Gas type to be specified			<Alternate>
	1 ea	120v/50/60/1-ph, 2 amp, NEMA 5-15P			<Alternate>
	Class 85	Weight: 380 lbs total			
24	1 ea	HAND SINK		\$118.00	\$118.00
		John Boos Model No. PBHS-W-0909-SSLR-X			
		Pro-Bowl Hand Sink, wall mount, 12" W x 14-1/2" D x 12-1/4" H O.A, all stainless steel construction, 9"W x 9" front-to-back x 5" deep bowl, 1-7/8" drain, basket drain included, 4" O.C. splash mounted faucet holes includes left & right side splash, basket drain, NSF, CSA (faucet NOT included) (FLYER NET PRICING)			
	1 ea	PBF-4SM-5GLF-X Sink Mixing Faucet, with 5" gooseneck spout, splash mounted, 4" centers, with 1/2" NPT (LOW LEAD FAUCET) (FLYER NET PRICING)		\$83.00	\$83.00
	Class 85	Weight: 16 lbs total			
				ITEM TOTAL:	\$201.00
24	1 ea	DRAFT BEER COOLER		\$2,999.00	<Alternate>
		Krowne Metal Model No. DB72L			
		Draft Beer Cooler, two section, 72"W x 24"D, self-contained refrigeration mounted on left, (1) stainless steel draft beer tower with (3) faucets & 16" x 8" drain pan, 30°F to 40°F temperature range, (2) hinged doors with locks, (2) stainless steel floor racks, digital thermostat, galvanized interior walls, stainless steel interior floor, includes condensate evaporator, R134a, 1/4 HP, 115v/60/1-ph, 6.0 amps, 8' cord & NEMA 5-15P, ETL			
	1 ea	This equipment is intended for the storage & display of non-potentially-hazardous bottle or canned products only.			<Alternate>
	1 ea	1 year parts & labor warranty, 5 year compressor warranty, standard			<Alternate>
	1 ea	3-faucet Column tower, standard			<Alternate>
	2 ea	S - Stainless steel doors	\$92.00		<Alternate>
	1 ea	S - Stainless steel top, standard			<Alternate>
	1 ea	S - Stainless steel cabinet sides, both, standard			<Alternate>
	1 ea	L - Left hinge location, first door			<Alternate>
	1 ea	R - Right hinge location, second door			<Alternate>
	1 st	BC-135 Casters, 3" with brakes, (set of 6), raises unit 4"	\$99.00		<Alternate>
	Class 150	Weight: 514 lbs total			
				ITEM TOTAL: <Alternate>	\$3,282.00

✓	27	1 ea	HAND SINK		Krowne Metal Model No. KR18-18ST Royal 1800 Series Underbar Hand Sink Unit, free standing, 18"W x 19"D, 6-1/2"H backsplash, 14" wide x 10" front-to-back x 7" deep sink bowl, 4" O.C. splash mount Royal Series faucet with swing spout (low lead compliant), built-in soap & towel dispenser, stainless steel construction, stainless steel legs with adjustable plastic bullet feet, NSF	\$590.00	\$590.00
		Class 150	Weight: 60 lbs total				
✓	27	1 ea	HAND SINK		Krowne Metal Model No. KR21-SD18C KR22 Royal 2100 Series Underbar Hand Sink Unit, cabinet base with hinged door, 18"W x 26"D (to match speed rail depth), 6-1/2"H backsplash, 14" wide x 10" front-to-back x 10" deep sink, 4" O.C. deck mount Royal Series faucet with swing spout (low lead compliant), (1) 9" overflow standpipe, 6" waste chute, stainless steel construction, stainless steel legs with gray plastic bullet feet, NSF	\$820.00	<Alternate>
		1 ea	30-160 Perforated Basket, 6" deep, for 10" x 14" & 10" x 12" dump sink, plastic			\$34.00	<Alternate>
		Class 150	Weight: 65 lbs total				
					ITEM TOTAL: <Alternate>	\$854.00	
✓	28	1 ea	STORAGE CABINET		Krowne Metal Model No. KR18-S36 Royal 1800 Series Underbar Workboard, storage cabinet, 36"W x 24"D, 6-1/2"H backsplash, embossed drainboard top, open front cabinet base, stainless steel construction, stainless steel legs with adjustable plastic feet, NSF	\$578.00	\$578.00
		Class 150	Weight: 140 lbs total				
✓	29	1 ea	DROP-IN SINK		Krowne Metal Model No. HS-1220 Drop-In Hand Sink, one compartment, 12-1/4"W x 18"D x 15-1/2"H O.A., 10-3/8" wide x 14" front-to-back x 9" deep compartment, 4" O.C. deck mount faucet gooseneck with gooseneck spout (low lead compliant), side splashes on left & right, 1-1/2" drain, stainless steel construction, NSF (10"W x 14"D cut-out required)	\$217.00	\$217.00
			Weight: 8 lbs total				
✓	30	1 ea	DROP-IN SINK		Advance Tabco Model No. DI-3-1612 Drop-In Sink, 3-compartment, 16" wide x 20" front-to-back x 12" deep each/bowl, 18 gauge 304 series stainless steel, deck mounted 12" swing spout faucets, basket drains	\$1,049.00	\$1,049.00
		1 ea	Note: This faucet complies with 2014 Federal no lead standards				
		Class 100	Weight: 60 lbs total				















QUOTE

Number: Q101439

Date: 8/28/2025

Account No: 1694-6712

Prepared For:

Terms: Net 30 Days

Reference:

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

Billing Address

SOLTERRA - SOLTERRA RESORT
CDD
C/O RIZZETTA & COMPANY
434 COLWELL AVE #200
Tampa, FL 33614

Service Address

SOLTERRA - POOL ADDRESS
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

REQUEST

EST - GRATING

Item	Description	Qty	Unit	Price	Extended
NEP-10-1000	PE-12-WT NEPTUNE-BENSON PERPENDICULAR GRATING	40.0000	EA	\$62.95	\$2,518.00
DEL-00-0000-S	DELIVERY FEE	1.0000	EA	\$29.95	\$29.95

ORDER NOTES

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

Sub Total: \$2,547.95
Sales Tax: \$0.00
Freight: \$0.00
Total: \$2,547.95

Giovanni Massimino

Accepted By

Chair & Vice Chair
(Clubhouse Liaison Approval)

Tab 7

Solterra Resort Frontage report

Solterra Resort Frontage report			
Group Name	Lot Number	Address1	Frontage of Property
Single Family	Oakmont Ph 1 - 122	5212 Oakbourne Avenue	50.06
Single Family	Oakmont Ph 1 - 131	5248 Oakbourne Avenue	50.00
Single Family	Oakmont Ph 1 - 212	5165 Oakbourne Avenue	50.00
Single Family	Oakmont Ph 1 - 223	5109 Oakbourne Avenue	50.00
Single Family	PH 1 - 1	4007 Oakrise Loop	60
Single Family	PH 1 - 10	4043 Oakrise Loop	48.2
Single Family	PH 1 - 100	5124 Oakbourne Avenue	50.00
Single Family	PH 1 - 101	5128 Oakbourne Avenue	50.00
Single Family	PH 1 - 102	5132 Oakbourne Avenue	50.00
Single Family	PH 1 - 103	5136 Oakbourne Avenue	50.00
Single Family	PH 1 - 104	5140 Oakbourne Avenue	39.35
Single Family	PH 1 - 105	5144 Oakbourne Avenue	50.06
Single Family	PH 1 - 106	5148 Oakbourne Avenue	50.06
Single Family	PH 1 - 107	5152 Oakbourne Avenue	50.06
Single Family	PH 1 - 108	5156 Oakbourne Avenue	46.75
Single Family	PH 1 - 109	5160 Oakbourne Avenue	50.00
Single Family	PH 1 - 11	4047 Oakrise Loop	70
Single Family	PH 1 - 110	5164 Oakbourne Avenue	50.00
Single Family	PH 1 - 111	5168 Oakbourne Avenue	50.00
Single Family	PH 1 - 112	5172 Oakbourne Avenue	50.00
Single Family	PH 1 - 113	5176 Oakbourne Avenue	50.00
Single Family	PH 1 - 114	5180 Oakbourne Avenue	50.00
Single Family	PH 1 - 115	5184 Oakbourne Avenue	46.89
Single Family	PH 1 - 116	5188 Oakbourne Avenue	50.06
Single Family	PH 1 - 117	5192 Oakbourne Avenue	50.06
Single Family	PH 1 - 118	5196 Oakbourne Avenue	50.06
Single Family	PH 1 - 119	5200 Oakbourne Avenue	50.06
Single Family	PH 1 - 12	4051 Oakrise Loop	70
Single Family	PH 1 - 120	5204 Oakbourne Avenue	50.06
Single Family	PH 1 - 121	5208 Oakbourne Avenue	50.06
Single Family	PH 1 - 123	5216 Oakbourne Avenue	51.26
Single Family	PH 1 - 124	5220 Oakbourne Avenue	47.3
Single Family	PH 1 - 125	5224 Oakbourne Avenue	50.00
Single Family	PH 1 - 126	5228 Oakbourne Avenue	50.00
Single Family	PH 1 - 127	5232 Oakbourne Avenue	50.00
Single Family	PH 1 - 128	5236 Oakbourne Avenue	50.00

Single Family	PH 1 - 129	5240 Oakbourne Avenue	50.00
Single Family	PH 1 - 13	4059 Oaktree Drive	70
Single Family	PH 1 - 130	5244 Oakbourne Avenue	50.00
Single Family	PH 1 - 132	5252 Oakbourne Avenue	50.00
Single Family	PH 1 - 133	5256 Oakbourne Avenue	50.00
Single Family	PH 1 - 134	5260 Oakbourne Avenue	50.00
Single Family	PH 1 - 135	5264 Oakbourne Avenue	50.00
Single Family	PH 1 - 136	5268 Oakbourne Avenue	50.00
Single Family	PH 1 - 137	5272 Oakbourne Avenue	50.00
Single Family	PH 1 - 138	5276 Oakbourne Avenue	50.00
Single Family	PH 1 - 139	5280 Oakbourne Avenue	50.00
Single Family	PH 1 - 14	4063 Oaktree Drive	70
Single Family	PH 1 - 140	5284 Oakbourne Avenue	50.00
Single Family	PH 1 - 141	5288 Oakbourne Avenue	50.00
Single Family	PH 1 - 142	5292 Oakbourne Avenue	50.00
Single Family	PH 1 - 143	5296 Oakbourne Avenue	50.00
Single Family	PH 1 - 144	5300 Oakbourne Avenue	50.66
Single Family	PH 1 - 145	5304 Oakbourne Avenue	53.38
Single Family	PH 1 - 146	5406 Oakgrain Court	96.00
Single Family	PH 1 - 147	5410 Oakgrain Court	50.00
Single Family	PH 1 - 148	5414 Oakgrain Court	97.18
Single Family	PH 1 - 149	5418 Oakgrain Court	42.91
Single Family	PH 1 - 15	4067 Oaktree Drive	70
Single Family	PH 1 - 150	5422 Oakgrain Court	42.91
Single Family	PH 1 - 151	5426 Oakgrain Court	42.91
Single Family	PH 1 - 152	5427 Oakgrain Court	42.91
Single Family	PH 1 - 153	5423 Oakgrain Court	42.91
Single Family	PH 1 - 154	5419 Oakgrain Court	60.15
Single Family	PH 1 - 155	5415 Oakgrain Court	42.25
Single Family	PH 1 - 156	5411 Oakgrain Court	55.00
Single Family	PH 1 - 157	5407 Oakgrain Court	139.95
Single Family	PH 1 - 158	5316 Oakbourne Avenue	40.65
Single Family	PH 1 - 159	5320 Oakbourne Avenue	50.00
Single Family	PH 1 - 16	4071 Oaktree Drive	70
Single Family	PH 1 - 160	5324 Oakbourne Avenue	50.00
Single Family	PH 1 - 161	5328 Oakbourne Avenue	50.00
Single Family	PH 1 - 162	5332 Oakbourne Avenue	50.00
Single Family	PH 1 - 163	5336 Oakbourne Avenue	50.00
Single Family	PH 1 - 164	5340 Oakbourne Avenue	50.00
Single Family	PH 1 - 165	5344 Oakbourne Avenue	50.00
Single Family	PH 1 - 166	5348 Oakbourne Avenue	50.00
Single Family	PH 1 - 167	5352 Oakbourne Avenue	50.00

Single Family	PH 1 - 168	5356 Oakbourne Avenue	50.00
Single Family	PH 1 - 169	5360 Oakbourne Avenue	50.00
Single Family	PH 1 - 17	4075 Oaktree Drive	70.00
Single Family	PH 1 - 170	5364 Oakbourne Avenue	50.00
Single Family	PH 1 - 171	5368 Oakbourne Avenue	50.00
Single Family	PH 1 - 172	5372 Oakbourne Avenue	50.00
Single Family	PH 1 - 173	5376 Oakbourne Avenue	50.00
Single Family	PH 1 - 174	5380 Oakbourne Avenue	50.00
Single Family	PH 1 - 175	5384 Oakbourne Avenue	50.00
Single Family	PH 1 - 176	5385 Oakbourne Avenue	49.61
Single Family	PH 1 - 177	5381 Oakbourne Avenue	50.00
Single Family	PH 1 - 178	5377 Oakbourne Avenue	50.00
Single Family	PH 1 - 179	5373 Oakbourne Avenue	50.00
Single Family	PH 1 - 18	4079 Oaktree Drive	71.87
Single Family	PH 1 - 180	5369 Oakbourne Avenue	50.00
Single Family	PH 1 - 181	5365 Oakbourne Avenue	50.00
Single Family	PH 1 - 182	5361 Oakbourne Avenue	50.00
Single Family	PH 1 - 183	5357 Oakbourne Avenue	50.00
Single Family	PH 1 - 184	5353 Oakbourne Avenue	50.00
Single Family	PH 1 - 185	5349 Oakbourne Avenue	50.00
Single Family	PH 1 - 186	5345 Oakbourne Avenue	50.00
Single Family	PH 1 - 187	5307 Wildwood Way	47.52
Single Family	PH 1 - 188	5303 Wildwood Way	50.00
Single Family	PH 1 - 189	5299 Wildwood Way	50.00
Single Family	PH 1 - 19	4083 Oaktree Drive	97.39
Single Family	PH 1 - 190	5295 Wildwood Way	50.00
Single Family	PH 1 - 191	5291 Wildwood Way	50.00
Single Family	PH 1 - 192	5287 Wildwood Way	50.00
Single Family	PH 1 - 193	5283 Wildwood Way	50.00
Single Family	PH 1 - 194	5279 Wildwood Way	50.00
Single Family	PH 1 - 195	5275 Wildwood Way	50.00
Single Family	PH 1 - 196	5271 Wildwood Way	50.00
Single Family	PH 1 - 197	5267 Wildwood Way	50.00
Single Family	PH 1 - 198	5263 Wildwood Way	50.00
Single Family	PH 1 - 199	5259 Wildwood Way	50.00
Single Family	PH 1 - 2	4011 Oakrise Loop	70
Single Family	PH 1 - 20	4091 Oaktree Drive	70.00
Single Family	PH 1 - 200	5255 Wildwood Way	50.00
Single Family	PH 1 - 201	5251 Wildwood Way	50.00
Single Family	PH 1 - 202	5247 Wildwood Way	50.00
Single Family	PH 1 - 203	5243 Wildwood Way	50.00
Single Family	PH 1 - 204	5235 Wildwood Way	49.92

Single Family	PH 1 - 205	5231 Wildwood Way	72.53
Single Family	PH 1 - 206	5227 Wildwood Way	50.00
Single Family	PH 1 - 207	5223 Wildwood Way	50.00
Single Family	PH 1 - 208	5219 Wildwood Way	50.16
Single Family	PH 1 - 209	5215 Wildwood Way	36.56
Single Family	PH 1 - 21	4095 Oaktree Drive	70.00
Single Family	PH 1 - 210	5211 Wildwood Way	50.00
Single Family	PH 1 - 211	5207 Wildwood Way	54.35
Single Family	PH 1 - 213	5161 Oakbourne Avenue	50.00
Single Family	PH 1 - 214	5153 Oakbourne Avenue	72.87
Single Family	PH 1 - 215	5145 Oakbourne Avenue	97.34
Single Family	PH 1 - 216	5137 Oakbourne Avenue	64.82
Single Family	PH 1 - 217	5133 Oakbourne Avenue	50.00
Single Family	PH 1 - 218	5129 Oakbourne Avenue	50.00
Single Family	PH 1 - 219	5125 Oakbourne Avenue	50.00
Single Family	PH 1 - 22	4099 Oaktree Drive	70.00
Single Family	PH 1 - 220	5121 Oakbourne Avenue	50.00
Single Family	PH 1 - 221	5117 Oakbourne Avenue	50.00
Single Family	Ph 1 - 222	5113 Oakbourne Avenue	50.00
Single Family	PH 1 - 224	5206 Wildwood Way	48.32
Single Family	PH 1 - 225	5210 Wildwood Way	60.00
Single Family	PH 1 - 226	5218 Wildwood Way	86.24
Single Family	PH 1 - 227	5222 Wildwood Way	50.00
Single Family	PH 1 - 228	5226 Wildwood Way	50.00
Single Family	PH 1 - 229	5230 Wildwood Way	57.80
Single Family	PH 1 - 23	4103 Oaktree Drive	70.00
Single Family	PH 1 - 230	5234 Wildwood Way	43.01
Single Family	PH 1 - 231	5238 Wildwood Way	50.00
Single Family	PH 1 - 232	5242 Wildwood Way	50.00
Single Family	PH 1 - 233	5246 Wildwood Way	50.00
Single Family	PH 1 - 234	5250 Wildwood Way	50.00
Single Family	PH 1 - 235	5254 Wildwood Way	50.00
Single Family	PH 1 - 236	5258 Wildwood Way	50.00
Single Family	PH 1 - 237	5262 Wildwood Way	50.00
Single Family	PH 1 - 238	5266 Wildwood Way	50.00
Single Family	PH 1 - 239	5270 Wildwood Way	50.00
Single Family	PH 1 - 24	4107 Oaktree Drive	35.31
Single Family	PH 1 - 240	5274 Wildwood Way	50.00
Single Family	PH 1 - 241	5278 Wildwood Way	50.00
Single Family	PH 1 - 242	5282 Wildwood Way	50.00
Single Family	PH 1 - 243	5286 Wildwood Way	50.00
Single Family	PH 1 - 244	5290 Wildwood Way	50.00

Single Family	PH 1 - 245	5294 Wildwood Way	50.00
Single Family	PH 1 - 246	5298 Wildwood Way	50.00
Single Family	PH 1 - 247	5302 Wildwood Way	50.00
Single Family	PH 1 - 248	5306 Wildwood Way	40.00
Single Family	PH 1 - 249	5315 Oakbourne Avenue	39.5???
Single Family	PH 1 - 25	4111 Oaktree Drive	53.47
Single Family	PH 1 - 250	5297 Oakbourne Avenue	50.00
Single Family	PH 1 - 251	5293 Oakbourne Avenue	50.00
Single Family	PH 1 - 252	5289 Oakbourne Avenue	50.00
Single Family	PH 1 - 253	5285 Oakbourne Avenue	50.00
Single Family	PH 1 - 254	5281 Oakbourne Avenue	50.00
Single Family	PH 1 - 255	5277 Oakbourne Avenue	50.00
Single Family	PH 1 - 256	5273 Oakbourne Avenue	50.00
Single Family	PH 1 - 257	5269 Oakbourne Avenue	50.00
Single Family	PH 1 - 258	5265 Oakbourne Avenue	50.00
Single Family	PH 1 - 259	5261 Oakbourne Avenue	50.00
Single Family	PH 1 - 26	4115 Oaktree Drive	65.27
Single Family	PH 1 - 260	5257 Oakbourne Avenue	50.00
Single Family	PH 1 - 261	5253 Oakbourne Avenue	50.00
Single Family	PH 1 - 262	5249 Oakbourne Avenue	50.00
Single Family	PH 1 - 263	5245 Oakbourne Avenue	50.00
Single Family	PH 1 - 264	5241 Oakbourne Avenue	50.00
Single Family	PH 1 - 265	5237 Oakbourne Avenue	50.00
Single Family	PH 1 - 266	5233 Oakbourne Avenue	50.00
Single Family	PH 1 - 267	5229 Oakbourne Avenue	50.00
Single Family	PH 1 - 268	5221 Oakbourne Avenue	41.99
Single Family	PH 1 - 269	5217 Oakbourne Avenue	67.03
Single Family	PH 1 - 27	4119 Oaktree Drive	70.00
Single Family	PH 1 - 270	5213 Oakbourne Avenue	50.14
Single Family	PH 1 - 271	5209 Oakbourne Avenue	51.65
Single Family	PH 1 - 272	5201 Oakbourne Avenue	154.84
Single Family	PH 1 - 273	4344 Acorn Court	40.00
Single Family	PH 1 - 274	4348 Acorn Court	50.00
Single Family	PH 1 - 275	4352 Acorn Court	50.00
Single Family	PH 1 - 276	4356 Acorn Court	50.00
Single Family	PH 1 - 277	4360 Acorn Court	50.00
Single Family	PH 1 - 278	4364 Acorn Court	50.00
Single Family	PH 1 - 279	4368 Acorn Court	50.00
Single Family	PH 1 - 28	4123 Oaktree Drive	65.91
Single Family	PH 1 - 280	4372 Acorn Court	50.00
Single Family	PH 1 - 281	4376 Acorn Court	63.10
Single Family	PH 1 - 282	4380 Acorn Court	63.32

Single Family	PH 1 - 283	4384 Acorn Court	46.27
Single Family	PH 1 - 284	4388 Acorn Court	44.67
Single Family	PH 1 - 285	4392 Acorn Court	46.65
Single Family	PH 1 - 286	4396 Acorn Court	46.69
Single Family	PH 1 - 287	4400 Acorn Court	66.02
Single Family	PH 1 - 288	4404 Acorn Court	66.03
Single Family	PH 1 - 289	4408 Acorn Court	73.14
Single Family	PH 1 - 29	4127 Oaktree Drive	53.36
Single Family	PH 1 - 290	4412 Acorn Court	37.02
Single Family	PH 1 - 291	4416 Acorn Court	50.00
Single Family	PH 1 - 292	4420 Acorn Court	50.00
Single Family	PH 1 - 293	4424 Acorn Court	50.00
Single Family	PH 1 - 294	4425 Acorn Court	50.00
Single Family	PH 1 - 295	4421 Acorn Court	50.00
Single Family	PH 1 - 296	4417 Acorn Court	50.00
Single Family	PH 1 - 297	4413 Acorn Court	50.00
Single Family	PH 1 - 298	4405 Acorn Court	91.58
Single Family	PH 1 - 299	4401 Acorn Court	92.17
Single Family	PH 1 - 3	4015 Oakrise Loop	60
Single Family	PH 1 - 30	4131 Oaktree Drive	52.50
Single Family	PH 1 - 300	4389 Acorn Court	124.73
Single Family	PH 1 - 301	4377 Acorn Court	50.22
Single Family	PH 1 - 302	4373 Acorn Court	51.03
Single Family	PH 1 - 303	4369 Acorn Court	50.41
Single Family	PH 1 - 304	4365 Acorn Court	50.07
Single Family	PH 1 - 305	4361 Acorn Court	50.04
Single Family	PH 1 - 306	4357 Acorn Court	50.33
Single Family	PH 1 - 307	4353 Acorn Court	50.95
Single Family	PH 1 - 308	4349 Acorn Court	51.66
Single Family	PH 1 - 309	4345 Acorn Court	51.44
Single Family	PH 1 - 31	4135 Oaktree Drive	70.00
Single Family	PH 1 - 310	4341 Acorn Court	50.02
Single Family	PH 1 - 311	4337 Acorn Court	50.00
Single Family	PH 1 - 312	4333 Acorn Court	50.00
Single Family	PH 1 - 313	4329 Acorn Court	90.94
Single Family	PH 1 - 314	4317 Acorn Court	83.96
Single Family	PH 1 - 315	4313 Acorn Court	38.14
Single Family	PH 1 - 316	4305 Acorn Court	38.14
Single Family	PH 1 - 317	4304 Acorn Court	38.14
Single Family	PH 1 - 318	4308 Acorn Court	38.14
Single Family	PH 1 - 319	4312 Acorn Court	38.14
Single Family	PH 1 - 32	4139 Oaktree Drive	70.00

Single Family	PH 1 - 320	4316 Acorn Court	36.84
Single Family	PH 1 - 321	4320 Acorn Court	50.00
Single Family	PH 1 - 322	4324 Acorn Court	50.00
Single Family	PH 1 - 323	4328 Acorn Court	50.00
Single Family	PH 1 - 324	4332 Acorn Court	50.00
Single Family	PH 1 - 325	4336 Acorn Court	70.00
Single Family	PH 1 - 33	4143 Oaktree Drive	70.00
Single Family	PH 1 - 34	4147 Oaktree Drive	70.00
Single Family	PH 1 - 35	4151 Oaktree Drive	70.00
Single Family	PH 1 - 36	4155 Oaktree Drive	62.19
Single Family	PH 1 - 37	4159 Oaktree Drive	63.66
Single Family	PH 1 - 38	4163 Oaktree Drive	67.56
Single Family	PH 1 - 39	4167 Oaktree Drive	70.00
Single Family	PH 1 - 4	4019 Oakrise Loop	51.32
Single Family	PH 1 - 40	4171 Oaktree Drive	70.00
Single Family	PH 1 - 41	4175 Oaktree Drive	70.00
Single Family	PH 1 - 42	4179 Oaktree Drive	70.00
Single Family	PH 1 - 43	4183 Oaktree Drive	70.00
Single Family	PH 1 - 44	4187 Oaktree Drive	88.11
Single Family	PH 1 - 45	4191 Oaktree Drive	107.08
Single Family	PH 1 - 46	4204 Oakview Drive	60.00
Single Family	PH 1 - 47	4208 Oakview Drive	70.00
Single Family	PH 1 - 48	4212 Oakview Drive	64.27
Single Family	PH 1 - 49	4225 Oakview Drive	44.92
Single Family	PH 1 - 5	4023 Oakrise Loop	40.74
Single Family	PH 1 - 50	4221 Oakview Drive	44.13
Single Family	PH 1 - 51	4217 Oakview Drive	70.00
Single Family	PH 1 - 52	4213 Oakview Drive	70.00
Single Family	PH 1 - 53	4209 Oakview Drive	70.00
Single Family	PH 1 - 54	4205 Oakview Drive	70.00
Single Family	PH 1 - 55	4201 Oakview Drive	80.00
Single Family	PH 1 - 56	4197 Oakview Drive	80.00
Single Family	PH 1 - 57	4193 Oakview Drive	75.00
Single Family	PH 1 - 58	4028 Oakrise Loop	70.00
Single Family	PH 1 - 59	4032 Oakrise Loop	90
Single Family	PH 1 - 6	4027 Oakrise Loop	70
Single Family	PH 1 - 60	4036 Oakrise Loop	70.00
Single Family	PH 1 - 61	4053 Oaktree Drive	70.00
Single Family	PH 1 - 62	4049 Oaktree Drive	90
Single Family	PH 1 - 63	4045 Oaktree Drive	70.00
Single Family	PH 1 - 64	4044 Oaktree Drive	60.00
Single Family	PH 1 - 65	4048 Oaktree Drive	70

Single Family	PH 1 - 66	4052 Oaktree Drive	50
Single Family	PH 1 - 67	4056 Oaktree Drive	154.28
Single Family	PH 1 - 68	4060 Oaktree Drive	70
Single Family	PH 1 - 69	4064 Oaktree Drive	70
Single Family	PH 1 - 7	4031 Oakrise Loop	70
Single Family	PH 1 - 70	4068 Oaktree Drive	70
Single Family	PH 1 - 71	4072 Oaktree Drive	70
Single Family	PH 1 - 72	4076 Oaktree Drive	70.00
Single Family	PH 1 - 73	4080 Oaktree Drive	69.93
Single Family	PH 1 - 74	4084 Oaktree Drive	85.31
Single Family	PH 1 - 75	4088 Oaktree Drive	69.53
Single Family	PH 1 - 76	4092 Oaktree Drive	70.00
Single Family	PH 1 - 77	4096 Oaktree Drive	70.00
Single Family	PH 1 - 78	4100 Oaktree Drive	70.00
Single Family	PH 1 - 79	4104 Oaktree Drive	192.12
Single Family	PH 1 - 8	4035 Oakrise Loop	64.31
Single Family	PH 1 - 80	4136 Oaktree Drive	192.12
Single Family	PH 1 - 81	4140 Oaktree Drive	70.00
Single Family	PH 1 - 82	4144 Oaktree Drive	70.00
Single Family	PH 1 - 83	4148 Oaktree Drive	70.00
Single Family	PH 1 - 84	4152 Oaktree Drive	70.00
Single Family	PH 1 - 85	4156 Oaktree Drive	117.99
Single Family	PH 1 - 86	4164 Oaktree Drive	101.31
Single Family	PH 1 - 87	4168 Oaktree Drive	70.00
Single Family	PH 1 - 88	4172 Oaktree Drive	70.00
Single Family	PH 1 - 89	4176 Oaktree Drive	70.00
Single Family	PH 1 - 9	4039 Oakrise Loop	48.21
Single Family	PH 1 - 90	4180 Oaktree Drive	70.00
Single Family	PH 1 - 91	4184 Oaktree Drive	70.00
Single Family	PH 1 - 92	4188 Oaktree Drive	89.66
Single Family	PH 1 - 93	4192 Oaktree Drive	59.52
Single Family	PH 1 - 94	4196 Oaktree Drive	70.00
Single Family	PH 1 - 95	4200 Oaktree Drive	60.00
Single Family	PH 1 - 96	5108 Oakbourne Avenue	40.64
Single Family	PH 1 - 97	5112 Oakbourne Avenue	50.00
Single Family	PH 1 - 98	5116 Oakbourne Avenue	50.00
Single Family	PH 1 - 99	5120 Oakbourne Avenue	50.00
Single Family	S1 - 1	5404 Solterra Circle	
Single Family	S1 - 10	5440 Solterra Circle	
Single Family	S1 - 11	5444 Solterra Circle	
Single Family	S1 - 12	5448 Solterra Circle	
Single Family	S1 - 13	5452 Solterra Circle	

Single Family	S1 - 14	5456 Solterra Circle	40
Single Family	S1 - 15	5460 Solterra Circle	40
Single Family	S1 - 16	5464 Solterra Circle	45
Single Family	S1 - 17	5468 Solterra Circle	40
Single Family	S1 - 18	5472 Solterra Circle	
Single Family	S1 - 19	5476 Solterra Circle	
Single Family	S1 - 2	5408 Solterra Circle	40
Single Family	S1 - 20	5480 Solterra Circle	
Single Family	S1 - 21	5484 Solterra Circle	
Single Family	S1 - 22	5488 Solterra Circle	40
Single Family	S1 - 23	5492 Solterra Circle	40
Single Family	S1 - 24	5496 Solterra Circle	40
Single Family	S1 - 25	5500 Solterra Circle	40
Single Family	S1 - 26	5504 Solterra Circle	
Single Family	S1 - 27	5508 Solterra Circle	
Single Family	S1 - 28	5512 Solterra Circle	
Single Family	S1 - 29	5516 Solterra Circle	
Single Family	S1 - 3	5412 Solterra Circle	40
Single Family	S1 - 30	5520 Solterra Circle	40
Single Family	S1 - 31	5524 Solterra Circle	45
Single Family	S1 - 32	5528 Solterra Circle	45
Single Family	S1 - 33	5532 Solterra Circle	40
Single Family	S1 - 34	5421 Solterra Circle	
Single Family	S1 - 35	5425 Solterra Circle	40
Single Family	S1 - 36	5429 Solterra Circle	40
Single Family	S1 - 37	5431 Solterra Circle	40
Single Family	S1 - 38	5435 Solterra Circle	40
Single Family	S1 - 39	5439 Solterra Circle	
Single Family	S1 - 4	5416 Solterra Circle	40
Single Family	S1 - 40	5481 Solterra Circle	
Single Family	S1 - 41	5489 Solterra Circle	40
Single Family	S1 - 42	5493 Solterra Circle	40
Single Family	S1 - 43	5497 Solterra Circle	40
Single Family	S1 - 44	5501 Solterra Circle	40
Single Family	S1 - 45	5505 Solterra Circle	
Single Family	S1 - 5	5420 Solterra Circle	40
Single Family	S1 - 6	5424 Solterra Circle	40
Single Family	S1 - 7	5428 Solterra Circle	40
Single Family	S1 - 8	5432 Solterra Circle	40
Single Family	S1 - 9	5436 Solterra Circle	40
Single Family	S2A1 - 1	5405 Misty Oak Circle	35.11
Single Family	S2A1 - 10	5441 Misty Oak Circle	39.39

Single Family	S2A1 - 100	6132 Broad Oak Drive	61.44
Single Family	S2A1 - 101	6136 Broad Oak Drive	64.41
Single Family	S2A1 - 102	6140 Broad Oak Drive	70.00
Single Family	S2A1 - 103	6144 Broad Oak Drive	77.50
Single Family	S2A1 - 104	6148 Broad Oak Drive	77.50
Single Family	S2A1 - 105	6152 Broad Oak Drive	70.00
Single Family	S2A1 - 106	6156 Broad Oak Drive	70.00
Single Family	S2A1 - 107	6160 Broad Oak Drive	57.24
Single Family	S2A1 - 108	6164 Broad Oak Drive	61.22
Single Family	S2A1 - 109	6168 Broad Oak Drive	35.94
Single Family	S2A1 - 11	5445 Misty Oak Circle	39.39
Single Family	S2A1 - 110	6000 Oak Green Loop	55.89
Single Family	S2A1 - 111	6004 Oak Green Loop	70.00
Single Family	S2A1 - 112	6008 Oak Green Loop	
Single Family	S2A1 - 113	6001 Broad Oak Drive	49.01
Single Family	S2A1 - 114	6005 Broad Oak Drive	51.69
Single Family	S2A1 - 115	6009 Broad Oak Drive	70.00
Single Family	S2A1 - 116	6013 Broad Oak Drive	70.00
Single Family	S2A1 - 117	6017 Broad Oak Drive	70.00
Single Family	S2A1 - 118	6021 Broad Oak Drive	70.00
Single Family	S2A1 - 119	6025 Broad Oak Drive	70.00
Single Family	S2A1 - 12	5449 Misty Oak Circle	37.74
Single Family	S2A1 - 120	6029 Broad Oak Drive	70.00
Single Family	S2A1 - 121	6033 Broad Oak Drive	70.00
Single Family	S2A1 - 122	6037 Broad Oak Drive	70.00
Single Family	S2A1 - 13	5453 Misty Oak Circle	34.42
Single Family	S2A1 - 132	7029 Oakwood Street	70.00
Single Family	S2A1 - 133	7025 Oakwood Street	70.00
Single Family	S2A1 - 134	7021 Oakwood Street	70.00
Single Family	S2A1 - 135	7017 Oakwood Street	70.00
Single Family	S2A1 - 136	7013 Oakwood Street	70.00
Single Family	S2A1 - 137	7009 Oakwood Street	70.00
Single Family	S2A1 - 138	7005 Oakwood Street	70.00
Single Family	S2A1 - 139	7001 Oakwood Street	68.12
Single Family	S2A1 - 14	5457 Misty Oak Circle	34.36
Single Family	S2A1 - 140	7000 Oakwood Street	74.38
Single Family	S2A1 - 141	7004 Oakwood Street	70.00
Single Family	S2A1 - 142	7008 Oakwood Street	70.00
Single Family	S2A1 - 143	7012 Oakwood Street	70.00
Single Family	S2A1 - 144	7016 Oakwood Street	70.00
Single Family	S2A1 - 145	7020 Oakwood Street	70.00
Single Family	S2A1 - 146	7024 Oakwood Street	70.00

Single Family	S2A1 - 15	5461 Misty Oak Circle	42.60
Single Family	S2A1 - 155	6105 Broad Oak Drive	70.00
Single Family	S2A1 - 156	6109 Broad Oak Drive	70.00
Single Family	S2A1 - 157	6113 Broad Oak Drive	70.00
Single Family	S2A1 - 158	6117 Broad Oak Drive	70.00
Single Family	S2A1 - 159	6121 Broad Oak Drive	70.00
Single Family	S2A1 - 16	5465 Misty Oak Circle	40.24
Single Family	S2A1 - 160	6125 Broad Oak Drive	
Single Family	S2A1 - 17	5469 Misty Oak Circle	32.81
Single Family	S2A1 - 18	5473 Misty Oak Circle	40.81
Single Family	S2A1 - 19	5477 Misty Oak Circle	46.00
Single Family	S2A1 - 2	5409 Misty Oak Circle	40.00
Single Family	S2A1 - 20	5481 Misty Oak Circle	46.00
Single Family	S2A1 - 21	5485 Misty Oak Circle	46.00
Single Family	S2A1 - 22	5489 Misty Oak Circle	40.55
Single Family	S2A1 - 23	5493 Misty Oak Circle	40.00
Single Family	S2A1 - 24	5497 Misty Oak Circle	40.00
Single Family	S2A1 - 25	5501 Misty Oak Circle	40.00
Single Family	S2A1 - 26	5505 Misty Oak Circle	23.55
Single Family	S2A1 - 27	5509 Misty Oak Circle	33.03
Single Family	S2A1 - 28	5513 Misty Oak Circle	33.11
Single Family	S2A1 - 29	5517 Misty Oak Circle	33.17
Single Family	S2A1 - 3	5413 Misty Oak Circle	40.00
Single Family	S2A1 - 30	5521 Misty Oak Circle	33.19
Single Family	S2A1 - 31	5525 Misty Oak Circle	33.17
Single Family	S2A1 - 32	5529 Misty Oak Circle	33.12
Single Family	S2A1 - 33	5533 Misty Oak Circle	29.10
Single Family	S2A1 - 34	5537 Misty Oak Circle	40.00
Single Family	S2A1 - 35	5541 Misty Oak Circle	40.00
Single Family	S2A1 - 36	5545 Misty Oak Circle	40.00
Single Family	S2A1 - 37	5549 Misty Oak Circle	40.00
Single Family	S2A1 - 38	5553 Misty Oak Circle	40.00
Single Family	S2A1 - 4	5417 Misty Oak Circle	
Single Family	S2A1 - 40	5561 Misty Oak Circle	40.00
Single Family	S2A1 - 41	5565 Misty Oak Circle	40.00
Single Family	S2A1 - 42	5569 Misty Oak Circle	35.00
Single Family	S2A1 - 43	5564 Misty Oak Circle	44.14
Single Family	S2A1 - 44	5440 Misty Oak Circle	
Single Family	S2A1 - 45	5444 Misty Oak Circle	
Single Family	S2A1 - 46	5448 Misty Oak Circle	
Single Family	S2A1 - 47	5452 Misty Oak Circle	
Single Family	S2A1 - 48	5532 Misty Oak Circle	

Single Family	S2A1 - 49	5536 Misty Oak Circle	40.00
Single Family	S2A1 - 5	5421 Misty Oak Circle	39.39
Single Family	S2A1 - 50	5540 Misty Oak Circle	40.00
Single Family	S2A1 - 51	5544 Misty Oak Circle	40.00
Single Family	S2A1 - 52	5548 Misty Oak Circle	40.00
Single Family	S2A1 - 53	5552 Misty Oak Circle	40.00
Single Family	S2A1 - 54	5556 Misty Oak Circle	40.00
Single Family	S2A1 - 55	5560 Misty Oak Circle	40.00
Single Family	S2A1 - 56	6012 Oak Green Loop	59.52
Single Family	S2A1 - 57	6016 Oak Green Loop	59.37
Single Family	S2A1 - 58	6020 Oak Green Loop	32.69
Single Family	S2A1 - 59	6024 Broad Oak Drive	
Single Family	S2A1 - 6	5425 Misty Oak Circle	39.39
Single Family	S2A1 - 60	6028 Broad Oak Drive	70.00
Single Family	S2A1 - 61	6032 Broad Oak Drive	70.00
Single Family	S2A1 - 62	6036 Broad Oak Drive	70.00
Single Family	S2A1 - 63	6040 Broad Oak Drive	65.54
Single Family	S2A1 - 7	5429 Misty Oak Circle	39.39
Single Family	S2A1 - 8	5433 Misty Oak Circle	39.39
Single Family	S2A1 - 9	5437 Misty Oak Circle	39.39
Single Family	S2A1 - 93	6104 Broad Oak Drive	70.00
Single Family	S2A1 - 94	6108 Broad Oak Drive	70.00
Single Family	S2A1 - 95	6112 Broad Oak Drive	70.00
Single Family	S2A1 - 96	6116 Broad Oak Drive	70.00
Single Family	S2A1 - 97	6120 Broad Oak Drive	70.00
Single Family	S2A1 - 98	6124 Broad Oak Drive	
Single Family	S2A1 - 99	6128 Broad Oak Drive	55.60
Single Family	S2A10 - 39	5557 Misty Oak Circle	40.00
Single Family	Solterra 2A-2 - 1	6042 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 10	6060 Broad Oak Drive	49.32
Single Family	Solterra 2A-2 - 11	6062 Broad Oak Drive	49.32
Single Family	Solterra 2A-2 - 12	6064 Broad Oak Drive	48.88
Single Family	Solterra 2A-2 - 13	6066 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 14	6068 Broad Oak Drive	
Single Family	Solterra 2A-2 - 15	8005 Oak Shadow Court	89.53
Single Family	Solterra 2A-2 - 16	8009 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 17	8013 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 18	8017 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 19	8021 Oak Shadow Court	50.42
Single Family	Solterra 2A-2 - 2	6044 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 20	8025 Oak Shadow Court	
Single Family	Solterra 2A-2 - 21	8029 Oak Shadow Court	62.09

Single Family	Solterra 2A-2 - 22	8031 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 23	8035 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 24	8039 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 25	8043 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 26	8036 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 27	8032 Oak Shadow Court	
Single Family	Solterra 2A-2 - 28	8028 Oak Shadow Court	45.00
Single Family	Solterra 2A-2 - 29	8024 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 3	6046 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 30	8020 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 31	8016 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 32	8012 Oak Shadow Court	44.45
Single Family	Solterra 2A-2 - 33	8008 Oak Shadow Court	45.72
Single Family	Solterra 2A-2 - 34	8004 Oak Shadow Court	45.72
Single Family	Solterra 2A-2 - 35	6070 Broad Oak Drive	
Single Family	Solterra 2A-2 - 36	6074 Broad Oak Drive	45.60
Single Family	Solterra 2A-2 - 37	6078 Broad Oak Drive	45.60
Single Family	Solterra 2A-2 - 38	6082 Broad Oak Drive	45.60
Single Family	Solterra 2A-2 - 39	6086 Broad Oak Drive	
Single Family	Solterra 2A-2 - 4	6048 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 40	6090 Broad Oak Drive	40.00
Single Family	Solterra 2A-2 - 41	6096 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 42	6100 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 43	6101 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 44	6095 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 45	6091 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 46	6083 Broad Oak Drive	
Single Family	Solterra 2A-2 - 47	6079 Broad Oak Drive	116.79
Single Family	Solterra 2A-2 - 48	6071 Broad Oak Drive	
Single Family	Solterra 2A-2 - 49	6067 Broad Oak Drive	40.67
Single Family	Solterra 2A-2 - 5	6050 Broad Oak Drive	49.09
Single Family	Solterra 2A-2 - 50	7040 Oakwood Street	44.61
Single Family	Solterra 2A-2 - 51	7036 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 52	7032 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 53	7028 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 54	7033 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 55	7037 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 56	7041 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 57	7045 Oakwood Street	36.21
Single Family	Solterra 2A-2 - 58	7049 Oakwood Street	35.24
Single Family	Solterra 2A-2 - 59	7053 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 6	6052 Broad Oak Drive	40.17

Single Family	Solterra 2A-2 - 60	7057 Oakwood Street	42.80
Single Family	Solterra 2A-2 - 61	6049 Broad Oak Drive	
Single Family	Solterra 2A-2 - 62	6047 Broad Oak Drive	
Single Family	Solterra 2A-2 - 63	6045 Broad Oak Drive	66.68
Single Family	Solterra 2A-2 - 64	6043 Broad Oak Drive	66.68
Single Family	Solterra 2A-2 - 65	6041 Broad Oak Drive	45.65
Single Family	Solterra 2A-2 - 7	6054 Broad Oak Drive	47.43
Single Family	Solterra 2A-2 - 8	6056 Broad Oak Drive	41.25
Single Family	Solterra 2A-2 - 9	6058 Broad Oak Drive	30.27
Single Family	2B - 1	7347 Oakmoss Loop	35.00
Single Family	2B - 10	7311 Oakmoss Loop	36.99
Single Family	2B - 11	7307 Oakmoss Loop	36.34
Single Family	2B - 100	7180 Oakmoss Loop	65.61
Townhomes	2B - 101	7183 Oakmoss Loop	35.00
Townhomes	2B - 102	7179 Oakmoss Loop	25.00
Single Family	2B - 12	7303 Oakmoss Loop	33.68
Townhomes	2B - 120	7585 Oak Spring Ln	25
Townhomes	2B - 121	7581 Oak Spring Ln	21.13
Townhomes	2B - 122	7577 Oak Spring Ln	25.01
Townhomes	2B - 123	7573 Oak Spring Ln	25.08
Townhomes	2B - 124	7569 Oak Spring Ln	31.33
Townhomes	2B - 125	7565 Oak Spring Ln	29.12
Townhomes	2B - 126	7561 Oak Spring Ln	25.15
Townhomes	2B - 127	7557 Oak Spring Ln	25.05
Townhomes	2B - 128	7553 Oak Spring Ln	25
Townhomes	2B - 129	7549 Oak Spring Ln	25.02
Single Family	2B - 13	7299 Oakmoss Loop	33.66
Townhomes	2B - 130	7545 Oak Spring Ln	25.1
Townhomes	2B - 131	7541 Oak Spring Ln	25.23
Townhomes	2B - 132	7537 Oak Spring Ln	28.68
Townhomes	2B - 133	7533 Oak Spring Ln	30.07
Townhomes	2B - 134	7529 Oak Spring Ln	25.07
Townhomes	2B - 135	7525 Oak Spring Ln	25
Townhomes	2B - 136	7521 Oak Spring Ln	25
Townhomes	2B - 137	7517 Oak Spring Ln	25
Townhomes	2B - 138	7513 Oak Spring Ln	25
Townhomes	2B - 139	7509 Oak Spring Ln	25
Single Family	2B - 14	7295 Oakmoss Loop	33.68
Townhomes	2B - 140	7505 Oak Spring Ln	35.92
Townhomes	2B - 141	7526 Oak Spring Ln	47.95?
Townhomes	2B - 142	7530 Oak Spring Ln	25.28
Townhomes	2B - 143	7534 Oak Spring Ln	25.12

Townhomes	2B - 144	7538 Oak Spring Ln	25.03
Townhomes	2B - 145	7542 Oak Spring Ln	25
Townhomes	2B - 146	7546 Oak Spring Ln	25.05
Townhomes	2B - 147	7550 Oak Spring Ln	25.16
Townhomes	2B - 148	7554 Oak Spring Ln	70.98
Townhomes	2B - 149	7570 Oak Spring Ln	55.49
Single Family	2B - 15	7291 Oakmoss Loop	33.68
Townhomes	2B - 150	7574 Oak Spring Ln	25.02
Townhomes	2B - 151	7578 Oak Spring Ln	25
Townhomes	2B - 152	7582 Oak Spring Ln	25
Townhomes	2B - 153	7586 Oak Spring Ln	25
Townhomes	2B - 154	7590 Oak Spring Ln	25
Townhomes	2B - 155	7594 Oak Spring Ln	25
Townhomes	2B - 156	7598 Oak Spring Ln	38.43
Townhomes	2B - 157	7602 Oak Spring Ln	46.3
Townhomes	2B - 158	7606 Oak Spring Ln	25.04
Townhomes	2B - 159	7610 Oak Spring Ln	25.04
Single Family	2B - 16	7287 Oakmoss Loop	33.68
Townhomes	2B - 160	7614 Oak Spring Ln	25.09
Townhomes	2B - 161	7618 Oak Spring Ln	25.09
Townhomes	2B - 162	7622 Oak Spring Ln	25.09
Townhomes	2B - 163	7626 Oak Spring Ln	25.07
Townhomes	2B - 164	7630 Oak Spring Ln	34.88
Townhomes	2B - 165	7507 Oakmoss Loop	
Townhomes	2B - 166	7503 Oakmoss Loop	25.00
Townhomes	2B - 167	7499 Oakmoss Loop	25.00
Townhomes	2B - 168	7495 Oakmoss Loop	25.00
Townhomes	2B - 169	7491 Oakmoss Loop	25.00
Single Family	2B - 17	7283 Oakmoss Loop	33.68
Townhomes	2B - 170	7487 Oakmoss Loop	25.00
Townhomes	2B - 171	7483 Oakmoss Loop	25.00
Townhomes	2B - 172	7479 Oakmoss Loop	
Townhomes	2B - 173	7475 Oakmoss Loop	30.20
Townhomes	2B - 174	7471 Oakmoss Loop	25.02
Townhomes	2B - 175	7467 Oakmoss Loop	25.01
Townhomes	2B - 176	7463 Oakmoss Loop	25.00
Townhomes	2B - 177	7459 Oakmoss Loop	25.00
Townhomes	2B - 178	7455 Oakmoss Loop	25.00
Townhomes	2B - 179	7451 Oakmoss Loop	25.00
Single Family	2B - 18	7279 Oakmoss Loop	38.05
Single Family	2B - 2	7343 Oakmoss Loop	40.00
Single Family	2B - 19	7275 Oakmoss Loop	40.00

Single Family	2B - 20	7271 Oakmoss Loop	40.00
Single Family	2B - 21	7267 Oakmoss Loop	38.38
Single Family	2B - 22	7263 Oakmoss Loop	33.68
Single Family	2B - 23	7259 Oakmoss Loop	24.61
Single Family	2B - 24	7255 Oakmoss Loop	47.50
Single Family	2B - 25	7251 Oakmoss Loop	47.50
Single Family	2B - 26	7247 Oakmoss Loop	40.00
Single Family	2B - 27	7243 Oakmoss Loop	40.00
Single Family	2B - 28	7239 Oakmoss Loop	40.00
Single Family	2B - 29	7235 Oakmoss Loop	40.00
Single Family	2B - 3	7339 Oakmoss Loop	40.00
Single Family	2B - 30	7231 Oakmoss Loop	40.00
Single Family	2B - 31	7227 Oakmoss Loop	40.00
Single Family	2B - 32	7223 Oakmoss Loop	40.00
Single Family	2B - 33	7219 Oakmoss Loop	40.00
Single Family	2B - 34	7215 Oakmoss Loop	40.00
Single Family	2B - 35	7211 Oakmoss Loop	40.00
Single Family	2B - 36	7207 Oakmoss Loop	47.50
Single Family	2B - 37	7203 Oakmoss Loop	47.50
Single Family	2B - 38	7199 Oakmoss Loop	40.00
Single Family	2B - 39	7195 Oakmoss Loop	40.00
Single Family	2B - 4	7335 Oakmoss Loop	40.00
Single Family	2B - 40	7191 Oakmoss Loop	40.00
Single Family	2B - 41	7187 Oakmoss Loop	40.00
Single Family	2B - 42	7411 Oakmoss Loop	40.00
Single Family	2B - 43	7407 Oakmoss Loop	40.00
Single Family	2B - 44	7403 Oakmoss Loop	40.00
Single Family	2B - 45	7399 Oakmoss Loop	40.00
Single Family	2B - 46	7395 Oakmoss Loop	40.00
Single Family	2B - 47	7391 Oakmoss Loop	40.00
Single Family	2B - 48	7387 Oakmoss Loop	40.00
Single Family	2B - 49	7379 Oakmoss Loop	40.00
Single Family	2B - 5	7331 Oakmoss Loop	40.00
Single Family	2B - 50	7375 Oakmoss Loop	40.00
Single Family	2B - 51	7371 Oakmoss Loop	40.00
Single Family	2B - 52	7367 Oakmoss Loop	40.00
Single Family	2B - 53	7363 Oakmoss Loop	40.00
Single Family	2B - 54	7359 Oakmoss Loop	40.00
Single Family	2B - 55	7355 Oakmoss Loop	35.00
Single Family	2B - 56	7404 Oakmoss Loop	26.34
Single Family	2B - 57	7400 Oakmoss Loop	40.00
Single Family	2B - 58	7396 Oakmoss Loop	40.00

Single Family	2B - 59	7392 Oakmoss Loop	40.00
Single Family	2B - 6	7327 Oakmoss Loop	40.00
Single Family	2B - 60	7388 Oakmoss Loop	40.00
Single Family	2B - 61	7384 Oakmoss Loop	40.00
Single Family	2B - 62	7380 Oakmoss Loop	45.00
Single Family	2B - 63	7376 Oakmoss Loop	45.00
Single Family	2B - 64	7372 Oakmoss Loop	40.00
Single Family	2B - 65	7368 Oakmoss Loop	40.00
Single Family	2B - 66	7364 Oakmoss Loop	40.00
Single Family	2B - 67	7360 Oakmoss Loop	40.00
Single Family	2B - 68	7356 Oakmoss Loop	40.00
Single Family	2B - 69	7352 Oakmoss Loop	40.00
Single Family	2B - 7	7323 Oakmoss Loop	28.77
Single Family	2B - 70	7348 Oakmoss Loop	40.00
Single Family	2B - 71	7344 Oakmoss Loop	40.00
Single Family	2B - 72	7340 Oakmoss Loop	40.00
Single Family	2B - 73	7336 Oakmoss Loop	40.00
Single Family	2B - 74	7332 Oakmoss Loop	40.00
Single Family	2B - 75	7328 Oakmoss Loop	40.00
Single Family	2B - 76	7324 Oakmoss Loop	40.00
Single Family	2B - 77	7320 Oakmoss Loop	33.71
Single Family	2B - 78	7316 Oakmoss Loop	69.94
Single Family	2B - 79	7312 Oakmoss Loop	
Single Family	2B - 8	7319 Oakmoss Loop	36.99
Single Family	2B - 80	7260 Oakmoss Loop	
Single Family	2B - 81	7256 Oakmoss Loop	40.00
Single Family	2B - 82	7252 Oakmoss Loop	40.00
Single Family	2B - 83	7248 Oakmoss Loop	40.00
Single Family	2B - 84	7244 Oakmoss Loop	40.00
Single Family	2B - 85	7240 Oakmoss Loop	40.00
Single Family	2B - 86	7236 Oakmoss Loop	40.00
Single Family	2B - 87	7232 Oakmoss Loop	40.00
Single Family	2B - 88	7228 Oakmoss Loop	40.00
Single Family	2B - 89	7224 Oakmoss Loop	40.00
Single Family	2B - 9	7315 Oakmoss Loop	36.99
Single Family	2B - 90	7220 Oakmoss Loop	40.00
Single Family	2B - 91	7216 Oakmoss Loop	40.00
Single Family	2B - 92	7212 Oakmoss Loop	40.00
Single Family	2B - 93	7208 Oakmoss Loop	45.00
Single Family	2B - 94	7204 Oakmoss Loop	45.00
Single Family	2B - 95	7200 Oakmoss Loop	40.00
Single Family	2B - 96	7196 Oakmoss Loop	40.00

Single Family	2B - 97	7192 Oakmoss Loop	40.00
Single Family	2B - 98	7188 Oakmoss Loop	40.00
Single Family	2B - 99	7184 Oakmoss Loop	40.00
Single Family	2D - 1	7511 Oakmoss Loop	56.8
Single Family	2D - 10	7547 Oakmoss Loop	50.00
Single Family	2D - 100	7580 Oakmoss Loop	50.00
Single Family	2D - 101	7576 Oakmoss Loop	50.00
Single Family	2D - 102	7572 Oakmoss Loop	50.00
Single Family	2D - 103	7568 Oakmoss Loop	50.00
Single Family	2D - 104	7564 Oakmoss Loop	50.00
Single Family	2D - 105	7560 Oakmoss Loop	56.00
Single Family	2D - 106	7556 Oakmoss Loop	56.00
Single Family	2D - 107	7552 Oakmoss Loop	50.00
Single Family	2D - 108	7548 Oakmoss Loop	50.00
Single Family	2D - 109	7538 Oakmoss Loop	
Single Family	2D - 11	7551 Oakmoss Loop	50.00
Single Family	2D - 110	7534 Oakmoss Loop	106.02
Single Family	2D - 111	7524 Oakmoss Loop	88.35
Single Family	2D - 112	7520 Oakmoss Loop	113.13
Single Family	2D - 113	7618 Oakmoss Loop	
Single Family	2D - 114	7622 Oakmoss Loop	49.01
Single Family	2D - 115	7626 Oakmoss Loop	49.01
Single Family	2D - 116	7630 Oakmoss Loop	49.01
Single Family	2D - 117	7634 Oakmoss Loop	49.01
Single Family	2D - 118	7638 Oakmoss Loop	49.01
Single Family	2D - 119	7642 Oakmoss Loop	49.01
Single Family	2D - 12	7555 Oakmoss Loop	50.00
Single Family	2D - 120	7646 Oakmoss Loop	49.01
Single Family	2D - 121	7880 Oak Reflection Loop	45.00
Single Family	2D - 122	7876 Oak Reflection Loop	50.00
Single Family	2D - 123	7872 Oak Reflection Loop	50.00
Single Family	2D - 124	7868 Oak Reflection Loop	50.00
Single Family	2D - 125	7864 Oak Reflection Loop	50.00
Single Family	2D - 126	7860 Oak Reflection Loop	50.00
Single Family	2D - 127	7850 Oak Reflection Loop	101.73
Single Family	2D - 128	7836 Oak Reflection Loop	101.39
Single Family	2D - 129	7832 Oak Reflection Loop	50.00
Single Family	2D - 13	7559 Oakmoss Loop	50.00
Single Family	2D - 130	7828 Oak Reflection Loop	50.00
Single Family	2D - 131	7824 Oak Reflection Loop	81.17
Single Family	2D - 14	7563 Oakmoss Loop	50.00
Single Family	2D - 15	7567 Oakmoss Loop	50.00

Single Family	2D - 16	7571 Oakmoss Loop	50.00
Single Family	2D - 17	7575 Oakmoss Loop	50.00
Single Family	2D - 18	7579 Oakmoss Loop	50.00
Single Family	2D - 19	7583 Oakmoss Loop	50.00
Single Family	2D - 2	7515 Oakmoss Loop	46.47
Single Family	2D - 20	7587 Oakmoss Loop	50.00
Single Family	2D - 21	7591 Oakmoss Loop	50.00
Single Family	2D - 22	7595 Oakmoss Loop	50.00
Single Family	2D - 23	7599 Oakmoss Loop	50.00
Single Family	2D - 24	7603 Oakmoss Loop	50.00
Single Family	2D - 25	7607 Oakmoss Loop	53.22
Single Family	2D - 26	7611 Oakmoss Loop	55.82
Single Family	2D - 27	7615 Oakmoss Loop	55.82
Single Family	2D - 28	7619 Oakmoss Loop	55.82
Single Family	2D - 29	7623 Oakmoss Loop	55.82
Single Family	2D - 3	7519 Oakmoss Loop	46.47
Single Family	2D - 30	7627 Oakmoss Loop	55.82
Single Family	2D - 31	7631 Oakmoss Loop	55.82
Single Family	2D - 32	7635 Oakmoss Loop	55.82
Single Family	2D - 33	7639 Oakmoss Loop	55.82
Single Family	2D - 34	7643 Oakmoss Loop	52.54
Single Family	2D - 35	7647 Oakmoss Loop	70.84
Single Family	2D - 36	7651 Oakmoss Loop	70.84
Single Family	2D - 37	7655 Oakmoss Loop	70.84
Single Family	2D - 38	7659 Oakmoss Loop	70.84
Single Family	2D - 39	7663 Oakmoss Loop	70.84
Single Family	2D - 4	7523 Oakmoss Loop	46.47
Single Family	2D - 40	7667 Oakmoss Loop	70.84
Single Family	2D - 41	7671 Oakmoss Loop	70.84
Single Family	2D - 42	7675 Oakmoss Loop	70.84
Single Family	2D - 43	7679 Oakmoss Loop	70.84
Single Family	2D - 44	7683 Oakmoss Loop	55.05
Single Family	2D - 45	7687 Oakmoss Loop	50.00
Single Family	2D - 46	7691 Oakmoss Loop	50.00
Single Family	2D - 47	7695 Oakmoss Loop	50.00
Single Family	2D - 48	7699 Oakmoss Loop	38.67
Single Family	2D - 49	7703 Oakmoss Loop	36.68
Single Family	2D - 5	7527 Oakmoss Loop	46.47
Single Family	2D - 50	7707 Oakmoss Loop	36.68
Single Family	2D - 51	7711 Oakmoss Loop	36.68
Single Family	2D - 52	7716 Oakmoss Loop	36.68
Single Family	2D - 53	7712 Oakmoss Loop	49.16

Single Family	2D - 54	7708 Oakmoss Loop	
Single Family	2D - 55	7704 Oakmoss Loop	52.77
Single Family	2D - 56	7700 Oakmoss Loop	
Single Family	2D - 57	7696 Oakmoss Loop	47.46
Single Family	2D - 58	7692 Oakmoss Loop	47.46
Single Family	2D - 59	7688 Oakmoss Loop	47.46
Single Family	2D - 6	7531 Oakmoss Loop	46.47
Single Family	2D - 60	7684 Oakmoss Loop	47.46
Single Family	2D - 61	7680 Oakmoss Loop	47.46
Single Family	2D - 62	7676 Oakmoss Loop	47.46
Single Family	2D - 63	7672 Oakmoss Loop	61.70
Single Family	2D - 64	7668 Oakmoss Loop	61.70
Single Family	2D - 65	7664 Oakmoss Loop	47.46
Single Family	2D - 66	7660 Oakmoss Loop	47.46
Single Family	2D - 67	7656 Oakmoss Loop	47.46
Single Family	2D - 68	7652 Oakmoss Loop	43.74
Single Family	2D - 69	7897 Oak Reflection Loop	50.00
Single Family	2D - 7	7535 Oakmoss Loop	46.47
Single Family	2D - 70	7893 Oak Reflection Loop	
Single Family	2D - 71	7889 Oak Reflection Loop	38.21
Single Family	2D - 72	7885 Oak Reflection Loop	38.21
Single Family	2D - 73	7881 Oak Reflection Loop	
Single Family	2D - 74	7877 Oak Reflection Loop	50.00
Single Family	2D - 75	7873 Oak Reflection Loop	50.00
Single Family	2D - 76	7869 Oak Reflection Loop	50.00
Single Family	2D - 77	7865 Oak Reflection Loop	50.00
Single Family	2D - 78	7861 Oak Reflection Loop	50.00
Single Family	2D - 79	7857 Oak Reflection Loop	
Single Family	2D - 8	7539 Oakmoss Loop	46.47
Single Family	2D - 80	7853 Oak Reflection Loop	45.21
Single Family	2D - 81	7849 Oak Reflection Loop	45.21
Single Family	2D - 82	7845 Oak Reflection Loop	45.21
Single Family	2D - 83	7841 Oak Reflection Loop	45.21
Single Family	2D - 84	7837 Oak Reflection Loop	
Single Family	2D - 85	7833 Oak Reflection Loop	50.00
Single Family	2D - 86	7829 Oak Reflection Loop	50.00
Single Family	2D - 87	7825 Oak Reflection Loop	
Single Family	2D - 88	7821 Oak Reflection Loop	46.59
Single Family	2D - 89	7817 Oak Reflection Loop	46.59
Single Family	2D - 9	7543 Oakmoss Loop	
Single Family	2D - 90	7813 Oak Reflection Loop	46.59
Single Family	2D - 91	7809 Oak Reflection Loop	46.59

Single Family	2D - 92	7805 Oak Reflection Loop	46.59
Single Family	2D - 93	7608 Oakmoss Loop	54.62
Single Family	2D - 94	7604 Oakmoss Loop	
Single Family	2D - 95	7600 Oakmoss Loop	50.00
Single Family	2D - 96	7596 Oakmoss Loop	55.00
Single Family	2D - 97	7592 Oakmoss Loop	55.00
Single Family	2D - 98	7588 Oakmoss Loop	50.00
Single Family	2D - 99	7584 Oakmoss Loop	50.00
Townhomes	PH1 - 1	4619 Terrasonesta Dr	37.14?
Townhomes	PH1 - 13	4671 Terrasonesta Dr	
Townhomes	PH1 - 14	4675 Terrasonesta Dr	24.04
Townhomes	PH1 - 15	4679 Terrasonesta Dr	24.01
Townhomes	PH1 - 16	4683 Terrasonesta Dr	24.01
Townhomes	PH1 - 17	4687 Terrasonesta Dr	24.06
Townhomes	PH1 - 18	4691 Terrasonesta Dr	32.92
Townhomes	PH1 - 19	4695 Terrasonesta Dr	32.92
Townhomes	PH1 - 2	4623 Terrasonesta Dr	24.02
Townhomes	PH1 - 20	4699 Terrasonesta Dr	24.06
Townhomes	PH1 - 21	4703 Terrasonesta Dr	24.01
Townhomes	PH1 - 22	4707 Terrasonesta Dr	24.01
Townhomes	PH1 - 23	4711 Terrasonesta Dr	24.07
Townhomes	PH1 - 24	4715 Terrasonesta Dr	34.92
Townhomes	PH1 - 25	4719 Terrasonesta Dr	35.12
Townhomes	PH1 - 26	4723 Terrasonesta Dr	24.06
Townhomes	PH1 - 27	4727 Terrasonesta Dr	24
Townhomes	PH1 - 28	4731 Terrasonesta Dr	24.01
Townhomes	PH1 - 29	4735 Terrasonesta Dr	24.07
Townhomes	PH1 - 3	4627 Terrasonesta Dr	
Townhomes	PH1 - 30	4739 Terrasonesta Dr	34.79
Townhomes	PH1 - 31	4743 Terrasonesta Dr	34.98
Townhomes	PH1 - 32	4747 Terrasonesta Dr	24.06
Townhomes	PH1 - 33	4751 Terrasonesta Dr	24.01
Townhomes	PH1 - 34	4755 Terrasonesta Dr	24.01
Townhomes	PH1 - 35	4759 Terrasonesta Dr	23.93
Townhomes	PH1 - 36	4767 Terrasonesta Dr	28.04
Townhomes	PH1 - 37	4763 Terrasonesta Dr	32.53
Townhomes	PH1 - 38	4771 Terrasonesta Dr	24.34
Townhomes	PH1 - 39	4775 Terrasonesta Dr	24.02
Townhomes	PH1 - 4	4631 Terrasonesta Dr	24
Townhomes	PH1 - 40	4779 Terrasonesta Dr	24.3
Townhomes	PH1 - 41	4783 Terrasonesta Dr	25.22
Townhomes	PH1 - 42	4787 Terrasonesta Dr	20.06

Townhomes	PH1 - 43	4791 Terrasonesta Dr	26.68
Townhomes	PH1 - 44	4795 Terrasonesta Dr	24.67
Townhomes	PH1 - 45	4799 Terrasonesta Dr	24.67
Townhomes	PH1 - 46	4803 Terrasonesta Dr	24.67
Townhomes	PH1 - 47	4807 Terrasonesta Dr	22.07
Townhomes	PH1 - 48	4811 Terrasonesta Dr	51.98
Townhomes	PH1 - 49	4766 Terrasonesta Dr	88.14
Townhomes	PH1 - 5	4635 Terrasonesta Dr	24.03
Townhomes	PH1 - 50	4758 Terrasonesta Dr	24.01
Townhomes	PH1 - 51	4754 Terrasonesta Dr	24.01
Townhomes	PH1 - 52	4750 Terrasonesta Dr	24.03
Townhomes	PH1 - 53	4746 Terrasonesta Dr	24.16
Townhomes	PH1 - 54	4738 Terrasonesta Dr	31.45
Townhomes	PH1 - 55	4726 Terrasonesta Dr	
Townhomes	PH1 - 56	4722 Terrasonesta Dr	24.15
Townhomes	PH1 - 57	4718 Terrasonesta Dr	24.02
Townhomes	PH1 - 58	4714 Terrasonesta Dr	24.02
Townhomes	PH1 - 59	4710 Terrasonesta Dr	24.13
Townhomes	PH1 - 6	4639 Terrasonesta Dr	41.27
Townhomes	PH1 - 60	4702 Terrasonesta Dr	
Townhomes	PH1 - 61	4694 Terrasonesta Dr	
Townhomes	PH1 - 62	4690 Terrasonesta Dr	24.08
Townhomes	PH1 - 63	4686 Terrasonesta Dr	24.01
Townhomes	PH1 - 64	4682 Terrasonesta Dr	24.01
Townhomes	PH1 - 65	4678 Terrasonesta Dr	24.08
Townhomes	PH1 - 66	4670 Terrasonesta Dr	60.52
Townhomes	PH2R - 10	4659 Terrasonesta Dr	25.01
Townhomes	PH2R - 100	4615 Terrasonesta Dr	46.99
Townhomes	PH2R - 11	4663 Terrasonesta Dr	25.08
Townhomes	PH2R - 12	4667 Terrasonesta Dr	29.58
Townhomes	PH2R - 67	4662 Terrasonesta Dr	54.81
Townhomes	PH2R - 68	4654 Terrasonesta Dr	25.03
Townhomes	PH2R - 69	4650 Terrasonesta Dr	25
Townhomes	PH2R - 7	4643 Terrasonesta Dr	
Townhomes	PH2R - 70	4646 Terrasonesta Dr	25.03
Townhomes	PH2R - 71	4642 Terrasonesta Dr	25.02
Townhomes	PH2R - 72	4638 Terrasonesta Dr	39.10
Townhomes	PH2R - 73	4634 Terrasonesta Dr	36.42
Townhomes	PH2R - 74	4630 Terrasonesta Dr	25.02
Townhomes	PH2R - 75	4626 Terrasonesta Dr	25
Townhomes	PH2R - 76	4622 Terrasonesta Dr	25
Townhomes	PH2R - 77	4618 Terrasonesta Dr	25.02

Townhomes	PH2R - 78	4614 Terrasonesta Dr	
Townhomes	PH2R - 79	4610 Terrasonesta Dr	
Townhomes	PH2R - 8	4651 Terrasonesta Dr	25.07
Townhomes	PH2R - 80	4606 Terrasonesta Dr	25.04
Townhomes	PH2R - 81	4602 Terrasonesta Dr	25.01
Townhomes	PH2R - 82	4598 Terrasonesta Dr	
Townhomes	PH2R - 83	4594 Terrasonesta Dr	36.50
Townhomes	PH2R - 84	4590 Terrasonesta Dr	25
Townhomes	PH2R - 85	4586 Terrasonesta Dr	25
Townhomes	PH2R - 86	4582 Terrasonesta Dr	25
Townhomes	PH2R - 87	4578 Terrasonesta Dr	25
Townhomes	PH2R - 88	4574 Terrasonesta Dr	36.42
Townhomes	PH2R - 89	4571 Terrasonesta Dr	40
Townhomes	PH2R - 9	4655 Terrasonesta Dr	25.01
Townhomes	PH2R - 90	4575 Terrasonesta Dr	25
Townhomes	PH2R - 91	4579 Terrasonesta Dr	25
Townhomes	PH2R - 92	4583 Terrasonesta Dr	25
Townhomes	PH2R - 93	4587 Terrasonesta Dr	25
Townhomes	PH2R - 94	4591 Terrasonesta Dr	39
Townhomes	PH2R - 95	4595 Terrasonesta Dr	
Townhomes	PH2R - 96	4599 Terrasonesta Dr	25.04
Townhomes	PH2R - 97	4603 Terrasonesta Dr	25.01
Townhomes	PH2R - 98	4607 Terrasonesta Dr	25
Townhomes	PH2R - 99	4611 Terrasonesta Dr	25.01
Townhomes	2B - 210	7124 Oakmoss Loop	25.00
Townhomes	2B - 211	7128 Oakmoss Loop	25.00
Townhomes	2B - 212	7132 Oakmoss Loop	35.00
Townhomes	2B - 213	7136 Oakmoss Loop	35.00
Townhomes	2B - 214	7140 Oakmoss Loop	25.00
Townhomes	2B - 215	7144 Oakmoss Loop	25.00
Townhomes	2B - 216	7148 Oakmoss Loop	25.00
Townhomes	2B - 217	7152 Oakmoss Loop	25.00
Townhomes	2B - 218	7156 Oakmoss Loop	25.00
Townhomes	2B - 219	7160 Oakmoss Loop	25.00
Townhomes	2B - 220	7164 Oakmoss Loop	
Townhomes	2B - 200	7460 Oakmoss Loop	25.00
Townhomes	2B - 201	7464 Oakmoss Loop	20.43
Townhomes	2B - 202	7468 Oakmoss Loop	25.01
Townhomes	2B - 203	7472 Oakmoss Loop	25.03
Townhomes	2B - 204	7476 Oakmoss Loop	
Townhomes	2B - 205	7104 Oakmoss Loop	
Townhomes	2B - 206	7108 Oakmoss Loop	25.00

Townhomes	2B - 207	7112 Oakmoss Loop	25.00
Townhomes	2B - 208	7116 Oakmoss Loop	25.00
Townhomes	2B - 209	7120 Oakmoss Loop	25.00
Townhomes	2B - 180	7447 Oakmoss Loop	35.00
Townhomes	2B - 181	7443 Oakmoss Loop	35.00
Townhomes	2B - 182	7439 Oakmoss Loop	25.00
Townhomes	2B - 183	7435 Oakmoss Loop	25.00
Townhomes	2B - 184	7431 Oakmoss Loop	25.00
Townhomes	2B - 185	7427 Oakmoss Loop	25.00
Townhomes	2B - 186	7423 Oakmoss Loop	25.00
Townhomes	2B - 187	7419 Oakmoss Loop	25.00
Townhomes	2B - 188	7415 Oakmoss Loop	35.00
Townhomes	2B - 189	7416 Oakmoss Loop	
Townhomes	2B - 190	7420 Oakmoss Loop	25.00
Townhomes	2B - 191	7424 Oakmoss Loop	25.00
Townhomes	2B - 192	7428 Oakmoss Loop	25.00
Townhomes	2B - 193	7432 Oakmoss Loop	25.00
Townhomes	2B - 194	7436 Oakmoss Loop	25.00
Townhomes	2B - 195	7440 Oakmoss Loop	25.00
Townhomes	2B - 196	7444 Oakmoss Loop	35.00
Townhomes	2B - 197	7448 Oakmoss Loop	35.00
Townhomes	2B - 198	7452 Oakmoss Loop	25.00
Townhomes	2B - 199	7456 Oakmoss Loop	25.00
Townhomes	2B - 103	7175 Oakmoss Loop	25.00
Townhomes	2B - 104	7171 Oakmoss Loop	25.00
Townhomes	2B - 105	7167 Oakmoss Loop	25.00
Townhomes	2B - 106	7163 Oakmoss Loop	25.00
Townhomes	2B - 107	7159 Oakmoss Loop	25.00
Townhomes	2B - 108	7155 Oakmoss Loop	35.00
Townhomes	2B - 109	7151 Oakmoss Loop	35.00
Townhomes	2B - 110	7147 Oakmoss Loop	25.00
Townhomes	2B - 111	7143 Oakmoss Loop	25.00
Townhomes	2B - 112	7139 Oakmoss Loop	25.00
Townhomes	2B - 113	7135 Oakmoss Loop	25.00
Townhomes	2B - 114	7131 Oakmoss Loop	25.00
Townhomes	2B - 115	7127 Oakmoss Loop	25.00
Townhomes	2B - 116	7123 Oakmoss Loop	35.00
Townhomes	2B - 117	7597 Oak Spring Ln	35.00
Townhomes	2B - 118	7593 Oak Spring Ln	25.00
Townhomes	2B - 119	7589 Oak Spring Ln	25.00

Townhomes	2B - 102	7179 Oakmoss Loop	25.00
Townhomes	2B - 120	7585 Oak Spring Ln	25
Townhomes	2B - 121	7581 Oak Spring Ln	21.13
Townhomes	2B - 122	7577 Oak Spring Ln	25.01
Townhomes	2B - 123	7573 Oak Spring Ln	25..08
Townhomes	2B - 124	7569 Oak Spring Ln	31.33
Townhomes	2B - 125	7565 Oak Spring Ln	29.12
Townhomes	2B - 126	7561 Oak Spring Ln	25.15
Townhomes	2B - 127	7557 Oak Spring Ln	25.05
Townhomes	2B - 128	7553 Oak Spring Ln	25
Townhomes	2B - 129	7549 Oak Spring Ln	25.02
Townhomes	2B - 130	7545 Oak Spring Ln	25.1
Townhomes	2B - 131	7541 Oak Spring Ln	25.23
Townhomes	2B - 132	7537 Oak Spring Ln	28.68
Townhomes	2B - 133	7533 Oak Spring Ln	30.07
Townhomes	2B - 134	7529 Oak Spring Ln	25.07
Townhomes	2B - 135	7525 Oak Spring Ln	25
Townhomes	2B - 136	7521 Oak Spring Ln	25
Townhomes	2B - 137	7517 Oak Spring Ln	25
Townhomes	2B - 138	7513 Oak Spring Ln	25
Townhomes	2B - 139	7509 Oak Spring Ln	25
Townhomes	2B - 140	7505 Oak Spring Ln	35.92
Townhomes	2B - 141	7526 Oak Spring Ln	47.95?
Townhomes	2B - 142	7530 Oak Spring Ln	25.28
Townhomes	2B - 143	7534 Oak Spring Ln	25.12
Townhomes	2B - 144	7538 Oak Spring Ln	25.03
Townhomes	2B - 145	7542 Oak Spring Ln	25
Townhomes	2B - 146	7546 Oak Spring Ln	25.05
Townhomes	2B - 147	7550 Oak Spring Ln	25.16
Townhomes	2B - 148	7554 Oak Spring Ln	70.98
Townhomes	2B - 149	7570 Oak Spring Ln	55.49
Townhomes	2B - 150	7574 Oak Spring Ln	25.02
Townhomes	2B - 151	7578 Oak Spring Ln	25
Townhomes	2B - 152	7582 Oak Spring Ln	25
Townhomes	2B - 153	7586 Oak Spring Ln	25
Townhomes	2B - 154	7590 Oak Spring Ln	25
Townhomes	2B - 155	7594 Oak Spring Ln	25
Townhomes	2B - 156	7598 Oak Spring Ln	38.43
Townhomes	2B - 157	7602 Oak Spring Ln	46.3
Townhomes	2B - 158	7606 Oak Spring Ln	25.04
Townhomes	2B - 159	7610 Oak Spring Ln	25.04
Townhomes	2B - 160	7614 Oak Spring Ln	25.09
Townhomes	2B - 161	7618 Oak Spring Ln	25.09
Townhomes	2B - 162	7622 Oak Spring Ln	25.09

Townhomes	2B - 163	7626 Oak Spring Ln	25.07
Townhomes	2B - 164	7630 Oak Spring Ln	34.88
Townhomes	2B - 165	7507 Oakmoss Loop	
Townhomes	2B - 166	7503 Oakmoss Loop	25.00
Townhomes	2B - 167	7499 Oakmoss Loop	25.00
Townhomes	2B - 168	7495 Oakmoss Loop	25.00
Townhomes	2B - 169	7491 Oakmoss Loop	25.00
Townhomes	2B - 170	7487 Oakmoss Loop	25.00
Townhomes	2B - 171	7483 Oakmoss Loop	25.00
Townhomes	2B - 172	7479 Oakmoss Loop	
Townhomes	2B - 173	7475 Oakmoss Loop	30.20
Townhomes	2B - 174	7471 Oakmoss Loop	25.02
Townhomes	2B - 175	7467 Oakmoss Loop	25.01
Townhomes	2B - 176	7463 Oakmoss Loop	25.00
Townhomes	2B - 177	7459 Oakmoss Loop	25.00
Townhomes	2B - 178	7455 Oakmoss Loop	25.00
Townhomes	2B - 179	7451 Oakmoss Loop	25.00
Townhomes	PH1 - 14	4675 Terrasonesta Dr	24.04
Townhomes	PH1 - 15	4679 Terrasonesta Dr	24.01
Townhomes	PH1 - 16	4683 Terrasonesta Dr	24.01
Townhomes	PH1 - 17	4687 Terrasonesta Dr	24.06
Townhomes	PH1 - 18	4691 Terrasonesta Dr	32.92
Townhomes	PH1 - 19	4695 Terrasonesta Dr	32.92
Townhomes	PH1 - 2	4623 Terrasonesta Dr	24.02
Townhomes	PH1 - 20	4699 Terrasonesta Dr	24.06
Townhomes	PH1 - 21	4703 Terrasonesta Dr	24.01
Townhomes	PH1 - 22	4707 Terrasonesta Dr	24.01
Townhomes	PH1 - 23	4711 Terrasonesta Dr	24.07
Townhomes	PH1 - 24	4715 Terrasonesta Dr	34.92
Townhomes	PH1 - 25	4719 Terrasonesta Dr	35.12
Townhomes	PH1 - 26	4723 Terrasonesta Dr	24.06
Townhomes	PH1 - 27	4727 Terrasonesta Dr	24
Townhomes	PH1 - 28	4731 Terrasonesta Dr	24.01
Townhomes	PH1 - 29	4735 Terrasonesta Dr	24.07
Townhomes	PH1 - 30	4739 Terrasonesta Dr	34.79
Townhomes	PH1 - 31	4743 Terrasonesta Dr	34.98
Townhomes	PH1 - 32	4747 Terrasonesta Dr	24.06
Townhomes	PH1 - 33	4751 Terrasonesta Dr	24.01
Townhomes	PH1 - 34	4755 Terrasonesta Dr	24.01
Townhomes	PH1 - 35	4759 Terrasonesta Dr	23.93
Townhomes	PH1 - 36	4767 Terrasonesta Dr	28.04
Townhomes	PH1 - 37	4763 Terrasonesta Dr	32.53
Townhomes	PH1 - 38	4771 Terrasonesta Dr	24.34
Townhomes	PH1 - 39	4775 Terrasonesta Dr	24.02

Townhomes	PH1 - 4	4631 Terrasonesta Dr	24
Townhomes	PH1 - 40	4779 Terrasonesta Dr	24.3
Townhomes	PH1 - 41	4783 Terrasonesta Dr	25.22
Townhomes	PH1 - 42	4787 Terrasonesta Dr	20.06
Townhomes	PH1 - 43	4791 Terrasonesta Dr	26.68
Townhomes	PH1 - 44	4795 Terrasonesta Dr	24.67
Townhomes	PH1 - 45	4799 Terrasonesta Dr	24.67
Townhomes	PH1 - 46	4803 Terrasonesta Dr	24.67
Townhomes	PH1 - 47	4807 Terrasonesta Dr	22.07
Townhomes	PH1 - 48	4811 Terrasonesta Dr	51.98
Townhomes	PH1 - 49	4766 Terrasonesta Dr	88.14
Townhomes	PH1 - 5	4635 Terrasonesta Dr	24.03
Townhomes	PH1 - 50	4758 Terrasonesta Dr	24.01
Townhomes	PH1 - 51	4754 Terrasonesta Dr	24.01
Townhomes	PH1 - 52	4750 Terrasonesta Dr	24.03
Townhomes	PH1 - 53	4746 Terrasonesta Dr	24.16
Townhomes	PH1 - 54	4738 Terrasonesta Dr	31.45
Townhomes	PH1 - 56	4722 Terrasonesta Dr	24.15
Townhomes	PH1 - 57	4718 Terrasonesta Dr	24.02
Townhomes	PH1 - 58	4714 Terrasonesta Dr	24.02
Townhomes	PH1 - 59	4710 Terrasonesta Dr	24.13
Townhomes	PH1 - 6	4639 Terrasonesta Dr	41.27
Townhomes	PH1 - 62	4690 Terrasonesta Dr	24.08
Townhomes	PH1 - 63	4686 Terrasonesta Dr	24.01
Townhomes	PH1 - 64	4682 Terrasonesta Dr	24.01
Townhomes	PH1 - 65	4678 Terrasonesta Dr	24.08
Townhomes	PH1 - 66	4670 Terrasonesta Dr	60.52
Townhomes	PH2R - 10	4659 Terrasonesta Dr	25.01
Townhomes	PH2R - 100	4615 Terrasonesta Dr	46.99
Townhomes	PH2R - 11	4663 Terrasonesta Dr	25.08
Townhomes	PH2R - 12	4667 Terrasonesta Dr	29.58
Townhomes	PH2R - 67	4662 Terrasonesta Dr	54.81
Townhomes	PH2R - 68	4654 Terrasonesta Dr	25.03
Townhomes	PH2R - 69	4650 Terrasonesta Dr	25
Townhomes	PH2R - 70	4646 Terrasonesta Dr	25.03
Townhomes	PH2R - 71	4642 Terrasonesta Dr	25.02
Townhomes	PH2R - 72	4638 Terrasonesta Dr	39.10
Townhomes	PH2R - 73	4634 Terrasonesta Dr	36.42
Townhomes	PH2R - 74	4630 Terrasonesta Dr	25.02
Townhomes	PH2R - 75	4626 Terrasonesta Dr	25
Townhomes	PH2R - 76	4622 Terrasonesta Dr	25
Townhomes	PH2R - 77	4618 Terrasonesta Dr	25.02
Townhomes	PH2R - 8	4651 Terrasonesta Dr	25.07
Townhomes	PH2R - 80	4606 Terrasonesta Dr	25.04

Townhomes	PH2R - 81	4602 Terrasonesta Dr	25.01
Townhomes	PH2R - 83	4594 Terrasonesta Dr	36.50
Townhomes	PH2R - 84	4590 Terrasonesta Dr	25
Townhomes	PH2R - 85	4586 Terrasonesta Dr	25
Townhomes	PH2R - 86	4582 Terrasonesta Dr	25
Townhomes	PH2R - 87	4578 Terrasonesta Dr	25
Townhomes	PH2R - 88	4574 Terrasonesta Dr	36.42
Townhomes	PH2R - 89	4571 Terrasonesta Dr	40
Townhomes	PH2R - 9	4655 Terrasonesta Dr	25.01
Townhomes	PH2R - 90	4575 Terrasonesta Dr	25
Townhomes	PH2R - 91	4579 Terrasonesta Dr	25
Townhomes	PH2R - 92	4583 Terrasonesta Dr	25
Townhomes	PH2R - 93	4587 Terrasonesta Dr	25
Townhomes	PH2R - 94	4591 Terrasonesta Dr	39
Townhomes	PH2R - 96	4599 Terrasonesta Dr	25.04
Townhomes	PH2R - 97	4603 Terrasonesta Dr	25.01
Townhomes	PH2R - 98	4607 Terrasonesta Dr	25
Townhomes	PH2R - 99	4611 Terrasonesta Dr	25.01
Townhomes	2B - 210	7124 Oakmoss Loop	25.00
Townhomes	2B - 211	7128 Oakmoss Loop	25.00
Townhomes	2B - 212	7132 Oakmoss Loop	35.00
Townhomes	2B - 213	7136 Oakmoss Loop	35.00
Townhomes	2B - 214	7140 Oakmoss Loop	25.00
Townhomes	2B - 215	7144 Oakmoss Loop	25.00
Townhomes	2B - 216	7148 Oakmoss Loop	25.00
Townhomes	2B - 217	7152 Oakmoss Loop	25.00
Townhomes	2B - 218	7156 Oakmoss Loop	25.00
Townhomes	2B - 219	7160 Oakmoss Loop	25.00
Townhomes	2B - 200	7460 Oakmoss Loop	25.00
Townhomes	2B - 202	7468 Oakmoss Loop	25.01
Townhomes	2B - 203	7472 Oakmoss Loop	25.03
Townhomes	2B - 206	7108 Oakmoss Loop	25.00
Townhomes	2B - 207	7112 Oakmoss Loop	25.00
Townhomes	2B - 208	7116 Oakmoss Loop	25.00
Townhomes	2B - 209	7120 Oakmoss Loop	25.00
Townhomes	2B - 180	7447 Oakmoss Loop	35.00
Townhomes	2B - 181	7443 Oakmoss Loop	35.00
Townhomes	2B - 182	7439 Oakmoss Loop	25.00
Townhomes	2B - 183	7435 Oakmoss Loop	25.00
Townhomes	2B - 184	7431 Oakmoss Loop	25.00
Townhomes	2B - 185	7427 Oakmoss Loop	25.00
Townhomes	2B - 186	7423 Oakmoss Loop	25.00
Townhomes	2B - 187	7419 Oakmoss Loop	25.00
Townhomes	2B - 188	7415 Oakmoss Loop	35.00

Townhomes	2B - 190	7420 Oakmoss Loop	25.00
Townhomes	2B - 191	7424 Oakmoss Loop	25.00
Townhomes	2B - 192	7428 Oakmoss Loop	25.00
Townhomes	2B - 193	7432 Oakmoss Loop	25.00
Townhomes	2B - 194	7436 Oakmoss Loop	25.00
Townhomes	2B - 195	7440 Oakmoss Loop	25.00
Townhomes	2B - 196	7444 Oakmoss Loop	35.00
Townhomes	2B - 197	7448 Oakmoss Loop	35.00
Townhomes	2B - 198	7452 Oakmoss Loop	25.00
Townhomes	2B - 199	7456 Oakmoss Loop	25.00
Townhomes	2B - 103	7175 Oakmoss Loop	25.00
Townhomes	2B - 104	7171 Oakmoss Loop	25.00
Townhomes	2B - 105	7167 Oakmoss Loop	25.00
Townhomes	2B - 106	7163 Oakmoss Loop	25.00
Townhomes	2B - 107	7159 Oakmoss Loop	25.00
Townhomes	2B - 108	7155 Oakmoss Loop	35.00
Townhomes	2B - 109	7151 Oakmoss Loop	35.00
Townhomes	2B - 110	7147 Oakmoss Loop	25.00
Townhomes	2B - 111	7143 Oakmoss Loop	25.00
Townhomes	2B - 112	7139 Oakmoss Loop	25.00
Townhomes	2B - 113	7135 Oakmoss Loop	25.00
Townhomes	2B - 114	7131 Oakmoss Loop	25.00
Townhomes	2B - 115	7127 Oakmoss Loop	25.00
Townhomes	2B - 116	7123 Oakmoss Loop	35.00
Townhomes	2B - 117	7597 Oak Spring Ln	35.00
Townhomes	2B - 118	7593 Oak Spring Ln	25.00
Townhomes	2B - 119	7589 Oak Spring Ln	25.00

Single Family	PH 1 - 10	4043 Oakrise Loop	48.2
Single Family	PH 1 - 104	5140 Oakbourne Avenue	39.35
Single Family	PH 1 - 108	5156 Oakbourne Avenue	46.75
Single Family	PH 1 - 115	5184 Oakbourne Avenue	46.89
Single Family	PH 1 - 124	5220 Oakbourne Avenue	47.3
Single Family	PH 1 - 149	5418 Oakgrain Court	42.91
Single Family	PH 1 - 150	5422 Oakgrain Court	42.91
Single Family	PH 1 - 151	5426 Oakgrain Court	42.91
Single Family	PH 1 - 152	5427 Oakgrain Court	42.91
Single Family	PH 1 - 153	5423 Oakgrain Court	42.91
Single Family	PH 1 - 155	5415 Oakgrain Court	42.25
Single Family	PH 1 - 158	5316 Oakbourne Avenue	40.65
Single Family	PH 1 - 176	5385 Oakbourne Avenue	49.61
Single Family	PH 1 - 187	5307 Wildwood Way	47.52
Single Family	PH 1 - 204	5235 Wildwood Way	49.92
Single Family	PH 1 - 209	5215 Wildwood Way	36.56
Single Family	PH 1 - 224	5206 Wildwood Way	48.32
Single Family	PH 1 - 230	5234 Wildwood Way	43.01
Single Family	PH 1 - 24	4107 Oaktree Drive	35.31
Single Family	PH 1 - 248	5306 Wildwood Way	40.00
Single Family	PH 1 - 249	5315 Oakbourne Avenue	39.5???
Single Family	PH 1 - 268	5221 Oakbourne Avenue	41.99
Single Family	PH 1 - 273	4344 Acorn Court	40.00
Single Family	PH 1 - 283	4384 Acorn Court	46.27
Single Family	PH 1 - 284	4388 Acorn Court	44.67
Single Family	PH 1 - 285	4392 Acorn Court	46.65
Single Family	PH 1 - 286	4396 Acorn Court	46.69
Single Family	PH 1 - 290	4412 Acorn Court	37.02
Single Family	PH 1 - 315	4313 Acorn Court	38.14
Single Family	PH 1 - 316	4305 Acorn Court	38.14
Single Family	PH 1 - 317	4304 Acorn Court	38.14
Single Family	PH 1 - 318	4308 Acorn Court	38.14
Single Family	PH 1 - 319	4312 Acorn Court	38.14
Single Family	PH 1 - 320	4316 Acorn Court	36.84
Single Family	PH 1 - 49	4225 Oakview Drive	44.92
Single Family	PH 1 - 5	4023 Oakrise Loop	40.74
Single Family	PH 1 - 50	4221 Oakview Drive	44.13
Single Family	PH 1 - 9	4039 Oakrise Loop	48.21
Single Family	PH 1 - 96	5108 Oakbourne Avenue	40.64
Single Family	S1 - 14	5456 Solterra Circle	40
Single Family	S1 - 15	5460 Solterra Circle	40
Single Family	S1 - 16	5464 Solterra Circle	45
Single Family	S1 - 17	5468 Solterra Circle	40
Single Family	S1 - 2	5408 Solterra Circle	40

Single Family	S1 - 22	5488 Solterra Circle	40
Single Family	S1 - 23	5492 Solterra Circle	40
Single Family	S1 - 24	5496 Solterra Circle	40
Single Family	S1 - 25	5500 Solterra Circle	40
Single Family	S1 - 3	5412 Solterra Circle	40
Single Family	S1 - 30	5520 Solterra Circle	40
Single Family	S1 - 31	5524 Solterra Circle	45
Single Family	S1 - 32	5528 Solterra Circle	45
Single Family	S1 - 33	5532 Solterra Circle	40
Single Family	S1 - 35	5425 Solterra Circle	40
Single Family	S1 - 36	5429 Solterra Circle	40
Single Family	S1 - 37	5431 Solterra Circle	40
Single Family	S1 - 38	5435 Solterra Circle	40
Single Family	S1 - 4	5416 Solterra Circle	40
Single Family	S1 - 41	5489 Solterra Circle	40
Single Family	S1 - 42	5493 Solterra Circle	40
Single Family	S1 - 43	5497 Solterra Circle	40
Single Family	S1 - 44	5501 Solterra Circle	40
Single Family	S1 - 5	5420 Solterra Circle	40
Single Family	S1 - 6	5424 Solterra Circle	40
Single Family	S1 - 7	5428 Solterra Circle	40
Single Family	S1 - 8	5432 Solterra Circle	40
Single Family	S1 - 9	5436 Solterra Circle	40
Single Family	S2A1 - 1	5405 Misty Oak Circle	35.11
Single Family	S2A1 - 10	5441 Misty Oak Circle	39.39
Single Family	S2A1 - 109	6168 Broad Oak Drive	35.94
Single Family	S2A1 - 11	5445 Misty Oak Circle	39.39
Single Family	S2A1 - 113	6001 Broad Oak Drive	49.01
Single Family	S2A1 - 12	5449 Misty Oak Circle	37.74
Single Family	S2A1 - 13	5453 Misty Oak Circle	34.42
Single Family	S2A1 - 14	5457 Misty Oak Circle	34.36
Single Family	S2A1 - 17	5469 Misty Oak Circle	32.81
Single Family	S2A1 - 18	5473 Misty Oak Circle	40.81
Single Family	S2A1 - 19	5477 Misty Oak Circle	46.00
Single Family	S2A1 - 2	5409 Misty Oak Circle	40.00
Single Family	S2A1 - 20	5481 Misty Oak Circle	46.00
Single Family	S2A1 - 21	5485 Misty Oak Circle	46.00
Single Family	S2A1 - 22	5489 Misty Oak Circle	40.55
Single Family	S2A1 - 23	5493 Misty Oak Circle	40.00
Single Family	S2A1 - 24	5497 Misty Oak Circle	40.00
Single Family	S2A1 - 25	5501 Misty Oak Circle	40.00
Single Family	S2A1 - 26	5505 Misty Oak Circle	23.55
Single Family	S2A1 - 27	5509 Misty Oak Circle	33.03
Single Family	S2A1 - 28	5513 Misty Oak Circle	33.11

Single Family	S2A1 - 29	5517 Misty Oak Circle	33.17
Single Family	S2A1 - 3	5413 Misty Oak Circle	40.00
Single Family	S2A1 - 30	5521 Misty Oak Circle	33.19
Single Family	S2A1 - 31	5525 Misty Oak Circle	33.17
Single Family	S2A1 - 32	5529 Misty Oak Circle	33.12
Single Family	S2A1 - 33	5533 Misty Oak Circle	29.10
Single Family	S2A1 - 34	5537 Misty Oak Circle	40.00
Single Family	S2A1 - 35	5541 Misty Oak Circle	40.00
Single Family	S2A1 - 36	5545 Misty Oak Circle	40.00
Single Family	S2A1 - 37	5549 Misty Oak Circle	40.00
Single Family	S2A1 - 38	5553 Misty Oak Circle	40.00
Single Family	S2A1 - 40	5561 Misty Oak Circle	40.00
Single Family	S2A1 - 41	5565 Misty Oak Circle	40.00
Single Family	S2A1 - 42	5569 Misty Oak Circle	35.00
Single Family	S2A1 - 58	6020 Oak Green Loop	32.69
Single Family	S2A1 - 5	5421 Misty Oak Circle	39.39
Single Family	S2A1 - 50	5540 Misty Oak Circle	40.00
Single Family	S2A1 - 51	5544 Misty Oak Circle	40.00
Single Family	S2A1 - 52	5548 Misty Oak Circle	40.00
Single Family	S2A1 - 53	5552 Misty Oak Circle	40.00
Single Family	S2A1 - 54	5556 Misty Oak Circle	40.00
Single Family	S2A1 - 55	5560 Misty Oak Circle	40.00
Single Family	S2A1 - 6	5425 Misty Oak Circle	39.39
Single Family	S2A1 - 7	5429 Misty Oak Circle	39.39
Single Family	S2A1 - 8	5433 Misty Oak Circle	39.39
Single Family	S2A1 - 9	5437 Misty Oak Circle	39.39
Single Family	S2A10 - 39	5557 Misty Oak Circle	40.00
Single Family	S2A1 - 43	5564 Misty Oak Circle	44.14
Single Family	Solterra 2A-2 - 1	6042 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 10	6060 Broad Oak Drive	49.32
Single Family	Solterra 2A-2 - 11	6062 Broad Oak Drive	49.32
Single Family	Solterra 2A-2 - 12	6064 Broad Oak Drive	48.88
Single Family	Solterra 2A-2 - 2	6044 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 22	8031 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 23	8035 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 24	8039 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 25	8043 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 26	8036 Oak Shadow Court	36.68
Single Family	Solterra 2A-2 - 28	8028 Oak Shadow Court	45.00
Single Family	Solterra 2A-2 - 3	6046 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 32	8012 Oak Shadow Court	44.45
Single Family	Solterra 2A-2 - 33	8008 Oak Shadow Court	45.72
Single Family	Solterra 2A-2 - 34	8004 Oak Shadow Court	45.72
Single Family	Solterra 2A-2 - 36	6074 Broad Oak Drive	45.60

Single Family	Solterra 2A-2 - 37	6078 Broad Oak Drive	45.60
Single Family	Solterra 2A-2 - 38	6082 Broad Oak Drive	45.60
Single Family	Solterra 2A-2 - 4	6048 Broad Oak Drive	47.79
Single Family	Solterra 2A-2 - 40	6090 Broad Oak Drive	40.00
Single Family	Solterra 2A-2 - 6	6052 Broad Oak Drive	40.17
Single Family	Solterra 2A-2 - 58	7049 Oakwood Street	35.24
Single Family	Solterra 2A-2 - 65	6041 Broad Oak Drive	45.65
Single Family	Solterra 2A-2 - 7	6054 Broad Oak Drive	47.43
Single Family	Solterra 2A-2 - 8	6056 Broad Oak Drive	41.25
Single Family	Solterra 2A-2 - 9	6058 Broad Oak Drive	30.27
Single Family	2B - 1	7347 Oakmoss Loop	35.00
Single Family	2B - 10	7311 Oakmoss Loop	36.99
Single Family	2B - 11	7307 Oakmoss Loop	36.34
Single Family	2B - 12	7303 Oakmoss Loop	33.68
Single Family	2B - 13	7299 Oakmoss Loop	33.66
Single Family	2B - 14	7295 Oakmoss Loop	33.68
Single Family	2B - 15	7291 Oakmoss Loop	33.68
Single Family	2B - 16	7287 Oakmoss Loop	33.68
Single Family	2B - 17	7283 Oakmoss Loop	33.68
Single Family	2B - 18	7279 Oakmoss Loop	38.05
Single Family	2B - 2	7343 Oakmoss Loop	40.00
Single Family	2B - 19	7275 Oakmoss Loop	40.00
Single Family	2B - 20	7271 Oakmoss Loop	40.00
Single Family	2B - 21	7267 Oakmoss Loop	38.38
Single Family	2B - 22	7263 Oakmoss Loop	33.68
Single Family	2B - 23	7259 Oakmoss Loop	24.61
Single Family	2B - 24	7255 Oakmoss Loop	47.50
Single Family	2B - 25	7251 Oakmoss Loop	47.50
Single Family	2B - 26	7247 Oakmoss Loop	40.00
Single Family	2B - 27	7243 Oakmoss Loop	40.00
Single Family	2B - 28	7239 Oakmoss Loop	40.00
Single Family	2B - 29	7235 Oakmoss Loop	40.00
Single Family	2B - 3	7339 Oakmoss Loop	40.00
Single Family	2B - 30	7231 Oakmoss Loop	40.00
Single Family	2B - 31	7227 Oakmoss Loop	40.00
Single Family	2B - 32	7223 Oakmoss Loop	40.00
Single Family	2B - 33	7219 Oakmoss Loop	40.00
Single Family	2B - 34	7215 Oakmoss Loop	40.00
Single Family	2B - 35	7211 Oakmoss Loop	40.00
Single Family	2B - 36	7207 Oakmoss Loop	47.50
Single Family	2B - 37	7203 Oakmoss Loop	47.50
Single Family	2B - 38	7199 Oakmoss Loop	40.00
Single Family	2B - 39	7195 Oakmoss Loop	40.00
Single Family	2B - 4	7335 Oakmoss Loop	40.00

Single Family	2B - 40	7191 Oakmoss Loop	40.00
Single Family	2B - 41	7187 Oakmoss Loop	40.00
Single Family	2B - 42	7411 Oakmoss Loop	40.00
Single Family	2B - 43	7407 Oakmoss Loop	40.00
Single Family	2B - 44	7403 Oakmoss Loop	40.00
Single Family	2B - 45	7399 Oakmoss Loop	40.00
Single Family	2B - 46	7395 Oakmoss Loop	40.00
Single Family	2B - 47	7391 Oakmoss Loop	40.00
Single Family	2B - 48	7387 Oakmoss Loop	40.00
Single Family	2B - 49	7379 Oakmoss Loop	40.00
Single Family	2B - 5	7331 Oakmoss Loop	40.00
Single Family	2B - 50	7375 Oakmoss Loop	40.00
Single Family	2B - 51	7371 Oakmoss Loop	40.00
Single Family	2B - 52	7367 Oakmoss Loop	40.00
Single Family	2B - 53	7363 Oakmoss Loop	40.00
Single Family	2B - 54	7359 Oakmoss Loop	40.00
Single Family	2B - 55	7355 Oakmoss Loop	35.00
Single Family	2B - 56	7404 Oakmoss Loop	26.34
Single Family	2B - 57	7400 Oakmoss Loop	40.00
Single Family	2B - 58	7396 Oakmoss Loop	40.00
Single Family	2B - 59	7392 Oakmoss Loop	40.00
Single Family	2B - 6	7327 Oakmoss Loop	40.00
Single Family	2B - 60	7388 Oakmoss Loop	40.00
Single Family	2B - 61	7384 Oakmoss Loop	40.00
Single Family	2B - 62	7380 Oakmoss Loop	45.00
Single Family	2B - 63	7376 Oakmoss Loop	45.00
Single Family	2B - 64	7372 Oakmoss Loop	40.00
Single Family	2B - 65	7368 Oakmoss Loop	40.00
Single Family	2B - 66	7364 Oakmoss Loop	40.00
Single Family	2B - 67	7360 Oakmoss Loop	40.00
Single Family	2B - 68	7356 Oakmoss Loop	40.00
Single Family	2B - 69	7352 Oakmoss Loop	40.00
Single Family	2B - 7	7323 Oakmoss Loop	28.77
Single Family	2B - 70	7348 Oakmoss Loop	40.00
Single Family	2B - 71	7344 Oakmoss Loop	40.00
Single Family	2B - 72	7340 Oakmoss Loop	40.00
Single Family	2B - 73	7336 Oakmoss Loop	40.00
Single Family	2B - 74	7332 Oakmoss Loop	40.00
Single Family	2B - 75	7328 Oakmoss Loop	40.00
Single Family	2B - 76	7324 Oakmoss Loop	40.00
Single Family	2B - 77	7320 Oakmoss Loop	33.71
Single Family	2B - 8	7319 Oakmoss Loop	36.99
Single Family	2B - 81	7256 Oakmoss Loop	40.00
Single Family	2B - 82	7252 Oakmoss Loop	40.00

Single Family	2B - 83	7248 Oakmoss Loop	40.00
Single Family	2B - 84	7244 Oakmoss Loop	40.00
Single Family	2B - 85	7240 Oakmoss Loop	40.00
Single Family	2B - 86	7236 Oakmoss Loop	40.00
Single Family	2B - 87	7232 Oakmoss Loop	40.00
Single Family	2B - 88	7228 Oakmoss Loop	40.00
Single Family	2B - 89	7224 Oakmoss Loop	40.00
Single Family	2B - 9	7315 Oakmoss Loop	36.99
Single Family	2B - 90	7220 Oakmoss Loop	40.00
Single Family	2B - 91	7216 Oakmoss Loop	40.00
Single Family	2B - 92	7212 Oakmoss Loop	40.00
Single Family	2B - 93	7208 Oakmoss Loop	45.00
Single Family	2B - 94	7204 Oakmoss Loop	45.00
Single Family	2B - 95	7200 Oakmoss Loop	40.00
Single Family	2B - 96	7196 Oakmoss Loop	40.00
Single Family	2B - 97	7192 Oakmoss Loop	40.00
Single Family	2B - 98	7188 Oakmoss Loop	40.00
Single Family	2B - 99	7184 Oakmoss Loop	40.00
Single Family	2D - 114	7622 Oakmoss Loop	49.01
Single Family	2D - 115	7626 Oakmoss Loop	49.01
Single Family	2D - 116	7630 Oakmoss Loop	49.01
Single Family	2D - 117	7634 Oakmoss Loop	49.01
Single Family	2D - 118	7638 Oakmoss Loop	49.01
Single Family	2D - 119	7642 Oakmoss Loop	49.01
Single Family	2D - 120	7646 Oakmoss Loop	49.01
Single Family	2D - 121	7880 Oak Reflection Loop	45.00
Single Family	2D - 2	7515 Oakmoss Loop	46.47
Single Family	2D - 3	7519 Oakmoss Loop	46.47
Single Family	2D - 4	7523 Oakmoss Loop	46.47
Single Family	2D - 48	7699 Oakmoss Loop	38.67
Single Family	2D - 49	7703 Oakmoss Loop	36.68
Single Family	2D - 5	7527 Oakmoss Loop	46.47
Single Family	2D - 50	7707 Oakmoss Loop	36.68
Single Family	2D - 51	7711 Oakmoss Loop	36.68
Single Family	2D - 52	7716 Oakmoss Loop	36.68
Single Family	2D - 53	7712 Oakmoss Loop	49.16
Single Family	2D - 57	7696 Oakmoss Loop	47.46
Single Family	2D - 58	7692 Oakmoss Loop	47.46
Single Family	2D - 59	7688 Oakmoss Loop	47.46
Single Family	2D - 6	7531 Oakmoss Loop	46.47
Single Family	2D - 60	7684 Oakmoss Loop	47.46
Single Family	2D - 61	7680 Oakmoss Loop	47.46
Single Family	2D - 62	7676 Oakmoss Loop	47.46
Single Family	2D - 65	7664 Oakmoss Loop	47.46

Single Family	2D - 66	7660 Oakmoss Loop	47.46
Single Family	2D - 67	7656 Oakmoss Loop	47.46
Single Family	2D - 68	7652 Oakmoss Loop	43.74
Single Family	2D - 7	7535 Oakmoss Loop	46.47
Single Family	2D - 71	7889 Oak Reflection Loop	38.21
Single Family	2D - 72	7885 Oak Reflection Loop	38.21
Single Family	2D - 8	7539 Oakmoss Loop	46.47
Single Family	2D - 80	7853 Oak Reflection Loop	45.21
Single Family	2D - 81	7849 Oak Reflection Loop	45.21
Single Family	2D - 82	7845 Oak Reflection Loop	45.21
Single Family	2D - 83	7841 Oak Reflection Loop	45.21
Single Family	2D - 88	7821 Oak Reflection Loop	46.59
Single Family	2D - 89	7817 Oak Reflection Loop	46.59
Single Family	2D - 90	7813 Oak Reflection Loop	46.59
Single Family	2D - 91	7809 Oak Reflection Loop	46.59
Single Family	2D - 92	7805 Oak Reflection Loop	46.59
Single Family	Solterra 2A-2 - 49	6067 Broad Oak Drive	40.67
Single Family	Solterra 2A-2 - 50	7040 Oakwood Street	44.61
Single Family	Solterra 2A-2 - 60	7057 Oakwood Street	42.80
Townhomes	2B - 173	7475 Oakmoss Loop	30.20

Single Family	Oakmont Ph 1 - 122	5212 Oakbourne Avenue	50.06
Single Family	Oakmont Ph 1 - 131	5248 Oakbourne Avenue	50.00
Single Family	Oakmont Ph 1 - 212	5165 Oakbourne Avenue	50.00
Single Family	Oakmont Ph 1 - 223	5109 Oakbourne Avenue	50.00
Single Family	PH 1 - 100	5124 Oakbourne Avenue	50.00
Single Family	PH 1 - 101	5128 Oakbourne Avenue	50.00
Single Family	PH 1 - 102	5132 Oakbourne Avenue	50.00
Single Family	PH 1 - 103	5136 Oakbourne Avenue	50.00
Single Family	PH 1 - 105	5144 Oakbourne Avenue	50.06
Single Family	PH 1 - 106	5148 Oakbourne Avenue	50.06
Single Family	PH 1 - 107	5152 Oakbourne Avenue	50.06
Single Family	PH 1 - 109	5160 Oakbourne Avenue	50.00
Single Family	PH 1 - 110	5164 Oakbourne Avenue	50.00
Single Family	PH 1 - 111	5168 Oakbourne Avenue	50.00
Single Family	PH 1 - 112	5172 Oakbourne Avenue	50.00
Single Family	PH 1 - 113	5176 Oakbourne Avenue	50.00
Single Family	PH 1 - 114	5180 Oakbourne Avenue	50.00
Single Family	PH 1 - 116	5188 Oakbourne Avenue	50.06
Single Family	PH 1 - 117	5192 Oakbourne Avenue	50.06
Single Family	PH 1 - 118	5196 Oakbourne Avenue	50.06
Single Family	PH 1 - 119	5200 Oakbourne Avenue	50.06
Single Family	PH 1 - 120	5204 Oakbourne Avenue	50.06
Single Family	PH 1 - 121	5208 Oakbourne Avenue	50.06
Single Family	PH 1 - 123	5216 Oakbourne Avenue	51.26
Single Family	PH 1 - 125	5224 Oakbourne Avenue	50.00
Single Family	PH 1 - 126	5228 Oakbourne Avenue	50.00
Single Family	PH 1 - 127	5232 Oakbourne Avenue	50.00
Single Family	PH 1 - 128	5236 Oakbourne Avenue	50.00
Single Family	PH 1 - 129	5240 Oakbourne Avenue	50.00
Single Family	PH 1 - 130	5244 Oakbourne Avenue	50.00
Single Family	PH 1 - 132	5252 Oakbourne Avenue	50.00
Single Family	PH 1 - 133	5256 Oakbourne Avenue	50.00
Single Family	PH 1 - 134	5260 Oakbourne Avenue	50.00
Single Family	PH 1 - 135	5264 Oakbourne Avenue	50.00
Single Family	PH 1 - 136	5268 Oakbourne Avenue	50.00
Single Family	PH 1 - 137	5272 Oakbourne Avenue	50.00
Single Family	PH 1 - 138	5276 Oakbourne Avenue	50.00
Single Family	PH 1 - 139	5280 Oakbourne Avenue	50.00
Single Family	PH 1 - 140	5284 Oakbourne Avenue	50.00
Single Family	PH 1 - 141	5288 Oakbourne Avenue	50.00
Single Family	PH 1 - 142	5292 Oakbourne Avenue	50.00
Single Family	PH 1 - 143	5296 Oakbourne Avenue	50.00
Single Family	PH 1 - 144	5300 Oakbourne Avenue	50.66
Single Family	PH 1 - 145	5304 Oakbourne Avenue	53.38

Single Family	PH 1 - 147	5410 Oakgrain Court	50.00
Single Family	PH 1 - 156	5411 Oakgrain Court	55.00
Single Family	PH 1 - 159	5320 Oakbourne Avenue	50.00
Single Family	PH 1 - 160	5324 Oakbourne Avenue	50.00
Single Family	PH 1 - 161	5328 Oakbourne Avenue	50.00
Single Family	PH 1 - 162	5332 Oakbourne Avenue	50.00
Single Family	PH 1 - 163	5336 Oakbourne Avenue	50.00
Single Family	PH 1 - 164	5340 Oakbourne Avenue	50.00
Single Family	PH 1 - 165	5344 Oakbourne Avenue	50.00
Single Family	PH 1 - 166	5348 Oakbourne Avenue	50.00
Single Family	PH 1 - 167	5352 Oakbourne Avenue	50.00
Single Family	PH 1 - 168	5356 Oakbourne Avenue	50.00
Single Family	PH 1 - 169	5360 Oakbourne Avenue	50.00
Single Family	PH 1 - 170	5364 Oakbourne Avenue	50.00
Single Family	PH 1 - 171	5368 Oakbourne Avenue	50.00
Single Family	PH 1 - 172	5372 Oakbourne Avenue	50.00
Single Family	PH 1 - 173	5376 Oakbourne Avenue	50.00
Single Family	PH 1 - 174	5380 Oakbourne Avenue	50.00
Single Family	PH 1 - 175	5384 Oakbourne Avenue	50.00
Single Family	PH 1 - 177	5381 Oakbourne Avenue	50.00
Single Family	PH 1 - 178	5377 Oakbourne Avenue	50.00
Single Family	PH 1 - 179	5373 Oakbourne Avenue	50.00
Single Family	PH 1 - 180	5369 Oakbourne Avenue	50.00
Single Family	PH 1 - 181	5365 Oakbourne Avenue	50.00
Single Family	PH 1 - 182	5361 Oakbourne Avenue	50.00
Single Family	PH 1 - 183	5357 Oakbourne Avenue	50.00
Single Family	PH 1 - 184	5353 Oakbourne Avenue	50.00
Single Family	PH 1 - 185	5349 Oakbourne Avenue	50.00
Single Family	PH 1 - 186	5345 Oakbourne Avenue	50.00
Single Family	PH 1 - 188	5303 Wildwood Way	50.00
Single Family	PH 1 - 189	5299 Wildwood Way	50.00
Single Family	PH 1 - 190	5295 Wildwood Way	50.00
Single Family	PH 1 - 191	5291 Wildwood Way	50.00
Single Family	PH 1 - 192	5287 Wildwood Way	50.00
Single Family	PH 1 - 193	5283 Wildwood Way	50.00
Single Family	PH 1 - 194	5279 Wildwood Way	50.00
Single Family	PH 1 - 195	5275 Wildwood Way	50.00
Single Family	PH 1 - 196	5271 Wildwood Way	50.00
Single Family	PH 1 - 197	5267 Wildwood Way	50.00
Single Family	PH 1 - 198	5263 Wildwood Way	50.00
Single Family	PH 1 - 199	5259 Wildwood Way	50.00
Single Family	PH 1 - 200	5255 Wildwood Way	50.00
Single Family	PH 1 - 201	5251 Wildwood Way	50.00
Single Family	PH 1 - 202	5247 Wildwood Way	50.00

Single Family	PH 1 - 203	5243 Wildwood Way	50.00
Single Family	PH 1 - 206	5227 Wildwood Way	50.00
Single Family	PH 1 - 207	5223 Wildwood Way	50.00
Single Family	PH 1 - 208	5219 Wildwood Way	50.16
Single Family	PH 1 - 210	5211 Wildwood Way	50.00
Single Family	PH 1 - 211	5207 Wildwood Way	54.35
Single Family	PH 1 - 213	5161 Oakbourne Avenue	50.00
Single Family	PH 1 - 217	5133 Oakbourne Avenue	50.00
Single Family	PH 1 - 218	5129 Oakbourne Avenue	50.00
Single Family	PH 1 - 219	5125 Oakbourne Avenue	50.00
Single Family	PH 1 - 220	5121 Oakbourne Avenue	50.00
Single Family	PH 1 - 221	5117 Oakbourne Avenue	50.00
Single Family	Ph 1 - 222	5113 Oakbourne Avenue	50.00
Single Family	PH 1 - 227	5222 Wildwood Way	50.00
Single Family	PH 1 - 228	5226 Wildwood Way	50.00
Single Family	PH 1 - 229	5230 Wildwood Way	57.80
Single Family	PH 1 - 231	5238 Wildwood Way	50.00
Single Family	PH 1 - 232	5242 Wildwood Way	50.00
Single Family	PH 1 - 233	5246 Wildwood Way	50.00
Single Family	PH 1 - 234	5250 Wildwood Way	50.00
Single Family	PH 1 - 235	5254 Wildwood Way	50.00
Single Family	PH 1 - 236	5258 Wildwood Way	50.00
Single Family	PH 1 - 237	5262 Wildwood Way	50.00
Single Family	PH 1 - 238	5266 Wildwood Way	50.00
Single Family	PH 1 - 239	5270 Wildwood Way	50.00
Single Family	PH 1 - 240	5274 Wildwood Way	50.00
Single Family	PH 1 - 241	5278 Wildwood Way	50.00
Single Family	PH 1 - 242	5282 Wildwood Way	50.00
Single Family	PH 1 - 243	5286 Wildwood Way	50.00
Single Family	PH 1 - 244	5290 Wildwood Way	50.00
Single Family	PH 1 - 245	5294 Wildwood Way	50.00
Single Family	PH 1 - 246	5298 Wildwood Way	50.00
Single Family	PH 1 - 247	5302 Wildwood Way	50.00
Single Family	PH 1 - 25	4111 Oaktree Drive	53.47
Single Family	PH 1 - 250	5297 Oakbourne Avenue	50.00
Single Family	PH 1 - 251	5293 Oakbourne Avenue	50.00
Single Family	PH 1 - 252	5289 Oakbourne Avenue	50.00
Single Family	PH 1 - 253	5285 Oakbourne Avenue	50.00
Single Family	PH 1 - 254	5281 Oakbourne Avenue	50.00
Single Family	PH 1 - 255	5277 Oakbourne Avenue	50.00
Single Family	PH 1 - 256	5273 Oakbourne Avenue	50.00
Single Family	PH 1 - 257	5269 Oakbourne Avenue	50.00
Single Family	PH 1 - 258	5265 Oakbourne Avenue	50.00
Single Family	PH 1 - 259	5261 Oakbourne Avenue	50.00

Single Family	PH 1 - 260	5257 Oakbourne Avenue	50.00
Single Family	PH 1 - 261	5253 Oakbourne Avenue	50.00
Single Family	PH 1 - 262	5249 Oakbourne Avenue	50.00
Single Family	PH 1 - 263	5245 Oakbourne Avenue	50.00
Single Family	PH 1 - 264	5241 Oakbourne Avenue	50.00
Single Family	PH 1 - 265	5237 Oakbourne Avenue	50.00
Single Family	PH 1 - 266	5233 Oakbourne Avenue	50.00
Single Family	PH 1 - 267	5229 Oakbourne Avenue	50.00
Single Family	PH 1 - 270	5213 Oakbourne Avenue	50.14
Single Family	PH 1 - 271	5209 Oakbourne Avenue	51.65
Single Family	PH 1 - 274	4348 Acorn Court	50.00
Single Family	PH 1 - 275	4352 Acorn Court	50.00
Single Family	PH 1 - 276	4356 Acorn Court	50.00
Single Family	PH 1 - 277	4360 Acorn Court	50.00
Single Family	PH 1 - 278	4364 Acorn Court	50.00
Single Family	PH 1 - 279	4368 Acorn Court	50.00
Single Family	PH 1 - 280	4372 Acorn Court	50.00
Single Family	PH 1 - 29	4127 Oaktree Drive	53.36
Single Family	PH 1 - 291	4416 Acorn Court	50.00
Single Family	PH 1 - 292	4420 Acorn Court	50.00
Single Family	PH 1 - 293	4424 Acorn Court	50.00
Single Family	PH 1 - 294	4425 Acorn Court	50.00
Single Family	PH 1 - 295	4421 Acorn Court	50.00
Single Family	PH 1 - 296	4417 Acorn Court	50.00
Single Family	PH 1 - 297	4413 Acorn Court	50.00
Single Family	PH 1 - 30	4131 Oaktree Drive	52.50
Single Family	PH 1 - 301	4377 Acorn Court	50.22
Single Family	PH 1 - 302	4373 Acorn Court	51.03
Single Family	PH 1 - 303	4369 Acorn Court	50.41
Single Family	PH 1 - 304	4365 Acorn Court	50.07
Single Family	PH 1 - 305	4361 Acorn Court	50.04
Single Family	PH 1 - 306	4357 Acorn Court	50.33
Single Family	PH 1 - 307	4353 Acorn Court	50.95
Single Family	PH 1 - 308	4349 Acorn Court	51.66
Single Family	PH 1 - 309	4345 Acorn Court	51.44
Single Family	PH 1 - 310	4341 Acorn Court	50.02
Single Family	PH 1 - 311	4337 Acorn Court	50.00
Single Family	PH 1 - 312	4333 Acorn Court	50.00
Single Family	PH 1 - 321	4320 Acorn Court	50.00
Single Family	PH 1 - 322	4324 Acorn Court	50.00
Single Family	PH 1 - 323	4328 Acorn Court	50.00
Single Family	PH 1 - 324	4332 Acorn Court	50.00
Single Family	PH 1 - 4	4019 Oakrise Loop	51.32
Single Family	PH 1 - 66	4052 Oaktree Drive	50

Single Family	PH 1 - 93	4192 Oaktree Drive	59.52
Single Family	PH 1 - 97	5112 Oakbourne Avenue	50.00
Single Family	PH 1 - 98	5116 Oakbourne Avenue	50.00
Single Family	PH 1 - 99	5120 Oakbourne Avenue	50.00
Single Family	S2A1 - 107	6160 Broad Oak Drive	57.24
Single Family	S2A1 - 110	6000 Oak Green Loop	55.89
Single Family	S2A1 - 114	6005 Broad Oak Drive	51.69
Single Family	S2A1 - 56	6012 Oak Green Loop	59.52
Single Family	S2A1 - 57	6016 Oak Green Loop	59.37
Single Family	S2A1 - 99	6128 Broad Oak Drive	55.60
Single Family	Solterra 2A-2 - 13	6066 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 16	8009 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 17	8013 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 18	8017 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 19	8021 Oak Shadow Court	50.42
Single Family	Solterra 2A-2 - 29	8024 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 30	8020 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 31	8016 Oak Shadow Court	50.00
Single Family	Solterra 2A-2 - 41	6096 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 42	6100 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 43	6101 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 44	6095 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 45	6091 Broad Oak Drive	50.00
Single Family	Solterra 2A-2 - 51	7036 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 52	7032 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 53	7028 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 54	7033 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 55	7037 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 56	7041 Oakwood Street	50.00
Single Family	Solterra 2A-2 - 59	7053 Oakwood Street	50.00
Single Family	2D - 1	7511 Oakmoss Loop	56.8
Single Family	2D - 10	7547 Oakmoss Loop	50.00
Single Family	2D - 100	7580 Oakmoss Loop	50.00
Single Family	2D - 101	7576 Oakmoss Loop	50.00
Single Family	2D - 102	7572 Oakmoss Loop	50.00
Single Family	2D - 103	7568 Oakmoss Loop	50.00
Single Family	2D - 104	7564 Oakmoss Loop	50.00
Single Family	2D - 105	7560 Oakmoss Loop	56.00
Single Family	2D - 106	7556 Oakmoss Loop	56.00
Single Family	2D - 107	7552 Oakmoss Loop	50.00
Single Family	2D - 108	7548 Oakmoss Loop	50.00
Single Family	2D - 11	7551 Oakmoss Loop	50.00
Single Family	2D - 12	7555 Oakmoss Loop	50.00
Single Family	2D - 122	7876 Oak Reflection Loop	50.00

Single Family	2D - 123	7872 Oak Reflection Loop	50.00
Single Family	2D - 124	7868 Oak Reflection Loop	50.00
Single Family	2D - 125	7864 Oak Reflection Loop	50.00
Single Family	2D - 126	7860 Oak Reflection Loop	50.00
Single Family	2D - 129	7832 Oak Reflection Loop	50.00
Single Family	2D - 13	7559 Oakmoss Loop	50.00
Single Family	2D - 130	7828 Oak Reflection Loop	50.00
Single Family	2D - 14	7563 Oakmoss Loop	50.00
Single Family	2D - 15	7567 Oakmoss Loop	50.00
Single Family	2D - 16	7571 Oakmoss Loop	50.00
Single Family	2D - 17	7575 Oakmoss Loop	50.00
Single Family	2D - 18	7579 Oakmoss Loop	50.00
Single Family	2D - 19	7583 Oakmoss Loop	50.00
Single Family	2D - 20	7587 Oakmoss Loop	50.00
Single Family	2D - 21	7591 Oakmoss Loop	50.00
Single Family	2D - 22	7595 Oakmoss Loop	50.00
Single Family	2D - 23	7599 Oakmoss Loop	50.00
Single Family	2D - 24	7603 Oakmoss Loop	50.00
Single Family	2D - 25	7607 Oakmoss Loop	53.22
Single Family	2D - 26	7611 Oakmoss Loop	55.82
Single Family	2D - 27	7615 Oakmoss Loop	55.82
Single Family	2D - 28	7619 Oakmoss Loop	55.82
Single Family	2D - 29	7623 Oakmoss Loop	55.82
Single Family	2D - 30	7627 Oakmoss Loop	55.82
Single Family	2D - 31	7631 Oakmoss Loop	55.82
Single Family	2D - 32	7635 Oakmoss Loop	55.82
Single Family	2D - 33	7639 Oakmoss Loop	55.82
Single Family	2D - 34	7643 Oakmoss Loop	52.54
Single Family	2D - 44	7683 Oakmoss Loop	55.05
Single Family	2D - 45	7687 Oakmoss Loop	50.00
Single Family	2D - 46	7691 Oakmoss Loop	50.00
Single Family	2D - 47	7695 Oakmoss Loop	50.00
Single Family	2D - 55	7704 Oakmoss Loop	52.77
Single Family	2D - 69	7897 Oak Reflection Loop	50.00
Single Family	2D - 74	7877 Oak Reflection Loop	50.00
Single Family	2D - 75	7873 Oak Reflection Loop	50.00
Single Family	2D - 76	7869 Oak Reflection Loop	50.00
Single Family	2D - 77	7865 Oak Reflection Loop	50.00
Single Family	2D - 78	7861 Oak Reflection Loop	50.00
Single Family	2D - 85	7833 Oak Reflection Loop	50.00
Single Family	2D - 86	7829 Oak Reflection Loop	50.00
Single Family	2D - 93	7608 Oakmoss Loop	54.62
Single Family	2D - 95	7600 Oakmoss Loop	50.00
Single Family	2D - 96	7596 Oakmoss Loop	55.00

Single Family	2D - 97	7592 Oakmoss Loop	55.00
Single Family	2D - 98	7588 Oakmoss Loop	50.00
Single Family	2D - 99	7584 Oakmoss Loop	50.00

Single Family	PH 1 - 1	4007 Oakrise Loop	60
Single Family	PH 1 - 154	5419 Oakgrain Court	60.15
Single Family	PH 1 - 216	5137 Oakbourne Avenue	64.82
Single Family	PH 1 - 225	5210 Wildwood Way	60.00
Single Family	PH 1 - 26	4115 Oaktree Drive	65.27
Single Family	PH 1 - 269	5217 Oakbourne Avenue	67.03
Single Family	PH 1 - 28	4123 Oaktree Drive	65.91
Single Family	PH 1 - 281	4376 Acorn Court	63.10
Single Family	PH 1 - 282	4380 Acorn Court	63.32
Single Family	PH 1 - 287	4400 Acorn Court	66.02
Single Family	PH 1 - 288	4404 Acorn Court	66.03
Single Family	PH 1 - 3	4015 Oakrise Loop	60
Single Family	PH 1 - 36	4155 Oaktree Drive	62.19
Single Family	PH 1 - 37	4159 Oaktree Drive	63.66
Single Family	PH 1 - 38	4163 Oaktree Drive	67.56
Single Family	PH 1 - 46	4204 Oakview Drive	60.00
Single Family	PH 1 - 48	4212 Oakview Drive	64.27
Single Family	PH 1 - 75	4088 Oaktree Drive	69.53
Single Family	PH 1 - 8	4035 Oakrise Loop	64.31
Single Family	PH 1 - 95	4200 Oaktree Drive	60.00
Single Family	S2A1 - 100	6132 Broad Oak Drive	61.44
Single Family	S2A1 - 101	6136 Broad Oak Drive	64.41
Single Family	S2A1 - 108	6164 Broad Oak Drive	61.22
Single Family	S2A1 - 139	7001 Oakwood Street	68.12
Single Family	S2A1 - 63	6040 Broad Oak Drive	65.54
Single Family	Solterra 2A-2 - 21	8029 Oak Shadow Court	62.09
Single Family	Solterra 2A-2 - 63	6045 Broad Oak Drive	66.68
Single Family	Solterra 2A-2 - 64	6043 Broad Oak Drive	66.68
Single Family	2B - 100	7180 Oakmoss Loop	65.61
Single Family	2B - 78	7316 Oakmoss Loop	69.94
Single Family	2D - 63	7672 Oakmoss Loop	61.70
Single Family	2D - 64	7668 Oakmoss Loop	61.70

Single Family	PH 1 - 11	4047 Oakrise Loop	70
Single Family	PH 1 - 12	4051 Oakrise Loop	70
Single Family	PH 1 - 13	4059 Oaktree Drive	70
Single Family	PH 1 - 14	4063 Oaktree Drive	70
Single Family	PH 1 - 15	4067 Oaktree Drive	70
Single Family	PH 1 - 16	4071 Oaktree Drive	70
Single Family	PH 1 - 17	4075 Oaktree Drive	70.00
Single Family	PH 1 - 18	4079 Oaktree Drive	71.87
Single Family	PH 1 - 2	4011 Oakrise Loop	70
Single Family	PH 1 - 20	4091 Oaktree Drive	70.00
Single Family	PH 1 - 205	5231 Wildwood Way	72.53
Single Family	PH 1 - 21	4095 Oaktree Drive	70.00
Single Family	PH 1 - 214	5153 Oakbourne Avenue	72.87
Single Family	PH 1 - 22	4099 Oaktree Drive	70.00
Single Family	PH 1 - 23	4103 Oaktree Drive	70.00
Single Family	PH 1 - 27	4119 Oaktree Drive	70.00
Single Family	PH 1 - 289	4408 Acorn Court	73.14
Single Family	PH 1 - 31	4135 Oaktree Drive	70.00
Single Family	PH 1 - 32	4139 Oaktree Drive	70.00
Single Family	PH 1 - 325	4336 Acorn Court	70.00
Single Family	PH 1 - 33	4143 Oaktree Drive	70.00
Single Family	PH 1 - 34	4147 Oaktree Drive	70.00
Single Family	PH 1 - 35	4151 Oaktree Drive	70.00
Single Family	PH 1 - 39	4167 Oaktree Drive	70.00
Single Family	PH 1 - 40	4171 Oaktree Drive	70.00
Single Family	PH 1 - 41	4175 Oaktree Drive	70.00
Single Family	PH 1 - 42	4179 Oaktree Drive	70.00
Single Family	PH 1 - 43	4183 Oaktree Drive	70.00
Single Family	PH 1 - 47	4208 Oakview Drive	70.00
Single Family	PH 1 - 51	4217 Oakview Drive	70.00
Single Family	PH 1 - 52	4213 Oakview Drive	70.00
Single Family	PH 1 - 53	4209 Oakview Drive	70.00
Single Family	PH 1 - 54	4205 Oakview Drive	70.00
Single Family	PH 1 - 57	4193 Oakview Drive	75.00
Single Family	PH 1 - 6	4027 Oakrise Loop	70
Single Family	PH 1 - 65	4048 Oaktree Drive	70
Single Family	PH 1 - 68	4060 Oaktree Drive	70
Single Family	PH 1 - 69	4064 Oaktree Drive	70
Single Family	PH 1 - 7	4031 Oakrise Loop	70
Single Family	PH 1 - 70	4068 Oaktree Drive	70
Single Family	PH 1 - 71	4072 Oaktree Drive	70
Single Family	PH 1 - 72	4076 Oaktree Drive	70.00
Single Family	PH 1 - 76	4092 Oaktree Drive	70.00
Single Family	PH 1 - 77	4096 Oaktree Drive	70.00

Single Family	PH 1 - 78	4100 Oaktree Drive	70.00
Single Family	PH 1 - 81	4140 Oaktree Drive	70.00
Single Family	PH 1 - 82	4144 Oaktree Drive	70.00
Single Family	PH 1 - 83	4148 Oaktree Drive	70.00
Single Family	PH 1 - 84	4152 Oaktree Drive	70.00
Single Family	PH 1 - 87	4168 Oaktree Drive	70.00
Single Family	PH 1 - 88	4172 Oaktree Drive	70.00
Single Family	PH 1 - 89	4176 Oaktree Drive	70.00
Single Family	PH 1 - 90	4180 Oaktree Drive	70.00
Single Family	PH 1 - 91	4184 Oaktree Drive	70.00
Single Family	PH 1 - 94	4196 Oaktree Drive	70.00
Single Family	S2A1 - 102	6140 Broad Oak Drive	70.00
Single Family	S2A1 - 103	6144 Broad Oak Drive	77.50
Single Family	S2A1 - 104	6148 Broad Oak Drive	77.50
Single Family	S2A1 - 105	6152 Broad Oak Drive	70.00
Single Family	S2A1 - 106	6156 Broad Oak Drive	70.00
Single Family	S2A1 - 111	6004 Oak Green Loop	70.00
Single Family	S2A1 - 115	6009 Broad Oak Drive	70.00
Single Family	S2A1 - 116	6013 Broad Oak Drive	70.00
Single Family	S2A1 - 117	6017 Broad Oak Drive	70.00
Single Family	S2A1 - 118	6021 Broad Oak Drive	70.00
Single Family	S2A1 - 119	6025 Broad Oak Drive	70.00
Single Family	S2A1 - 120	6029 Broad Oak Drive	70.00
Single Family	S2A1 - 121	6033 Broad Oak Drive	70.00
Single Family	S2A1 - 122	6037 Broad Oak Drive	70.00
Single Family	S2A1 - 132	7029 Oakwood Street	70.00
Single Family	S2A1 - 133	7025 Oakwood Street	70.00
Single Family	S2A1 - 134	7021 Oakwood Street	70.00
Single Family	S2A1 - 135	7017 Oakwood Street	70.00
Single Family	S2A1 - 136	7013 Oakwood Street	70.00
Single Family	S2A1 - 137	7009 Oakwood Street	70.00
Single Family	S2A1 - 138	7005 Oakwood Street	70.00
Single Family	S2A1 - 140	7000 Oakwood Street	74.38
Single Family	S2A1 - 141	7004 Oakwood Street	70.00
Single Family	S2A1 - 142	7008 Oakwood Street	70.00
Single Family	S2A1 - 143	7012 Oakwood Street	70.00
Single Family	S2A1 - 144	7016 Oakwood Street	70.00
Single Family	S2A1 - 145	7020 Oakwood Street	70.00
Single Family	S2A1 - 146	7024 Oakwood Street	70.00
Single Family	S2A1 - 60	6028 Broad Oak Drive	70.00
Single Family	S2A1 - 61	6032 Broad Oak Drive	70.00
Single Family	S2A1 - 62	6036 Broad Oak Drive	70.00
Single Family	S2A1 - 158	6117 Broad Oak Drive	70.00
Single Family	S2A1 - 159	6121 Broad Oak Drive	70.00

Single Family	S2A1 - 93	6104 Broad Oak Drive	70.00
Single Family	S2A1 - 94	6108 Broad Oak Drive	70.00
Single Family	S2A1 - 95	6112 Broad Oak Drive	70.00
Single Family	S2A1 - 96	6116 Broad Oak Drive	70.00
Single Family	S2A1 - 97	6120 Broad Oak Drive	70.00

Single Family	PH 1 - 146	5406 Oakgrain Court	96.00
Single Family	PH 1 - 148	5414 Oakgrain Court	97.18
Single Family	PH 1 - 19	4083 Oaktree Drive	97.39
Single Family	PH 1 - 215	5145 Oakbourne Avenue	97.34
Single Family	PH 1 - 298	4405 Acorn Court	91.58
Single Family	PH 1 - 299	4401 Acorn Court	92.17
Single Family	PH 1 - 300	4389 Acorn Court	124.73
Single Family	PH 1 - 313	4329 Acorn Court	90.94
Single Family	PH 1 - 314	4317 Acorn Court	83.96
Single Family	PH 1 - 44	4187 Oaktree Drive	88.11
Single Family	PH 1 - 45	4191 Oaktree Drive	107.08
Single Family	PH 1 - 55	4201 Oakview Drive	80.00
Single Family	PH 1 - 56	4197 Oakview Drive	80.00
Single Family	PH 1 - 59	4032 Oakrise Loop	90
Single Family	PH 1 - 62	4049 Oaktree Drive	90
Single Family	PH 1 - 74	4084 Oaktree Drive	85.31
Single Family	PH 1 - 80	4136 Oaktree Drive	192.12
Single Family	PH 1 - 85	4156 Oaktree Drive	117.99
Single Family	PH 1 - 86	4164 Oaktree Drive	101.31
Single Family	PH 1 - 92	4188 Oaktree Drive	89.66
Single Family	Solterra 2A-2 - 15	8005 Oak Shadow Court	89.53
Single Family	Solterra 2A-2 - 47	6079 Broad Oak Drive	116.79
Single Family	2D - 110	7534 Oakmoss Loop	106.02
Single Family	2D - 111	7524 Oakmoss Loop	88.35
Single Family	2D - 112	7520 Oakmoss Loop	113.13
Single Family	2D - 127	7850 Oak Reflection Loop	101.73
Single Family	2D - 128	7836 Oak Reflection Loop	101.39
Single Family	2D - 131	7824 Oak Reflection Loop	81.17
Single Family	2D - 35	7647 Oakmoss Loop	70.84
Single Family	2D - 36	7651 Oakmoss Loop	70.84
Single Family	2D - 37	7655 Oakmoss Loop	70.84
Single Family	2D - 38	7659 Oakmoss Loop	70.84
Single Family	2D - 39	7663 Oakmoss Loop	70.84
Single Family	2D - 40	7667 Oakmoss Loop	70.84
Single Family	2D - 41	7671 Oakmoss Loop	70.84
Single Family	2D - 42	7675 Oakmoss Loop	70.84
Single Family	2D - 43	7679 Oakmoss Loop	70.84

Tab 8

INSYTE SECURITY LLC

1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesesecurity.com



Estimate

ADDRESS

Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

ESTIMATE # 634241**DATE** 09/18/2025**EXPIRATION DATE** 10/03/2025**SALES REP**

Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Clubhouse Network Equipment Upgrade			
Client will be providing the switches and WAPs for the clubhouse pool area network & WiFi			
Pricing Valid for 15 Days			
Payment Terms: Check - Net 15 - 50% Deposit Upon Approval and 50% Upon Completion			
Q4 Appliance - Network Firewall/Router - Unlimited Users	1	3,067.00	3,067.00
4x8 Fire Rated Board for Wall Rack Mount	3	59.00	177.00
9U Wall Mount lockable Rack Enclosure (Clubhouse MDF)	1	624.00	624.00
6U Wall Mount lockable Rack Enclosure (Kitchen & Maintenance IDF's)	2	478.00	956.00
Cat 6 Patch Panel, 24-Port, 1U Punch Down (Cable Connectors for each Rack – Clubhouse gets 2)	5	105.00	525.00
12-Outlet grounded Rackmount PDU (1 for Each Rack)	3	187.00	561.00
1500VA Rackmount UPS (1 for Each Rack)	3	613.00	1,839.00
2U Vented Rack Shelf (Arista & Comcast Equipment Holder at Clubhouse)	1	68.80	68.80
1U Vented Rack Shelf 2 Pack (Equipment Holders at IDF's)	1	70.00	70.00
DITEK Rack Mount NeTwork Surge Protector (1 for each rack for all the exterior connections coming back to the switch is recommended)	3	1,227.00	3,681.00
J-Poles for External Access Point Mounts	9	25.00	225.00
Cat6 Patch Cables 0.5ft (24 Pack) Slim, Blue	2	32.00	64.00
Cat6 Patch Cables 1ft (24 Pack) Slim, Blue	2	33.00	66.00
Cat6 Patch Cables 2ft (24 Pack) Slim, Blue	0.50	40.00	20.00
Miscellaneous Materials	1	358.32	358.32
Shipping, Handling or Delivery Charges	1	61.52	61.52
Installation of a security product(s)	1	4,750.00	4,750.00

This estimate is good for 15 days. Taxes are included.
Additional shipping charges may apply. If this estimate

SUBTOTAL
DISCOUNT 10%

17,113.64
-1,711.36

Everyone wants your business. We want to earn it.

is part of a system design and if the design changes, the cost estimate will also change.

TAX
TOTAL

0.00

\$15,402.28

Accepted By

Accepted Date

Item	Price	Quantity	Sub-Total	☐
Access Point U7 Pro / 5-Pack SKU: U7-Pro-5-US	\$899.00	- 1 +	\$899.00	
 UI Care	\$150.00	 Add		
Access Point U7 Pro / Single Unit SKU: U7-Pro-US	\$189.00	- 2 +	\$378.00	
 UI Care	\$30.00	 Add		
Access Point U7 Outdoor SKU: U7-Outdoor-US	\$199.00	- 6 +	\$1,194.00	
 UI Care	\$39.00	 Add		
Switch Pro 24 PoE SKU: USW-Pro-24-POE	\$699.00	- 2 +	\$1,398.00	
 UI Care	\$125.00	 Add		
Switch Pro 48 PoE / US Version SKU: USW-Pro-48-POE	\$1,099.00	- 1 +	\$1,099.00	
 UI Care	\$199.00	 Add		
Dream Machine Special Edition / US Version SKU: UDM-SE	\$499.00	- 1 +	\$499.00	
 UI Care	\$99.00	 Add		
 CyberSecure	\$99.00	 Add		
Total:			\$5,467.00	

Order Details

13 items

Total

\$5,467.00

Check Out

Gift Code

Pricing Calculator

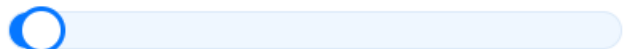
☒ Email Marketing

Essentials ☐ Plus 

WiFi Data Capture & Monitoring

of Access Points or [StayFi Express Devices](#)

0 1,000+

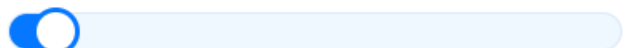


15

Guest Emails

Number of Email Contacts

0 1,000,000+



200

Access Points 15 AP x \$157.50
\$10.50

Email Marketing \$20 **FREE**
DISCOUNTED*

Monthly Price **\$157.50**

WiFi Features

- ✓ Unlimited guest data collection
- ✓ Branded, customizable Splash Pages with upsell integrations
- ✓ Outage and occupancy alerts
- ✓ Seamless PMS Integration
- ✓ Free email marketing up to 200 contacts

Email Marketing Features

- ✓ Unlimited email sends
- ✓ Automated email campaigns with customizable triggers
- ✓ Easy-to-use drag-and-drop email builder & 100s of custom templates
- ✓ Advanced analytics tracking
- ✓ Seamless PMS Integration

✦ **Email Plus Features** **NEW!**

Tab 9



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 9/8/2025 **DUE** 10/8/2025 **ESTIMATE #** EST-SCA2413

BILL TO
Solterra Resort CDD Aquatics
3434 Colwell Avenue, Suite 200
Tampa FL 33614

SHIP TO
SE1043
Solterra Resort CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 5			
Golden Canna (canna flaccida)	412.00	2.98	1,225.70
Clusters of 4 plants, 6' o.c., 412 plants total			
Pickerelweed (pontederia cordata)	208.00	2.98	618.80
Clusters of 4 plants, 6' o.c., 208 plants total			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,844.50

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 9/8/2025 **DUE** 10/8/2025 **ESTIMATE #** EST-SCA2428

BILL TO

Solterra Resort CDD Aquatics
3434 Colwell Avenue, Suite 200
Tampa FL 33614

SHIP TO

SE1043
Solterra Resort CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
Golden Canna (canna flaccida)			
Clusters of 4 plants, 6' o.c., 1048 plants total	1,048.00	2.98	3,117.80
Pickernelweed (pontederia cordata)			
Clusters of 4 plants, 6' o.c., 524 plants total	524.00	2.98	1,558.90

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **4,676.70**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 9/8/2025 **DUE** 10/8/2025 **ESTIMATE #** EST-SCA2425

BILL TO
Solterra Resort CDD Aquatics
3434 Colwell Avenue, Suite 200
Tampa FL 33614

SHIP TO
SE1043
Solterra Resort CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 13			
Golden Canna (canna flaccida)	400.00	2.98	1,190.00
Clusters of 4 plants, 6' o.c., 400 plants total			
Pickerelweed (pontederia cordata)	200.00	2.98	595.00
Clusters of 4 plants, 6' o.c., 200 plants total			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,785.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 9/8/2025 **DUE** 10/8/2025 **ESTIMATE #** EST-SCA2424

BILL TO
Solterra Resort CDD Aquatics
3434 Colwell Avenue, Suite 200
Tampa FL 33614

SHIP TO
SE1043
Solterra Resort CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

DESCRIPTION	QTY	RATE	AMOUNT
POND 27			
Golden Canna (canna flaccida)	680.00	2.98	2,023.00
Clusters of 4 plants, 6' o.c., 680 plants total			
Pickerelweed (pontederia cordata)	340.00	2.98	1,011.50
Clusters of 4 plants, 6' o.c., 340 plants total			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 3,034.50

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

Tab 10

ESTIMATE



Prepared For

Artemis Lifestyles Services to Solterra Resort
Homeowners Association Inc
(407) 705-2190

Freedom Concrete Construction

Phone: (863) 588-5628
Email: freedomconcretec@gmail.com
Web: www.freedomconcreteconstruction.net

Estimate # 187
Date 09/24/2025

Description

208ft x 4ft

Site Preparation: We will remove existing soil, tree roots, and other debris from the work area. All excavated material will be hauled away from the site and properly disposed of.

Forming and Grading: We will install forms and grade the sub-base to a depth of 4 inches, ensuring proper drainage and a stable foundation for the concrete.

Expansion Joints: We will install expansion joints where the new concrete meets the existing curb to allow for natural thermal expansion and contraction, preventing future damage.

Concrete Pour: We will pour 3,000 psi fiber-reinforced concrete.

Surface finish: Concrete would have a broom finish

Control Cuts: We will create control cuts every 5 feet to direct any potential cracking along a predetermined line

Site Cleanup: Upon completion, we will clean the entire work area, removing all construction debris, forms, and tools, leaving the site tidy.

Subtotal	\$12,882.34
Total	\$12,882.34

Notes:

Please ensure all electrical, plumbing, and utility boxes are relocated prior to our arrival. Any trees that are cut must have the stumps completely removed. If you require a quote for us to handle the tree and stump removal, please let us know, and we would be happy to provide one.









By signing this document, the customer agrees to the services and conditions outlined in this document.

Artemis Lifestyles Services to Solterra Resort
Homeowners Association Inc



legacy concrete construction and landscaping

5200 Solterra Blvd
Davenport, FL 33837

(267) 810-9789
ncorrea@artemislifestyles.com

ESTIMATE	#880
SERVICE DATE	Aug 21, 2025
EXPIRATION DATE	Oct 20, 2025
TOTAL	\$7,776.00

CONTACT US
2257 Rose Blvd
Winter Haven, FL 33881

(863) 206-1067
info@legacyconcretellc.com

ESTIMATE

Services	qty	unit price	amount
Concrete Services - Concrete Sidewalk	1.0	\$7,776.00	\$7,776.00
Upon review of job, for this project, we will pour 4' x 245' new concrete sidewalk concrete slab for approximately 864 sq ft. Remove dirt/grass to get elevation and levels, dump and haul away debris. Apply framework with wooden lumber grade 4" thick and compact soil. Pour 3000PSI concrete ready mix with fiber mesh. Create broom finish concrete design. Remove forms and add control joints to new concrete slab. Clean work area free of excess debris or loose materials.			
Included: Equipment, pump, material, and labor.			
Caution work area.			

Services subtotal: \$7,776.00

Total \$7,776.00

*1 year warranty for all concrete work
50% deposit required upon start of project

50% final payment due upon completion
3.7% service charge for all debit/credit card payments.
****FINANCING AVAILABLE****

ESTIMATE



Prepared For

Solterra Resort CDD
5200 Solterra Blvd,
Davenport, FL 33837
(267) 810-9789

SMC Concrete And General Labor LLC

124 W Johnson Avenue
Haines City , FL 33844
Phone: (863) 438-1646
Email: eduardo@smcconcretellc.com
Web: smcconcretellc.com/Home

Estimate # 2551
Date 08/21/2025
Expiration Date 09/05/2025

Description	Quantity	Total
Scope of Work Sidewalk and demo Concrete Mix 3,000 PSI concrete mix, placed and finished per project specifications. Sidewalk Installation – Left Side Construct new sidewalk measuring 4' wide x 210' long x 4" thick. Alignment to follow the existing curb, wrapping around the light post and continuing along the curve as indicated in site layout. Include backfilling to raise new sidewalk elevation to match the grade of the existing adjacent sidewalk. Sidewalk Installation – Right Side Construct new sidewalk measuring 4' wide x 46' long x 4" thick. ADA-Compliant Access Ramps Install two (2) ADA-compliant ramps, including removal of existing curb to provide unobstructed pedestrian access in accordance with current ADA standards. Demolition & Sub-Base Preparation Saw-cut and remove designated sections of existing concrete as required. Excavate, grade, and compact sub-base to proper elevation and slope. Formwork to meet specified dimensions and tolerances. Placement & Finish Place concrete, apply standard broom finish for slip resistance.	1,060	\$18,020.00

Total Area: 1,060 square feet Estimated Volume: 15 cubic yards of concrete

50% is going to be paid up front for concrete and scheduling, the rest after completion.

Subtotal	\$18,020.00
Total	\$18,020.00
Deposit Due	\$9,010.00

Notes:

SMC Concrete is not responsible for any pipes or cables that are broken while running through the location of the slab. Solterra Resort CDD should locate and remove them if necessary. Additionally, when removing roots that run through the location of the sidewalk, extra concrete will be needed, which will incur an additional charge depending on the amount of concrete required.





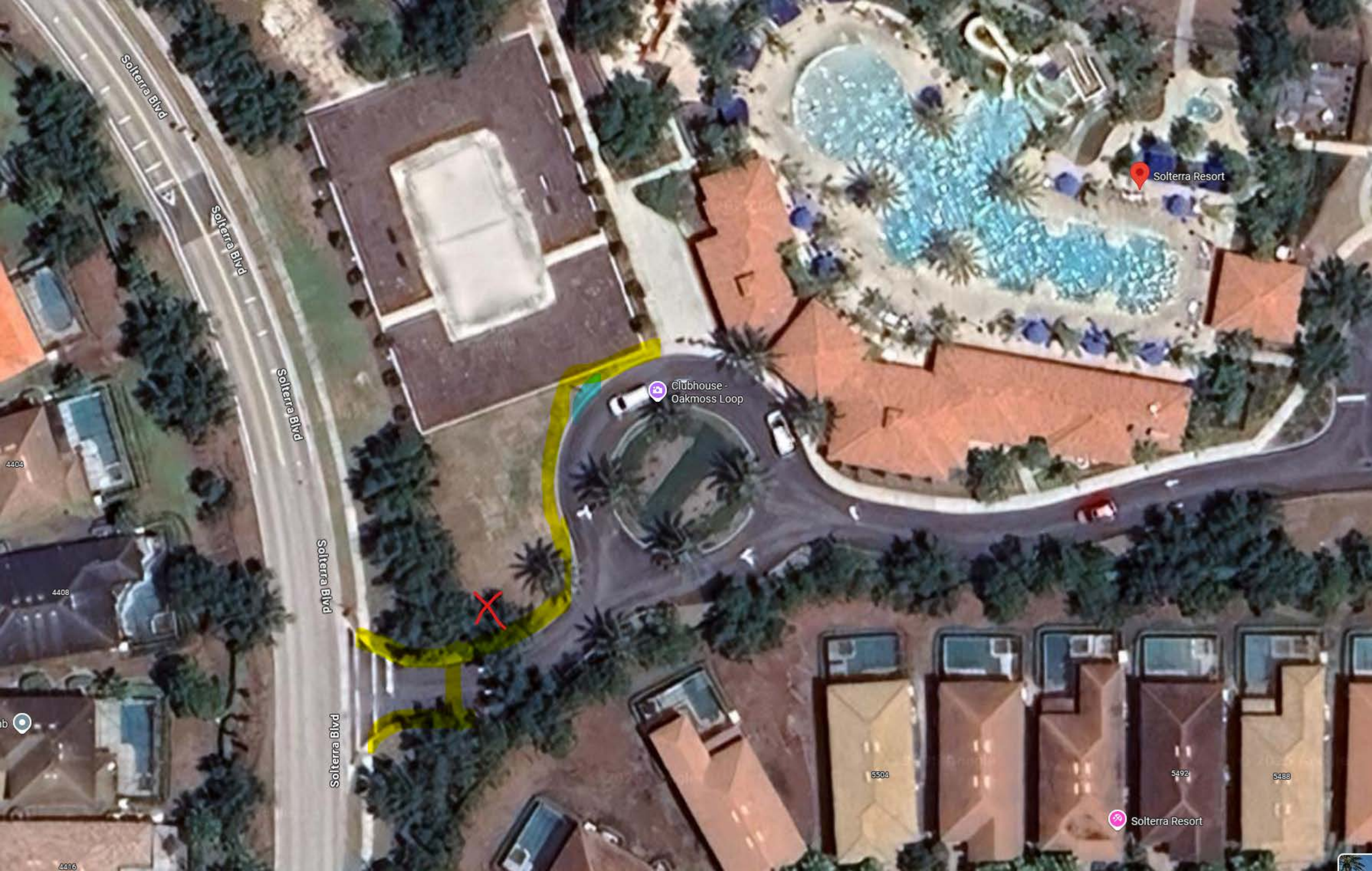






By signing this document, the customer agrees to the services and conditions outlined in this document. Also this document is only going to be valid for 2 weeks.

Solterra Resort CDD



Solterra Blvd

Solterra Blvd

Solterra Blvd

Solterra Blvd

Solterra Blvd

Clubhouse -
Oakmoss Loop

Solterra Resort

Solterra Resort

5504

5492

5488

4416

4408

4404

ESTIMATE



Prepared For

Solterra Resort CDD
5200 Solterra Blvd,
Davenport, FL 33837
(267) 810-9789

SMC Concrete And General Labor LLC

124 W Johnson Avenue
Haines City , FL 33844
Phone: (863) 438-1646
Email: eduardo@smcconcretellc.com
Web: smcconcretellc.com/Home

Estimate # 2552
Date 08/21/2025
Expiration Date 09/05/2025

Description	Quantity	Total
Scope of Work Sidewalk and demo Concrete Mix 3,000 PSI concrete mix, placed and finished per project specifications. Sidewalk Installation Construct new sidewalk measuring 4' wide x 172' long x 4" thick. Alignment to follow the existing curb, wrapping around the light post and continuing along the curve as indicated in site layout. Include backfilling to raise new sidewalk elevation to match the grade of the existing adjacent sidewalk.	688	\$12,040.00
Demolition & Sub-Base Preparation Saw-cut and remove designated sections of existing concrete as required. Excavate, grade, and compact sub-base to proper elevation and slope. Formwork to meet specified dimensions and tolerances. Placement & Finish Place concrete, apply standard broom finish for slip resistance.		

Total Area: 688 square feet Estimated Volume: 10 cubic yards of concrete

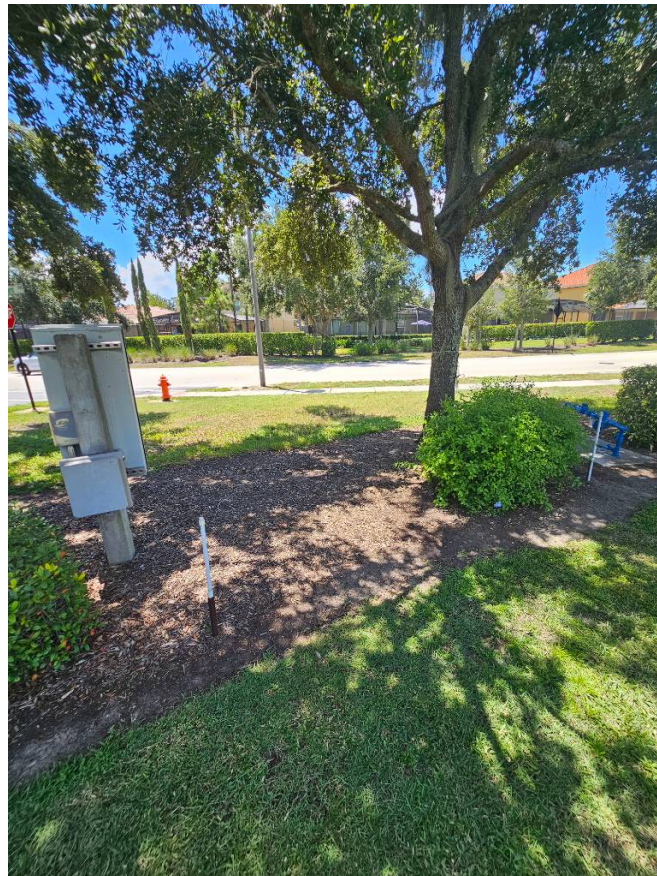
50% is going to be paid up front for concrete and scheduling, the rest after completion.

Subtotal	\$12,040.00
Total	\$12,040.00
Deposit Due	\$6,020.00

Notes:

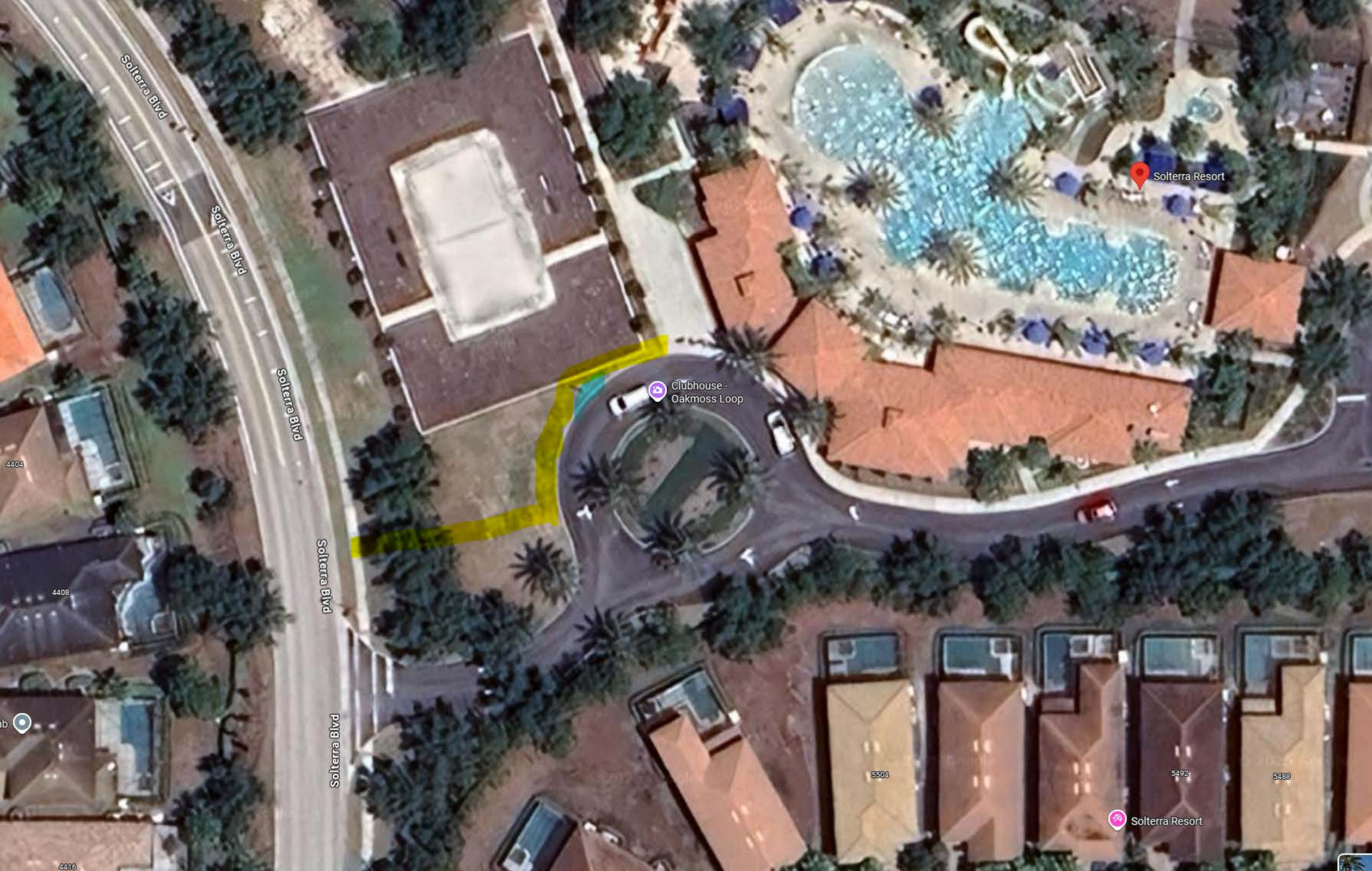
SMC Concrete is not responsible for any pipes or cables that are broken while running through the location of the slab. Solterra Resort CDD should locate and remove them if necessary. Additionally, when removing roots that run through the location of the sidewalk, extra concrete will be needed, which will incur an additional charge depending on the amount of concrete required.





By signing this document, the customer agrees to the services and conditions outlined in this document. Also this document is only going to be valid for 2 weeks.

Solterra Resort CDD



Solterra Blvd

Solterra Blvd

Solterra Blvd

Solterra Blvd

Solterra Blvd

Clubhouse -
Oakmoss Loop

Solterra Resort

Solterra Resort

5504

5492

5488

4416

4408

4404

Dora Landscaping, LLC

4401 Hogshead Rd
Apopka, FL 32703
(407) 886-3103
www.doralandscaping.com



Estimate

ADDRESS
Solterra Resort Homeowners Association
c/o Artemis Lifestyle Services Inc.
8390 Champions Gate Blvd #304
Championsgate, FL 33896

ESTIMATE 6911
DATE 09/22/2025

DIVISION
Enhancements

DESCRIPTION	QTY	RATE	AMOUNT
Clubhouse Tree Removal and Stump Grinding			
Tree Removal - Labor	8	65.00	520.00
Stump Grinding - Remove Spoils Off-Site	1	450.00	450.00
Debris Removal - Dispose of Material Offsite	1	150.00	150.00
Shredded Mulch - per CY	2	60.00	120.00
TOTAL			\$1,240.00

Accepted By

Accepted Date



Proposal #: 610302

Date: 9/23/2025

From: Virginia Alvarez Cortes

**Tree Care Proposal for
Solterra CDD**

Brian Mendes
Rizzetta & Company

bmendes@rizzetta.com

LOCATION OF PROPERTY

5200 Solterra Blvd
Davenport, FL 33837

Clubhouse entrance corner tree removal

DESCRIPTION

Tree Care

Proposal to remove and stump grind 1 oak tree located in corner of clubhouse entrance.

Labor and haul away debris.



Terms and Conditions: Signature below authorizes Yellowstone 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's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Solterra CDD

Subtotal	\$1,643.88
Sales Tax	\$0.00
Proposal Total	\$1,643.88

THIS IS NOT AN INVOICE

Tab 11



ST ELECTRIC SERVICES LLC

ESTIMATE

For installation of two solar powered signage lights
brand beyond solar
Includes labor and fixtures.

ST Electric Services LLC EC#13011274

Kissimmee, Florida 34743
United States

4079233737

www.stelectricsservices.com

BILL TO
Solterra resort

ncorrea@artemislifestyles.com

Estimate Number: 59

Estimate Date: August 12, 2025

Valid Until: September 11, 2025

Grand Total (USD): **\$2,190.00**

Items	Quantity	Price	Amount
Solar paneled light fixture installation Installation of solar powered light fixture with panel attachment. Includes Labor and material This includes 2 Beyond solar light fixtures with battery backup attachment and solar panel strip	2	\$1,095.00	\$2,190.00

Grand Total (USD): **\$2,190.00**

Notes / Terms

1. Scope of Work: The contractor agrees to perform all electrical services outlined in the contract, adhering to all applicable codes, regulations, and industry standards.
2. Payment Terms: Payment for services rendered shall be as outlined in the contract. Any changes to the scope of work may result in additional charges, which must be agreed upon in writing by both parties.
3. Timeframe: The contractor shall complete the work within the agreed-upon timeframe, barring any unforeseen circumstances or delays beyond the contractor's control.
4. Warranty: The contractor warrants all workmanship and materials for a period of 1 year by from the date of completion. Any defects discovered during this period shall be repaired by the contractor at no additional cost to the client.
5. Liability: The contractor shall carry adequate liability insurance to cover any damages or injuries resulting from the work performed under this contract.

Thank you for choosing ST Electric services.

Powered by  wave



Commercial Lighting & Electrical Inc.
8130 N Orange Blossom Trl
Orlando, FL 32810
+14077880075
Admin@cleorlando.com
www.cleorlando.com

Estimate 6159

ADDRESS

Artemis Lifestyles Services/
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

DATE
08/07/2025

TOTAL
\$1,687.80

DESCRIPTION	QTY	RATE	AMOUNT
Install Solar Commercial Lighting to Monument Sign.			
-			
Solar Commercial Lights	4	101.95	407.80
Electrical Supplies	1	150.00	150.00
-			
Hours Electrician	6	90.00	540.00
Hours Electrician	6	90.00	540.00
Trip Charge	1	50.00	50.00

Make the Right Decision.
Call the Best Electricians in Orlando!

TOTAL

\$1,687.80

THANK YOU.

Accepted By

Accepted Date

Solar Lighting Proposal



TPG Lighting

Licensed and Insured

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Client:

Solterra Resort

5200 Solterra Blvd

Davenport, FL 33837

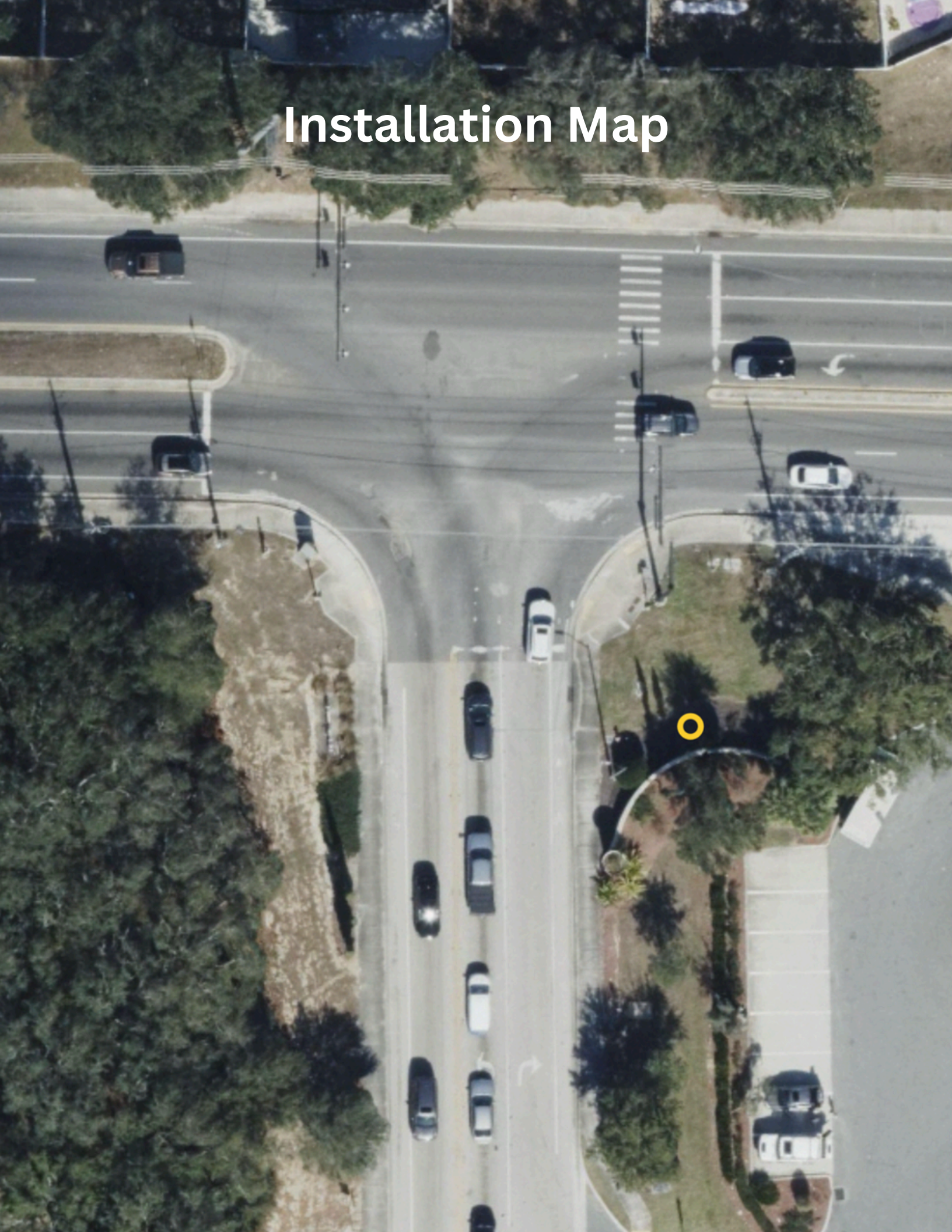
Why go Solar?

Installing solar street lights instead of traditional hard-wired lights offers several compelling advantages. Solar lights are energy-efficient, harnessing the power of the sun to operate, which significantly reduces electricity costs and reliance on the grid. They are environmentally friendly, helping to reduce carbon emissions by utilizing renewable energy. Additionally, solar street lights are easier and faster to install, as they don't require extensive wiring or digging, leading to lower installation costs and less disruption to the surrounding area. With minimal maintenance required and no ongoing utility bills, they provide long-term savings and contribute to sustainability goals. Moreover, solar lights can be more reliable in remote or off-grid areas, ensuring consistent lighting even in locations where traditional infrastructure may not be feasible.

Proposed Fixture: Solar Flood Light



Installation Map



Manufacturer Information



Solera Solar Lighting, a Light Efficient Design company, was created to be the new standard for solar light performance. Its unique all-in-one design is easy-to-install, adjustable and produces bright lighting where you want it. Solera Solar Lighting offers Hybrid 365 for lighting 24/7 and Off-Grid for lighting where line voltage is not available or cost prohibitive. Solera Lighting has revolutionized the solar lighting industry by developing highly reliable and efficient solar lighting fixtures that incorporate smart cell technology, allowing for remote system monitoring and diagnostic services.



The Solera Solar Lighting Flood Light features an all-in-one design. The solar panel, light engine and battery are built right into the LED fixture. No need for a power source, which eliminates the need for wiring and trenching.



all-in-one
Design

RP-SFL-MS-G1*
(Garden Stake)

- Comparable to 150W HID.
- Standard operating mode: 4 hours of 100% brightness and then 25% for the remainder of the night with one charge.
- Adjustable LED light engine delivers light exactly where you need it.
- Li-Ion battery lasts at least 1500 charge cycles.
- Battery includes a heat isolating blanket.
- 165 lumens per watt.
- Perfect for signage, billboards, walls, pathways and garden features.
- Panel dimensions (L x W): 26" x 11"
Height (adjustable) 16" to 21"
- See pg. 2 for photometrics.



BATTERY
CHARGE TIME



BATTERY
CHARGE TEMP



BATTERY
LIFE*



REPLACEABLE
BATTERY



BEAM ANGLE



OPERATING TEMP



50,000hrs
RATED LIFE

PART #	UPC	COMPARES TO	LUMENS	COLOR	LISTINGS
SL-SFL-20W-40K-BK-G2	844006062477	150W	2000	4000K	CE FC

ACCESSORIES

PART #	DESCRIPTION	OPERATING MODES
RP-SFL-MS-G1*	GARDEN STAKE	☀️ CONSTANT BRIGHTNESS ⌚ TIMER

* GARDEN STAKE IS AN ACCESSORY AND IS SOLD SEPARATELY

Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com



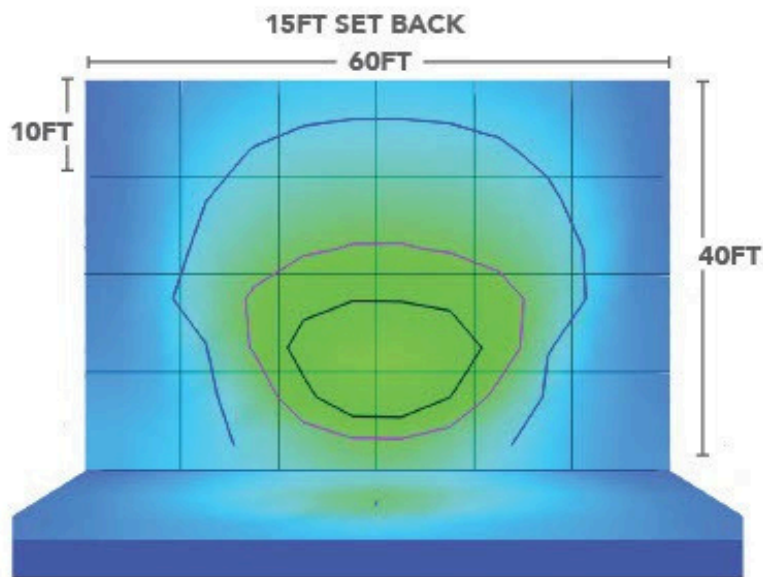
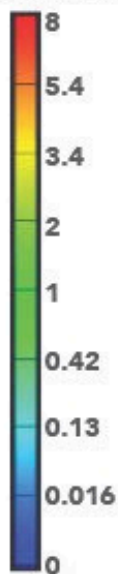
solera-solar.com



PHOTOMETRICS

FOOT CANDLES	ISO-LINE COLOR	
1 FC	BLACK	
0.5 FC	MAGENTA	
0.1 FC	BLUE	

ILLUMINANCE (FC)



Light Efficient Design

847.380.3540 • led-llc.com • sales@led-llc.com



ESTIMATE	#1735
ESTIMATE DATE	Jul 29, 2025
SERVICE DATE	Jul 30, 2025
TOTAL	\$2,598.56

Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

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

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

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

ESTIMATE

Services	qty	amount
Solar Sign Lighting	2.0	\$0.00
Installing commercial grade display lighting for the marquee signage at the corner of Pine tree trail and Ronald Regan Parkway according to the installation map		

Services subtotal: \$0.00

Materials	qty	unit price	amount
Solera - SL-SFL-20W-40K-BK-G2	2.0	\$1,214.28	\$2,428.56
Solar powered flood light			
2000Lm 20Watt			

Materials subtotal: \$2,428.56

Subtotal	\$2,428.56
Tax (FL Sales Tax 7%)	\$170.00

Total **\$2,598.56**

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:
<https://pro.housecallpro.com/TPGLightingLLC/435919/terms>

Tab 12

Exercise Systems, Inc.**Corporate**

3818 Shadowind Way
Gotha, Florida, 34734

Show Room

6881 Kingspointe Parkway, Suite 10
Orlando, FL 32819

Sold to:

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

Sales Quotation



Quote Number: 0060795.1

Date 4/2/2025

Quote Expires on: 4/28/2025

Questions? Please call

John Young

Ship to:

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

Model #	MFG	Description	Price	Qty	Ext
7524	Nautilus	Nautilus Inspiration Dual Adjustable Pulley Unlimited high-low cable position combinations, Stele Pulleys, Integrated Pull Up bar w/ Multi hand grip positions 4- 1 ration for low inertia operation, extended cable travel for versatility, Converging axis with supinated and pronated grip options,Adjustable thigh stabilization pad, Lock N Load® weight selection + incremental add-on weight system. Intuitive exercise placard. w/12 targeted movements	\$8,499.00	1	\$8,499.00
IPBA5	Nautilus	Nautilus Inspiration® Bilateral Arm Curl, -Ergonomic wrap-around gas assist seat adjust, Lock N Load weight selection featuring 5lb increments ,Moving image lenticular instruction placard	\$7,799.00	1	\$7,799.00
IPLE5	Nautilus	Nautilus Inspiration® Leg Extension gas assist seat adjust Push button joint range of motion control Contoured upholstery with lumbar support Lock N Load weight selection featuring 5lb increments Moving image lenticular instruction placard	\$7,699.00	1	\$7,699.00
IPAC5	Nautilus	Nautilus Inspiration® Abdominal Crunch, Four Bar Linkage -Ergonomic wrap-around gas assist seat adjust, Lock N Load weight selection featuring 5lb increments ,Moving image lenticular instruction placard	\$7,999.00	1	\$7,999.00
IPLC5	Nautilus	Nautilus Inspiration® Leg Curl gas assist seat adjust Push button joint range of motion control Contoured upholstery with lumbar support Lock N Load weight selection featuring 5lb increments Moving image lenticular instruction placard	\$8,099.00	1	\$8,099.00
IPVP5	Nautilus	Nautilus Inspiration® Chest Press Converging axis Unilateral motion -Ergonomic wrap-around gas assist seat adjust, Contoured upholstery with lumbar support, Lock N Load weight selection featuring 5lb increments ,Moving image lenticular instruction placard	\$7,799.00	1	\$7,799.00
IPPD	Nautilus	Nautilus Inspiration Lat Pull Down - Wrap-around gas assist seat adjust. Unilateral motion. Converging axis with supinated and pronated grip options,Adjustable thigh stabilization pad, Lock N Load® weight selection + incremental add-on weight system. Moving image lenticular instruction placard.	\$7,799.00	1	\$7,799.00
7555	Star Trac	Star Trac Virtual Bike :state-of-the-art commercial group cycle Scenic journeys Virtual worlds Includes professionally designed training programs-Connect via WiFi or ethernet -No subscription required KEY FEATURES: -Automatic software updates and upgrades! New content, partners, and features will be added as they are integrated into the offering. Bluetooth connects to Apple or Samsung Smart devices Ability to access Apps including Netflix Warranty 3 years parts and labor	\$6,599.00	1	\$6,599.00
8-CTX16	Star Trac	Star Trac TOTAL BODY CLUB ELLIPTICAL CROSSTRAINER-W/16" TOUCH SCREEN Console w/ Open Hub Black Frame ,	\$13,559.00	1	\$13,559.00
8TR-24	Star Trac	Star Trac 8 Series Commercial Treadmill with 24" Touch Screen Console	\$14,999.00	2	\$29,998.00
8-RB16	Star Trac	STAR TRAC 8 SERIES Recumbent Bike (Health Club), 16" Touch Screen Console, Blue Tooth Connectivity, Contact Heart Rate, Aluminum Frame, Display, Fans, Adjustable Reading Rack, Wrap-Around Seat, Armrest & Walk-Through Design Self Powered. List Price \$6,295 Warranty 3 Years Parts and Labor	\$6,295.00	1	\$6,295.00
9-5250-8G-LCD	Stairmaster	8 Series Gauntlet w/ LCD Revolving staircase with eight steps, 24 to 162 steps per minute. The Landmark Challenge , Electronically controlled alternator, brake and drive chain, hot bar with stop button, heart rate, and level control. List \$7,255	\$10,199.00	1	\$10,199.00
9NP-B7506	Nautilus	Nautilus Inspiration Multi Adj Bench Flat, Incline Decline 8 position 10 -80 degree	\$1,095.00	1	\$1,095.00

Exercise Systems, Inc.

Corporate

3818 Shadowind Way

Gotha, Florida, 34734

Show Room

6881 Kingspointe Parkway, Suite 10

Orlando, FL 32819

Phone:407-996-8890

Sales Quotation



Quote Number: 0060795.1

Date 4/2/2025

Quote Expires on: 4/28/2025

Questions? Please call

John Young

Sold to:

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

Ship to:

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

Model #	MFG	Description	Price	Qty	Ext
B7510	Nautilus	Nautilus Inspiration Abdominal Bench, Telescopic Lower Leg Pad Adj, 0-30 Degree	\$835.00	1	\$835.00
B7524	Nautilus	Weight plate storage pegs Transportation wheels NAUTILUS STRETCH BENCH- Instructional placard, Integrated rubber grips for multiple hand positions and supports both single & dual hand Padded-woven strap handles- LIST PRICE \$1,295	\$1,299.00	1	\$1,299.00
R8001	Nautilus	TAG 3 Tier Horizontal HEX Dumbbell Rack 50" L x 32" w x 40" h	\$758.00	1	\$758.00
R85-50 SET	TAG	8 SIDED RUBBER PRO STYLE DUMBBELLS 5-70LBS- 1050LBS	\$3,549.00	1	\$3,549.00
DIS	SERVICE	Discount- Preferred Pricing	(\$38,400.00)	1	(\$38,400.00)
TI	SERVICE	TRADE-IN old equipment	(\$7,000.00)	1	(\$7,000.00)
Frght	SERVICE	Freight-in bound	\$7,500.00	1	\$7,500.00
D&I	SERVICE	Delivery & Installation	\$5,000.00	1	\$5,000.00
*LEASE PURCHASE OPTIONS:					
60 MONTHS:\$2,068					
48 MONTHS:\$2,471					
36 MONTHS:\$3,123					
24 MONTHS:\$4,436					
First and last down with \$101 buyout. Payments are estimates and based on approved credit maybe higher or lower, , and may be higher or lower, depending on credit, equipment review, years in business & industry.					

Terms: 50% DOWN/ BALANCE COD
or *Lease Purchase Option

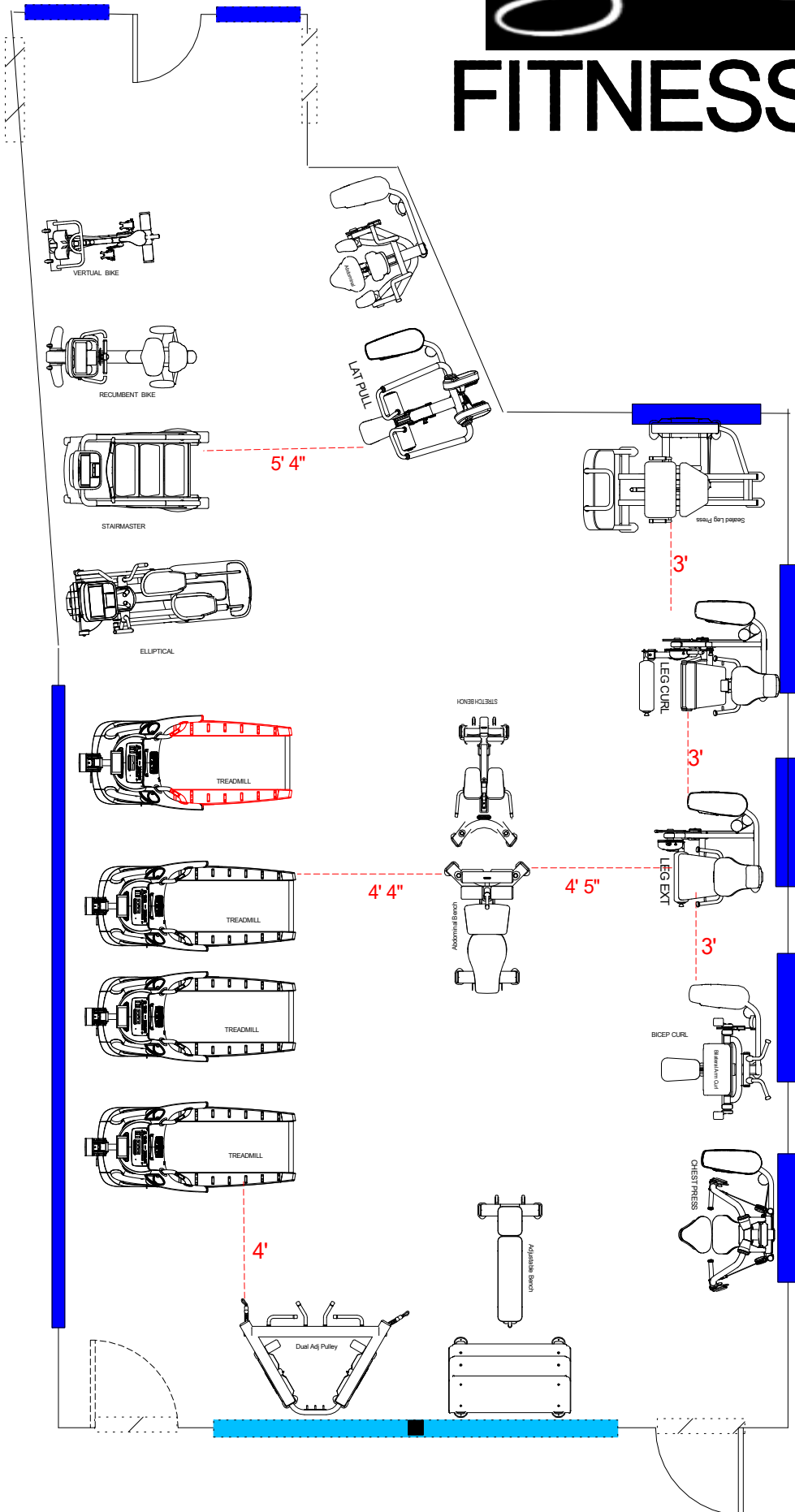
I accept the terms and conditions of this quotation.

Your complete source for all your commercial fitness
equipment needs. Sales, Service and Facility Design

Sub-Total	\$96,979.00
Tax	
Total	\$96,979.00



FITNESS CENTER



exercise
systems

Revision 1 Fitness Center Date: 4.2.25

Scale: custom

by: John Young

Solterra Gym Refresh

Executive Summary: Value Proposition (Equipment Only)

This proposal presents a unique and time-sensitive opportunity to acquire a collection of 'like-new' commercial-grade fitness equipment from the Retreat at ChampionsGate. With a retail value of \$138,000 (\$118k for items of interest), this comprehensive equipment package is available to us for a significantly reduced price, with a target acquisition cost of \$45,000 to \$48,000. Their Board would like \$55,000 to secure this deal, which represents potential savings of over \$63k off the retail price--but we believe there are some additional savings to be had and they are currently considering it.

Item	Brand & Model	Quantity	Per Unit Price	Value (Retail Est.)
Treadmill	Star Trac 10TRx FreeRunner	4	\$13,000	52000
Cross Trainer	Star Trac	3	\$7,000	21000
Recumbent Elliptical	Octane Fitness Xride	1	\$3,000	3000
Connect Bike	Echelon EX-7s	2	\$2,600	5200
Rower	Octane Fitness RO Rower	1	\$1,699	1699
Dumbbells & Rack	TKO	1	\$4,700	4700
Dual Pulley Trainer	Nautilus Instinct	1	\$4,500	4500
Chest Press	Nautilus Impact	1	\$5,499	5499
Leg Press	Nautilus Impact Seated	1	\$6,999	6999
Vertical Row	Nautilus Impact	1	\$5,449	5449
Leg Curl	Nautilus Impact Seated	1	\$5,999	5999
Benches	Multi-Adjustable	3	\$500	1500
Plyo Box	N/A	1	\$383	383
			Purchase Retail Value:	\$117,928

Strategic Implementation & Project Timeline

Phase 1: Acquisition & Secure Storage (Immediate)

Upon approval, we will finalize the purchase at the lowest negotiated price. The equipment will be promptly moved to a secure, local storage unit in Davenport, FL, for approximately 1-2 months. This ensures it is protected while we prepare the gym space.

Phase 2: Gym Refresh (1-2 Months)

During the storage period, we will refresh the existing gym. This includes a thorough cleaning, repainting the walls, and updating the flooring to provide a modern, clean foundation for the new equipment.

Phase 3: Installation & Grand Re-opening

The new equipment will be professionally transported from storage and installed in the newly refreshed space. We will strategically arrange both new and existing equipment to provide a complete, full-range workout experience. A grand re-opening event will be held to showcase the enhanced facilities to the community, building excitement and encouraging resident use.

Expense Category	Estimated Cost
Equipment Acquisition	\$45,000 - \$55,000
Storage (2 Months)	\$400
Truck Rental & Moving	\$2,000 - \$4,000
Subtotal	\$47,400 - \$59,400
Contingency (5%)	\$2,370 - \$2,970
TOTAL PROJECTED COST	\$49,770 - \$62,370

Should the Board of Supervisors wish to move forward with this project, I would suggest approving a budget of up to \$65,000. This would allow for the acquisition and installation of a professionally equipped gym that enhances resident amenities and supports long-term community value. There may be opportunities to adjust the scope or timeline should the Board prefer a more phased approach, but securing equipment at current pricing would help maximize the value of this investment.

Exercise Systems, Inc.**Show Room**

6881 Kingspointe Parkway, Suite 10

Orlando, FL 32819

Phone:407-996-8890

Customer:

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

Sales Proposal



Quote Number: 0060870

Date 4/3/2025

Quote Expires on: 5/18/2025

Questions? Please call
John Young

Delivery Address:

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

Model #	MFG	Description	Price	Qty	Ext
UT	RUBBERFLEX	UltraTile Rubber Modular Tiles ncludes quad bloks,1" (25.4mm) x 24" (0.61m) x 24" (0.61m) COLOR:503 Raiders*	\$44.50	216	\$9,612.00
Trade	RUBBERFLEX	TRANSITION RAMPS FRONT AND REAR ENTRANCE	\$49.95	2	\$99.90
FRGHT	SERVICE	Freight - In- bound- NO TAX	\$925.00	1	\$925.00
D&I	SERVICE	Delivery , Includes removing old floor and Installation	\$2,800.00	1	\$2,800.00
SL	SERVICE	LABOR- move equipment reinstall everything \$2500- discounted	\$450.00	1	\$450.00
* ALL BLACK TILES ARE \$40.50 @ \$816 LESS					

Terms: **50% DOWN/ BALANCE COD**

Signed: _____

Your complete source for all your commercial fitness equipment needs
Sales, Service and Facility Design

Sub-Total	\$13,886.90
Tax	
Total	\$13,886.90



Rubber Flooring Plus

Surfacing Solutions

UltraTile

Rubber Tiles for Ultimate Durability

Performance UltraTile® is designed with a patented “ultra” high-density surface layer on a molded base. This 24-by-24-by-1-inch modular tile offers enhanced impact absorption and substrate protection in moderate to extreme weight drop applications.

BUILT ON
itsTRU
TECHNOLOGY

Product Attributes

- **2.5mm Vulcanized Composition Rubber (VCR) Surface Layer**
Provides excellent durability and slip resistance
- **1" Molded VCR UltraTile Base Layer***
Upcycled VCR molded base layer provides extreme shock absorption and substrate protection

*Installed using the Quad Blok installation system. Quad Bloks allow the flooring system to float and the tiles to be installed in conjunction with RageTurf UltraTiles.

Nominal Dimensions

Available as a standard in tiles. Talk to your local sales rep to determine availability, pricing, minimums, and lead times.



1" x 24" (61 cm) x 24" (61 cm)



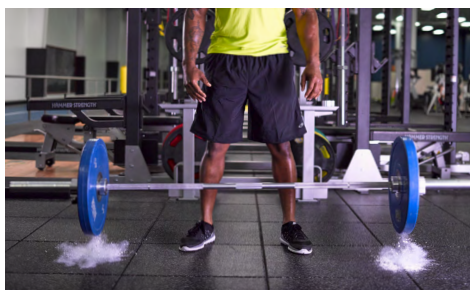
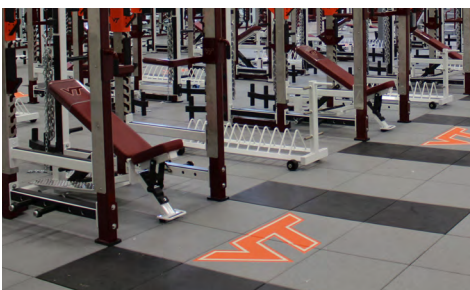
Quad Blok: 1/2" H x 4 3/4" x 4 3/4"
Adhesive = 1 28oz Tube / 40 Quad Bloks

Applications

- Selectorized Strength
- Free Weights
- Cardio
- Olympic Style Lifting
- Functional Training
- Childcare / Playzones
- K-12 / Higher Education
- Outdoor (must be fully adhered)

Benefits

- Durable
- Easy installation with Quad Blok installation system
- Ease of maintenance
- Slip-resistant
- Custom logos available



NRG



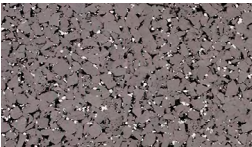
Force Reduction: 50.2%
Absorption of impact energy



Energy Restitution: 47.9%
Useful return of impact energy

Typical Deltec Field Tester Results

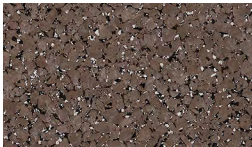
Color Swatches



Medium Gray ES504



Charcoal ES505



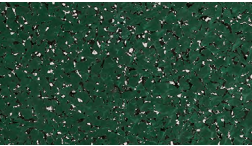
Dark Taupe ES506



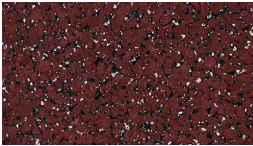
Warm Gray ES507



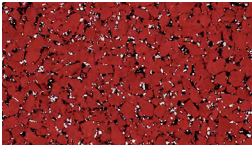
Navy ES508



Green ES509



Maroon ES510



Red ES511



Steel Appeal 2 ES15A



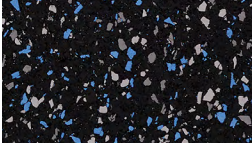
Dark Gray ES502



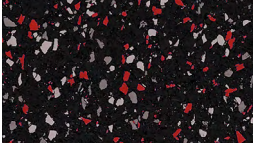
Mocha Latte 2 ES43A



Blue ES500



Blue Jays ES103



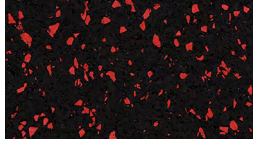
Cardinals ES104



Raiders ES503



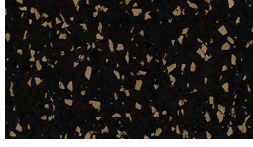
Buff Blue 20 ES45



Rippin Red 20 ES47



Grippin Gray 20 ES46



Whey Protein 2 ES97A



Rustic Edge ES512



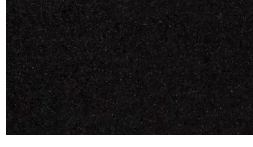
Raw Titanium ES513



Forged Steel ES514



Urban Slate ES515



Jet Black ES00

Technical Details

Performance Criteria	Test Standard	Typical Results
Recovery after Static Load (@400psi)	ASTM F970	0.005"
Coefficient of Friction	ASTM D2047	>0.8
FloorScore	CA 01350	Certified
Abrasion Resistance	ASTM D3389	Pass
Flammability- Pill Test	ASTM D2859	Pass
Impact Insulation Class (IIC)*	ASTM E492	56
Delta IIC*	ASTM E2179	27

*Tested on a 6" concrete slab with no ceiling.

Exercise Systems, Inc.**Show Room**

6881 Kingspointe Parkway, Suite 10

Orlando, FL 32819

Phone: 407-996-8890

Customer:

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

Sales Proposal



Quote Number: 0061238

Date 9/26/2025

Quote Expires on: 10/26/2025

Questions? Please call
John Young

Delivery Address:

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

Model #	MFG	Description	Price	Qty	Ext
PTIL	PTSF	PREMIERTUFF® Interlocking Sport Floor Size: 24" x 24" Thickness: 3/8" Type: Single-Ply Interlocking Rubber Sport Flooring Color: Black with 10% colored EPDM rubber chips (available in green, red, light gray, blue, eggshell, or blue/gray)	\$16.88	216	\$3,646.08
TRPT	RUBBERFLEX	Transition ramps to door ways	\$49.95	2	\$99.90
FRGHT	SERVICE	Freight & Delivery - NO TAX	\$950.00	1	\$950.00
IS		Factory installation for 990 sq. ft., including removal of old flooring.	\$3,465.00	1	\$3,465.00
Trade	RUBBERFLEX	TRANSITION RAMPS FRONT AND REAR ENTRANCE	\$49.95	2	\$99.90
SL	SERVICE	LABOR- move equipment as need in room and position back in place after floor is install	\$450.00	1	\$450.00

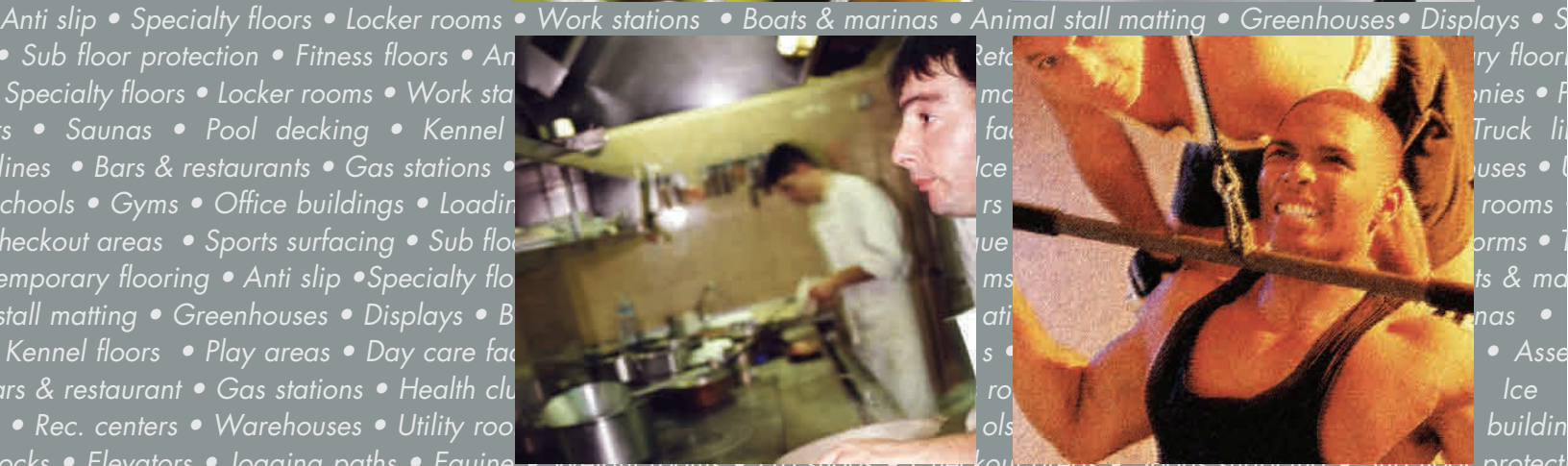
Terms: 50% DOWN/ BALANCE COD

Signed: _____

Name: _____ Title: _____

Your complete source for all your commercial fitness equipment needs
Sales, Service and Facility Design

Sub-Total	\$8,710.88
Tax	\$543.26
Total	\$9,254.14



SPECIALTY FLOOR PRODUCTS

"The right floor for your special needs."



PREMIERTUFF

Rubber Flooring

PREMIERTUFF rubber flooring is today's ideal choice for many demanding commercial, industrial, residential and fitness applications. Your floor is what people see first and remember most, make it count with **PREMIERTUFF** rubber flooring. Our rolled rubber comes in 36" or 48" wide rolls and can be cut to any manageable length. **PREMIERTUFF** is not a laminated product, so the color specs will not wear off. Affordable protection for your equipment, your customers and your sub floor, all from one product... **PREMIERTUFF** rubber flooring .



APPLICATIONS:

- Weight rooms
- Stadiums
- Play areas
- Golf Shops
- Trade shows
- Fitness centers
- Lobbies
- Home gyms
- Offices
- Juice Bars
- Day Care
- Shelf lining
- Ramps
- Locker rooms
- Cardio areas
- Ice arenas
- Retail flooring
- Wall protection
- Walkways & corridors
- Wellness/Therapy Centers

QUICK SPECS:

Standard roll thickness: 1/8"(3.4mm), 1/4"(6mm), 5/16"(8mm), 3/8"(9mm), 1/2"(12mm).
Standard roll lengths : As determined by purchaser.
Standard widths: 36" & 48" (others available) .
Weight per square foot: 1/8" (.80 lb.), 1/4" (1.55 lbs.), 5/16" (2 lbs.), 3/8" (2.25 lbs.), 1/2" (2.95 lbs.).
Appearance: Range from solid black to a multitude of colors.
Material: Recycled tire particles mixed with virgin colored rubber (EPDM) and a urethane binder.

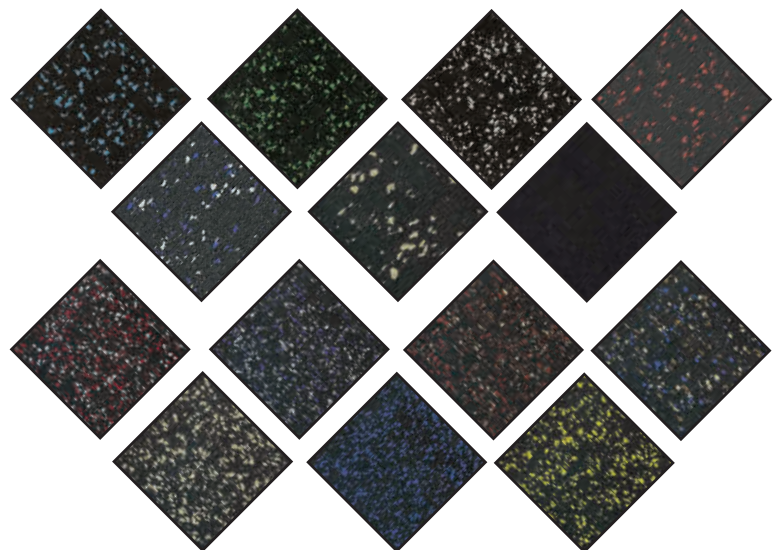
FEATURES:

- ✓ Seven standard colors - green, red, light gray, blue, eggshell, blue/gray & black.
- ✓ Custom length rolls result in quicker, neater installations with less waste.
- ✓ Innovative color choices will enhance aesthetic appeal.
- ✓ Durable design features outstanding sound & shock absorption.
- ✓ Slip resistant both wet and dry.
- ✓ Non fading, consistent colors.
- ✓ Recycled content

DENSITY INTENSITY

Solid black 30% color intensity*
10% color intensity 50% color intensity*
20% color intensity 70% color intensity*

STANDARD COLORS



COLOR OPTIONS

* minimums may apply

Orlando Flooring Gurus, LLC

2961 Nottel Dr

Saint Cloud, FL 34772 USA

+13213335451

Install@MyFlooringGurus.com

<https://orlandoflooringgurus.com/>



Estimate

ADDRESS

Naya Correa

Solterra Resort

5200 Solterra Blvd

Davenport, FL 33837

ESTIMATE # 2022

DATE 08/25/2025

EXPIRATION DATE 09/24/2025

JOB LOCATION

Gym Flooring Reno | Option 1

DESCRIPTION	QTY	RATE	AMOUNT
LABOR			
Demolition & disposal of glue down carpet tile	1,180	1.55	1,829.00
Removal and disposal of existing vinyl/rubber cove base	102	0.75	76.50
8mm Rubber Flooring Installation (SF)	1,180	2.00	2,360.00
Vinyl Cove-Base Installation (Adhesive Included)	102	2.00	204.00
.			
MATERIALS			
ABM Rubber Sports Flooring Rolls, 8 mm thickness Color: 90% BLACK / 10% BLUE SPECS *** NOTE *** THIS IS THE STANDARD RUBBER FLOORING THAT WE INSTALL IN PLANET FITNESS, YOUFIT, AND OTHER GYMS.	1,480	4.25	6,290.00
4 gal pail Urethane Adhesive for Rubber Applications Zero-VOC, low odor, one-component urethane adhesive specifically engineered to be solvent-free. Moisture-cured, no-mix, non-sag and permanently elastic formula. Excellent adhesion to elastomers, concrete, and wood in both indoor and outdoor applications. No mixing required.	4	475.00	1,900.00
Vinyl Cove-Base Coil 6" x 100' (BLACK)	2	182.00	364.00

Thank you for your business!

TOTAL

\$13,023.50

- We accept Cash, ACH, Checks and Credit Cards.

- All credit card transactions will be charged a 3.09%
processing/transaction fee.

50% downpayment required with balance due upon completion. All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed upon written orders and will become an extra charge over and above the estimate. The above quoted charges provide customer with only an estimated amount for the proposed work and materials. Installation has a 1 year warranty. Material warranty claims are to be placed directly with the manufacturer. This proposal may be withdrawn by us if not accepted within 30 days.

Accepted By

Accepted Date

TAB 13

**Solterra Resort Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement.

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15, and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Solterra Resort Community Development District

District Manager: _____

Date: _____

Print Name: _____

Solterra Resort Community Development District

TAB 14

RESOLUTION 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Solterra Resort Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, *Florida Statutes*; and

WHEREAS, Chapter 50, *Florida Statutes*, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“**County Regulations**”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“**Publicly Accessible Website**”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), *Florida Statutes*.

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in **Composite Exhibit A**, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as **Composite Exhibit A**.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), *Florida Statutes*.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311, *Florida Statutes*, and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 14TH DAY OF FEBRUARY 2025.

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Chair/ Vice Chair

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D-R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

ATTEST:

By: SOLTERRA RESORT COMMUNITY DEVELOPMENT
DISTRICT

CITY CLERK

Print Name

____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Solterra Resort Community Development District, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively, the "Parties").

RECITALS

A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, *Florida Statutes*.

B. Effective January 1, 2023, Section 50.0311, *Florida Statutes*, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.

C. Local Government represents that it is a governmental agency as defined in Section 50.0311, *Florida Statutes*. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.

D. Pursuant to Section 50.0311, *Florida Statutes*, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.

2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, *Florida Statutes*. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment

to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, *Florida Statutes*, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, *Florida Statutes*.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such

services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), *Florida Statutes*. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1 **Termination without cause.** Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice

to the other Party.

10.2 Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3 Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11 Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01

Bartow, Florida 33830

FOR LOCAL GOVERNMENT:

Solterra Resort Community Development District

c/o Vesta District Services

250 International Parkway, Suite 208

Lake Mary, Florida 32746

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of

them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation

Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:

ATTEST:

SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Print Name

Print Name

Title

Title