



Rizzetta & Company

Alta Lakes Community Development District

**Board of Supervisors' Meeting
April 26, 2023**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

**ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Alta Lakes Amenity Center

3108 Alta Lakes Blvd., Jacksonville, FL 32226

www.altalakescdd.org

District Board of Supervisors	Courtney Brackin Sylvester Wilkins Cassidy Hardison Kisha Mayo-Lewis Nelson Ortega	Chairperson Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Carol Brown	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
District Engineer	Vincent Dunn	Dunn & Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.altalakescdd.org

Board of Supervisors
Alta Lakes Community
Development District

April 19, 2023

AGENDA

Dear Board Members:

The **regular meeting** of the Board of Supervisors of the Alta Lakes Community Development District will be held on April 26, 2023, at **6:00 p.m.** at the Alta Lakes Amenity Center located at 3108 Alta Lakes Blvd., Jacksonville, FL 32226.

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Administration of Oath of Office.....Tab 1
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held March 22, 2023.....Tab 2
 - C. Ratification of Operations & Maintenance Expenditures for February 2023 & March 2023.....Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Update on Alta Lakes Drive Construction
 - C. Aquatic Maintenance Manager
 - D. Landscape Manager.....Tab 4
 - E. Amenity Manager.....Tab 5
 - F. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-04, Accepting the Certification of the District Engineer and Declaring 2019 Project Complete
(Under Separate Cover)
 - B. Consideration of BrightView Proposal(s) *(Under Separate Cover)*
 - C. Consideration of Landscaping Bed Enhancement Proposal(s).....Tab 6
 - D. Consideration of Mulch Proposal(s).....Tab 7
 - E. Consideration of Field Service Proposal(s).....Tab 8
 - F. Consideration of Pond Fountain Maintenance Proposal(s).....Tab 9

- G. Consideration of Mosquito Prevention Proposal(s).....Tab 10
- H. Consideration of Fish Stocking Proposal(s).....Tab 11
- I. Consideration of Resolution 2023-05, Approving Proposed Fiscal Year 2023/2024 Budget & Setting Public Hearing.....Tab 12
- J. Discussion of Vending Machines
- K. Discussion of Night Swimming

6. Supervisor Requests and Audience Comments

7. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call Kristi Roxas, Administrative Assistant, at 904-436-6270 Ext. 4636.

Yours kindly,

Carol L. Brown

District Manager

Tab 1

**ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing oath was administered before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Alta Lakes Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 2

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.

**ALTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of the Alta Lakes Community Development District was held on **March 22, 2023, at 10:00 A.M.** at the Alta Lakes Amenity Center located at 3108 Alta Lakes Blvd., Jacksonville, FL 32226.

Courtney Brackin	Board Supervisor, Chairman
Nelson Ortega	Board Supervisor, Assistant Secretary
Cassidy Hardison	Board Supervisor, Assistant Secretary

Also present were:

Carol Brown	District Manager, Rizzetta & Co., Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via speaker phone)
Vincent Dunn	District Engineer, Dunn & Associates Inc.
Tony Shiver	President/Owner, FC CMS
Chris Ernst	Account Manager, BrightView Landscape
Logan Wooley	Account Representative, Solitude Lake Management
Adam Grayson	District Manager, Solitude Lake Management

Public audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Brackin called the meeting to order at 10:01 A.M.

SECOND ORDER OF BUSINESS

**Audience Comments on
Agenda Items**

There were no audience comments.

THIRD ORDER OF BUSINESS

**Administration of Oath of
Office**

Ms. Brown informed the Board that Ms. Mayo-Lewis was re-elected to the Board and needs to take her Oath of Office prior to being seated at the Board table at the next meeting she attends.

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FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held November 30, 2022

On a motion by Ms. Brackin, seconded by Ms. Hardison, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held November 30, 2022, for Alta Lakes Community Development District.

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FIFTH ORDER OF BUSINESS

Ratification of Operations & Maintenance Expenditures for October 2022, November 2022, December 2022 & January 2023

On a Motion by Ms. Brackin, seconded by Ms. Hardison, with all in favor, the Board ratified Operations & Maintenance Expenditures for October 2022, in the amount of \$39,353.62, November 2022, in the amount of \$30,658.41, December 2022, in the amount of \$45,683.41, and January 2023, in the amount of \$39,002.68, for Alta Lakes Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan updated the Board that the HOA has agreed to send a joint Notice to JTA and that the District Engineer would have more information on this update.

B. District Engineer

1.) Update on Alta Drive Construction Project

Mr. Dunn informed the Board that the contractor has been unresponsive to his emails and finally received a reply. Watson Civil has requested a field meeting next week to review photos and concerns. The Board authorized Ms. Brackin to meet with the Staff and the contractor.

The Board moved to Agenda item 5A.

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SEVENTH ORDER OF BUSINESS

Acceptance of the Annual District Engineer Report

Mr. Dunn presented the annual engineer report and states that over all the project looks good.

84 Ms. Brown reminded the Board that this annual report is required by the Master Trust
85 Indenture of the bond and Staff is currently reviewing the findings in the report.
86

On a Motion by Ms. Brackin, seconded by Ms. Hardison, with all in favor, the Board
accepted Dunn & Associates Annual District Engineer Report, for Alta Lakes
Community Development District.

87
88 Mr. Dunn was excused by the Board at 10:16 a.m.

89
90 The Board moved to Agenda item 4C.

91
92 **EIGHTH ORDER OF BUSINESS**

Staff Reports

93
94 C. Aquatic Maintenance Manager

95
96 1.) Solitude Lake Management Reports and Update, Dated
97 February 27, 2023 & March 13, 2023

98
99 Mr. Wooley reviewed the report and Mr. Grayson informed the Board that some of the
100 current issues are a result of increasing temperatures.

101
102 Ms. Brackin updated the Board that she walked several ponds with the vendor and asked
103 about installing additional grass carp. Mr. Grayson said they are currently reviewing this
104 and installing barriers at no additional costs to the District.

105
106 Mr. Wooley reminded the Board that they will not spray outside the waters edge, as that is
107 not part of the pond. Discussion ensued.

108
109 Ms. Brown advised she is in communication with the HOA manager and requesting the
110 HOA assist in notifying residents regarding homeowner property maintenance issues.

111
112 D. Landscape Manager

113
114 1.) BrightView Landscape Report Dated March 13, 2023

115
116 Mr. Ernst reviewed the BrightView Landscape Report and updated the Board that they will
117 be fertilizing and overseeding areas.

118
119 Ms. Brackin asked crews to address trash at mailboxes.

120
121 Mr. Ortega asked about the mowing scheduling.

122
123 Mr. Ernst said crews are focusing on cutbacks every other week.

124
125 The Board moved to Agenda item 5B.
126

127 **NINTH ORDER OF BUSINESS**

**Consideration of Landscaping
Bed Enhancement Proposal(s)**

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129

130 Tabled by the Board.

131

132 **TENTH ORDER OF BUSINESS**

**Consideration of Mulch
Proposal(s)**

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135 Tabled by the Board and directed BrightView to revise bed enhancement proposal to
136 remove mulch costs. Discussion ensued.

137

138 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Playground
Mulch Proposal(s)**

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141 Ms. Brown reviewed the presented BrightView proposal and Greenway Lawn &
142 Landscape proposal.

143

144 Mr. Shiver was given a verbal quote from Mulch Masters for the installation for 35 yards of
145 playground mulch in the amount of \$2,380.90. Discussion ensued.

146

On a Motion by Ms. Brackin, seconded by Ms. Hardison, with all in favor, the Board approved Mulch Masters verbal quote for 35 yards of playground mulch, in the amount of \$2,380.90, for Alta Lakes Community Development District.

147

148 Mr. Ernst was excused from the meeting at 11:11 a.m.

149

150 The Board moved to Agenda item 4E.

151

152 **TWELFTH ORDER OF BUSINESS**

Staff Reports

153

154 E. Amenity Manager

155

156 1.) First Coast CMS Report, Dated March 2023

157

158 Mr. Shiver reviewed his report and advised there was a homeless camp on Berlin Road
159 that was plugging into the District electrical outlet and that he installed a locking cover to
160 prevent from future use.

161

162 2.) Update on Pool Repair

163

164 Mr. Shiver stated the pool repairs were complete and that the vendor, Oak Wells, was
165 concerned about an identified crack and that they filled the cracks with Sika Flex. The
166 vendor has advised the District that an issue may develop with these cracks. Mr. Shiver
167 said it would need to be repaired with staples and could cost approximately \$50,000. Mr.
168 Shiver also stated all pool equipment is working and pumps were recently installed.

169

170 Mr. Shiver also updated the Board that the gym drywall repairs were made, however, it
171 does not look great and asked the Board if they would like to have shiplap installed. He
172 said it would cost around \$300 and coat hooks to hold bags could be installed. Discussion
173 ensued. The Board directed the Staff to match fitness room paint color.

174
175 Mr. Shiver also informed the Board that he is working with Fitness Pro in repairing the
176 elliptical trainer issue.

177
178 Mr. Shiver also stated that he has recently observed amenity policy violations and is
179 enforcing District rules.

180
181 F. District Manager

182
183 Ms. Brown reminded the Board that the next meeting is scheduled for April 26, 2023, at
184 6:00 p.m. and this is the proposed budget meeting.

185
186 She also shared that the Intacct Accounting Software has been fully implemented and that
187 the District has access to one license for a supervisor to access the software. Additional
188 licenses for Board supervisors can be purchased at \$172 per license annually.

189
On a Motion by Ms. Hardison, seconded by Mr. Ortega, with all in favor, the Board
authorized Ms. Brackin to be provided access for Intacct Accounting Software license,
for Alta Lakes Community Development District.

190
191 The Board moved to Agenda item 5E.

192
193 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Aquatic
Maintenance Service
Proposal(s)**

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196
197 Ms. Brown informed the Board that the District received proposals for Aquatic
198 Maintenance Services from Aquagenix, Charles Aquatics, Future Horizon, J&J Aquatics
199 and Solitude Lake Management. A representative from Future Horizon was not in
200 attendance, however, all other vendors were present and presented their proposals and
201 received questions from the Board. Discussion ensued.

202
203 Ms. Buchanan asked Mr. Grayson and Mr. Wooley to confirm if Solitude Lake
204 Management inspected every pond each month. Mr. Wooley stated "yes," however, they
205 may not treat the pond. Discussion ensued.

206
On a Motion by Ms. Brackin, seconded by Ms. Hardison, with 2 in favor and Mr. Ortega
opposed, the Board approved Solitude Lake Management's proposal, in the amount of
\$20,832, for Alta Lakes Community Development District.

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208 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of Pond Fountain
Maintenance Service
Proposal(s)**

209
210
211
212 Ms. Brown informed the Board that the current vendor NEFI is not interested in renewing
213 their agreement that ends in April. Mr. Grayson stated that Solitude would cover
214 maintenance of pond fountain services once agreement expires for 30 days and would like
215 to submit a proposal for consideration.

216
217 Tabled by the Board. The Board directed the Staff to obtain revised proposals to include
218 quarterly visits from Charles Aquatics and Solitude Lake Management. The Board also
219 directed the Staff to obtain mosquito control proposals from Solitude Lake Management.

220
221 All vendors were excused from the meeting if interested and all chose to leave.

222
223 The Board moved to Agenda item 6.

224
225 **FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and
Audience Comments**

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227 **Supervisor Requests**

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230 Ms. Brackin inquired, and the Board directed the Staff to work with the special event
231 liaison for stuffing of Easter eggs.

232
233 Ms. Brackin inquired, and the Board directed the Staff to obtain an ADA lift chair cover.

234
235 Ms. Brackin inquired, and the Board directed the Staff to bring an amenity staffing
236 schedule to the next meeting. Mr. Shiver advised it potentially could start Memorial Day
237 weekend and would explore when he would recommend it go through.

238
239 Ms. Brackin inquired about adult evening swim. Mr. Shiver stated the pool permit is
240 currently not approved for night swimming. The Board directed the Staff to explore what
241 would be needed to permit evening swimming.

242
243 Mr. Ortega expressed concerns with BrightView's performance and landscaping
244 enhancements and would like the Board to obtain proposals for other landscaping
245 vendors. Discussion ensued. The Board authorized Mr. Ortega to work with the Staff in
246 reviewing the landscaping scope of work and for the Board to consider proposals at the
247 September meeting.

248
249 Ms. Brown asked if the Board would be interested in reviewing field services proposals at
250 the next meeting and the Board gave direction for the Staff to obtain proposals for
251 consideration.

252

253 Mr. Ortega inquired about budget and the Staff expense limits. Ms. Brown stated that she
254 would forward Mr. Ortega the Resolutions pertaining to this question.
255

256 The Board directed the Staff to reach out to HOA regarding house on the corner and
257 review District Engineer report and wrought iron fence.
258

259 **Audience Comments**

260
261 No audience members were present.
262

263 The Board moved to Agenda item 5G.
264

265 **SIXTEENTH ORDER OF BUSINESS**

Discussion of Security System*

266
267 Ms. Brown stated the discussion of Security System is excluded from public record and
268 noted no audience members were currently present at the meeting.
269

270 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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<p>On a motion by Ms. Hardison, seconded by Ms. Brackin, with all unanimously in favor, the Board adjourned the meeting at 12:50 PM, for Alta Lakes Community Development District.</p>

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 3

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$31,242.05**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Company name: Alta Lakes Community Development District
Report name: Check register
Created on: 4/6/2023
Location: 319--Alta Lakes

Bank	Date	Vendor	Document no.	Amount	Cleared
319TRUISTOP - Truist Bank	Account no: 1000166985878				
	2/2/2023	V0119--Always Improving, LLC	100091	115.00	2/28/2023
	2/22/2023	V0369--BrightView Landscape Services, Inc.	100097	7,800.00	3/31/2023
	2/7/2023	V0550--COMCAST	02072023-1	299.77	2/28/2023
	2/22/2023	V0738--Doody Daddy, LLC	100098	361.00	3/31/2023
	2/16/2023	V0876--First Coast Contract Maintenance Service	100093	3,769.59	2/28/2023
	2/16/2023	V0928--Florida Pump Service, Inc.	100094	325.00	2/28/2023
	2/21/2023	V02930--Hi-Tech System Associates	100095	555.00	2/28/2023
	2/22/2023	V1169--Innovative Fountain Services	100099	755.75	3/31/2023
	2/24/2023	V1242--JEA	02242023-1	4,761.07	2/28/2023
	2/28/2023	V1428--Kutak Rock, LLP	100100	184.42	3/31/2023
	2/21/2023	V1611--Massey Services, Inc.	100096	65.00	2/28/2023
	2/2/2023	V1784--Oak Wells Aquatics, Inc.	100092	7,692.21	2/28/2023
	2/7/2023	V1996--Republic Services	02072023-2	251.65	2/28/2023
	2/2/2023	V1954--Rizzetta & Company, Inc.	100090	4,306.59	2/28/2023
Total for 319TRUISTOP				31,242.05	

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

**Operations and Maintenance Expenditures
March 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$37,576.94**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Company name: Alta Lakes Community Development District
Report name: Check register
Created on: 4/6/2023
Location: 319--Alta Lakes

Bank	Date	Vendor	Document no.	Amount	Cleared
319TRUISTOP - Truist Bank	Account no: 1000166985878				
	3/6/2023	V0119--Always Improving, LLC	100105	372.50	3/31/2023
	3/9/2023	V0369--BrightView Landscape Services, Inc.	100106	7,800.00	3/31/2023
	3/29/2023	V0422--Cassidy Hardison	100117	200.00	In Transit
	3/7/2023	V0550--COMCAST	03072023-1	299.78	3/31/2023
	3/17/2023	V0738--Doody Daddy, LLC	100108	361.00	3/31/2023
	3/23/2023	V0757--Dunn & Associates, Inc.	100116	1,094.00	In Transit
	3/17/2023	V0757--Dunn & Associates, Inc.	100109	2,082.59	3/31/2023
	3/22/2023	V0876--First Coast Contract Maintenance Service	100110	3,176.11	3/31/2023
	3/22/2023	V02930--Hi-Tech System Associates	100111	555.00	3/31/2023
	3/31/2023	V1169--Innovative Fountain Services	100121	689.85	In Transit
	3/22/2023	V1169--Innovative Fountain Services	100112	1,445.90	3/31/2023
	3/1/2023	V1169--Innovative Fountain Services	100102	735.95	3/31/2023
	3/9/2023	V1192--Jacksonville Daily Record	100107	116.75	3/31/2023
	3/24/2023	V1242--JEA	03242023-1	5,397.44	3/31/2023
	3/1/2023	V1428--Kutak Rock, LLP	100103	289.50	3/31/2023
	3/1/2023	V1611--Massey Services, Inc.	100104	65.00	3/31/2023
	3/29/2023	V03206--Nelson Ortega	100118	200.00	In Transit
	3/22/2023	V1773--North Florida Irrigation, Inc.	100113	375.00	3/31/2023
	3/29/2023	V1784--Oak Wells Aquatics, Inc.	100119	1,800.00	In Transit
	3/22/2023	V1784--Oak Wells Aquatics, Inc.	100114	2,564.07	3/31/2023
	3/9/2023	V1996--Republic Services	03092023-1	251.91	3/31/2023
	3/1/2023	V1954--Rizzetta & Company, Inc.	100101	4,306.59	3/31/2023
	3/29/2023	V2185--Solitude Lake Management, LLC	100120	1,699.00	In Transit
	3/22/2023	V2185--Solitude Lake Management, LLC	100115	1,699.00	3/31/2023
Total for 319TRUISTOP				37,576.94	

Tab 4



Quality Site Assessment

Prepared for: Alta Lakes CDD

General Information

- DATE: Friday, Apr 14, 2023
- NEXT QSA DATE: Wednesday, Apr 03, 2024
- CLIENT ATTENDEES:
- BRIGHTVIEW ATTENDEES: Christopher Ernst

Customer Focus Areas

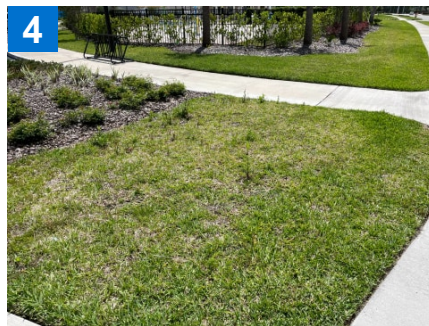
Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

QUALITY SITE ASSESSMENT

Alta Lakes CDD

Notes to Owner / Client



1 The crew needs to get the back entrance detailed. There is a robellini palm that died due to the freeze. I will send a proposal to get this replaced.

2 The society garlic is blooming and is looking really nice

3 The oleander that we cut back due to freeze damage is starting to come back slowly. We will add some more fertilizer to help speed up the process.

4 There is an area that seems to be missed by the recent turf treatments. I have reached out to our agronomic department to get this area re-treated.

QUALITY SITE ASSESSMENT

Alta Lakes CDD

Notes to Owner / Client



5 After the recent rains we have had there is a lot of areas that are holding water.

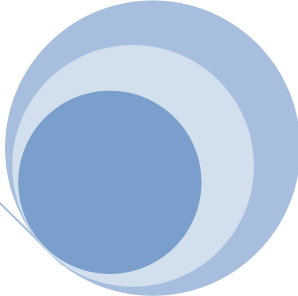
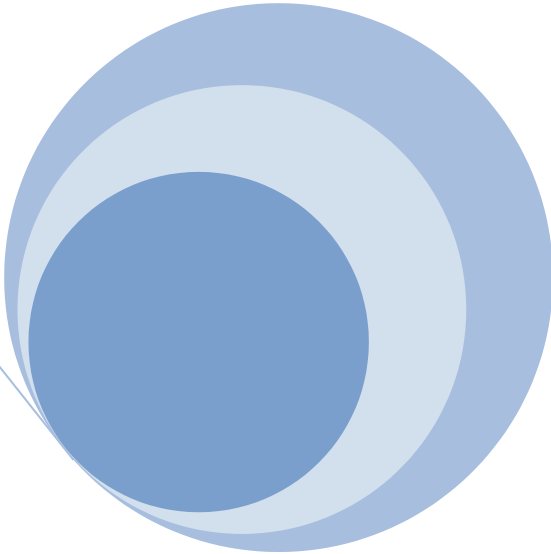
6 Here is a picture where you can see washout is starting to happen. This is where the water saturates the ground and overtime the grass starts to thin out.



Tab 5



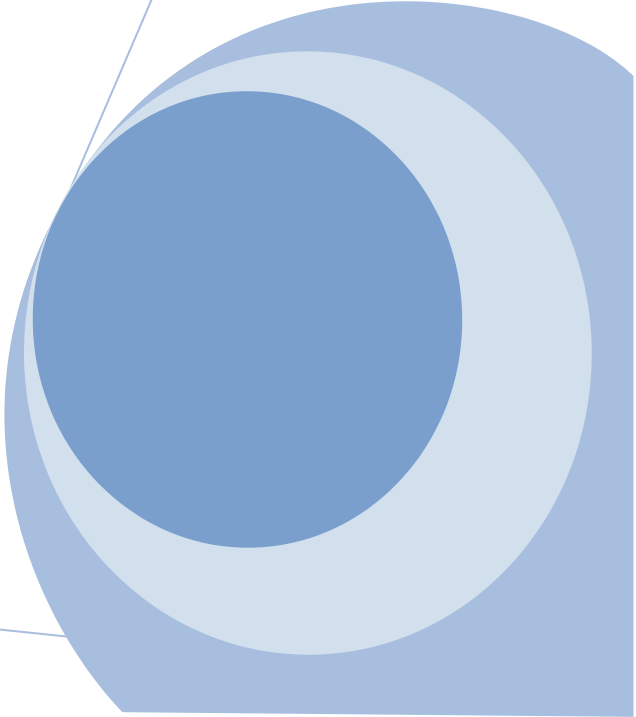
First Coast
CMS



Alta Lakes CDD

Field Report April 2023

First Coast CMS LLC
April 2023 Alta Lakes CDD





Pool

At this time, there are no mechanical issues regarding the pools

Maintenance and Facility

Mulch Masters applied mulch to the playground on April 7th

The latch on the playground gate was repaired

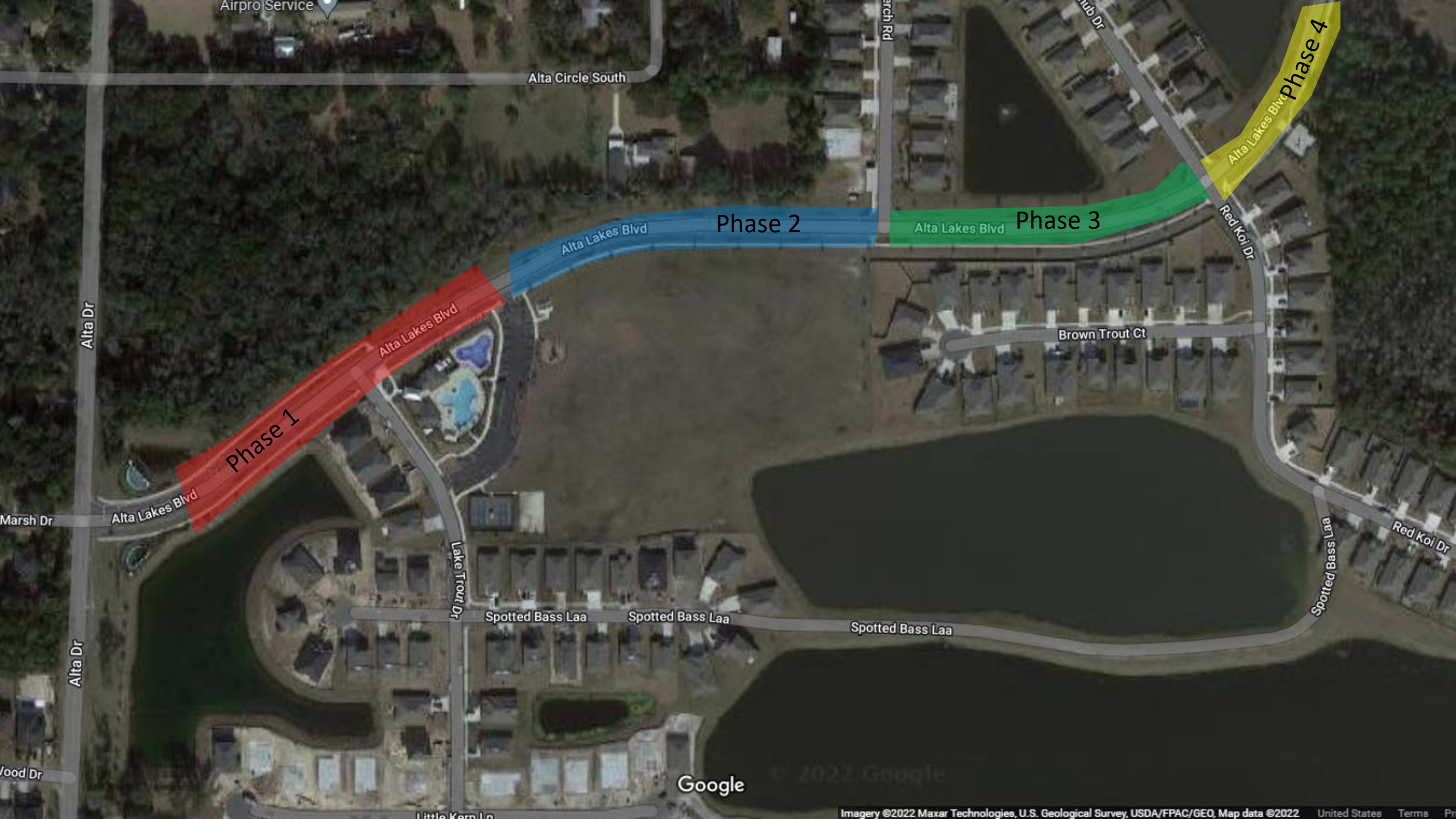
A large piece of concrete left over from construction was removed from outside of the playground gate and disposed of.

Our staff assisted the Events and social group by purchasing stuffed eggs for the spring egg hunt

A resident has reached out to our staff with interest to install vending machines. We are looking to the Board for direction if this is something they would like to. Resident was advised that if approved, it would require a special revenue sharing agreement and the District would take on no responsibility in dealing with refunds, maintenance stocking, etc.

There has been a large turnover in rentals since the past meeting and I have been onsite multiple times per week programming access cards.

Tab 6



Phase 1

Phase 2

Phase 3

Phase 4

Alta Circle South

Alta Lakes Blvd

Alta Lakes Blvd

Alta Lakes Blvd

Alta Dr

Alta Lakes Blvd

Alta Lakes Blvd

Brown Trout Ct

Red Koi Dr

Marsh Dr

Lake Trout Dr

Spotted Bass Laa

Spotted Bass Laa

Spotted Bass Laa

Spotted Bass Laa

Red Koi Dr

Alta Dr

Food Dr

Little Kern Ln

Google

© 2022 Google

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Carol Brown
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Roadway bed upgrades (revised)

Project Description Upgrade the beds along Alta Lakes Dr. with new plant material

Scope of Work

QTY	UoM/Size	Material/Description	Total
Phase 1			\$5,718.74
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
150.00	EACH	Liriope 1 gal. installed	
36.00	EACH	Muhly grass 3 gal. installed	
1,400.00	SQUARE FEET	Bahai sod installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	
Phase 2			\$6,818.09
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
166.00	EACH	Liriope 1 gal. installed	
48.00	EACH	Muhly grass 3 gal. installed	
1,600.00	SQUARE FEET	Bahai sod installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	
Phase 3			\$7,445.70
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
160.00	EACH	Liriope 1 gal. installed	
56.00	EACH	Muhly grass 3 gal. installed	
1,900.00	SQUARE FEET	Bahai sod installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	
Phase 4			\$4,888.75
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	

THIS IS NOT AN INVOICE

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Alta Lakes CDD

105.00	EACH	Liriope 1 gal. installed
37.00	EACH	Muhly grass 3 gal. installed
1,300.00	SQUARE FEET	Bahai sod installed
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.

For internal use only

SO# 8092101
JOB# 346100484
Service Line 130

Total Price \$24,871.28

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TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
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11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

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Customer

Property Manager	
Signature	Title
Carol Brown	April 14, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Associate Account Manager	
Signature	Title
Christopher R. Ernst	April 14, 2023
Printed Name	Date

Job #:	346100484		
SO #:	8092101	Proposed Price:	\$24,871.28

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Carol Brown
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Roadway bed upgrades.
Project Description Upgrade the beds along Alta Lakes Dr. with new plant material

Scope of Work

QTY	UoM/Size	Material/Description	Total
Phase 1			\$7,303.86
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
150.00	EACH	Liriope 1 gal. installed	
36.00	EACH	Muhly grass 3 gal. installed	
1,400.00	SQUARE FEET	Bahai sod installed	
147.00	EACH	Pine bark mulch installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	
Phase 2			\$8,629.65
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
166.00	EACH	Liriope 1 gal. installed	
48.00	EACH	Muhly grass 3 gal. installed	
1,600.00	SQUARE FEET	Bahai sod installed	
168.00	EACH	Pine bark mulch installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	
Phase 3			\$9,257.26
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
160.00	EACH	Liriope 1 gal. installed	
56.00	EACH	Muhly grass 3 gal. installed	
1,900.00	SQUARE FEET	Bahai sod installed	
168.00	EACH	Pine bark mulch installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Alta Lakes CDD

Phase 4			\$6,020.98
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, designing bed with sod cutter, and deep edge bed lines and hardscapes. Dispatch of Crew	
105.00	EACH	Liriope 1 gal. installed	
37.00	EACH	Muhly grass 3 gal. installed	
1,300.00	SQUARE FEET	Bahai sod installed	
105.00	EACH	Pine bark mulch installed	
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	

For internal use only

SO# 8053097
JOB# 346100484
Service Line 130

Total Price \$31,211.75

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 11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
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6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
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12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
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17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

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Customer

Property Manager	
Signature	Title
Carol Brown	April 14, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Associate Account Manager	
Signature	Title
Christopher R. Ernst	April 14, 2023
Printed Name	Date

Job #:	346100484		
SO #:	8053097	Proposed Price:	\$31,211.75

Greenway Lawn and Landscape
 4930 Spring Park Rd
 Jacksonville, FL 32207 US
 jdgreenwaylawns@gmail.com



Estimate

ADDRESS

Alta Lakes
 3108 Alta Lakes Blvd,
 Jacksonville FL 32226

ESTIMATE # 7283

DATE 03/10/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape 2 Phase 1: (Red Section) Bed areas along Alta Lakes Drive: Remove all existing plant material (Juniper, Flax Lily, agapanthus, drift rose) and dispose of all debris generated. Install 30 3 gal Arboricola per location Install 12 3 gal Hawaiian Ti per location Install 20 3 gal Muhly Ornamental grasses per location	1	12,000.00	12,000.00
Landscape 2 Phase 2: (Blue Section) Bed areas along Alta Lakes Drive: Remove all existing plant material (Juniper, Flax Lily, agapanthus, drift rose) and dispose of all debris generated. Install 30 3 gal Arboricola per location Install 12 3 gal Hawaiian Ti per location Install 20 3 gal Muhly Ornamental grasses per location	1	12,000.00	12,000.00
Landscape 2 Phase 3: (Green Section) Bed areas along Alta Lake Drive: Remove all existing plant material (Juniper, Flax Lily, agapanthus, drift rose) and dispose of all debris generated. Install 30 3 gal Arboricola per location	1	13,200.00	13,200.00

ACTIVITY	QTY	RATE	AMOUNT
Install 12 3 gal Hawaiian Ti per location Install 20 3 gal Muhly Ornamental grasses per location			
Landscape 2 Phase 4: (Yellow Section) Bed areas along Alta Lakes Drive:	1	6,000.00	6,000.00
Remove all existing plant material (Juniper, Flax Lily, agapanthus, drift rose) and dispose of all debris generated.			
Install 30 3 gal Arboricola per location Install 12 3 gal Hawaiian Ti per location Install 20 3 gal Muhly Ornamental grasses per location			
Irrigation 2 Irrigation will be checked prior to installation. Any repairs that are required to accommodate new plantings will be provided by Greenway Lawncare. This is a not to exceed number. Any repairs over this number will be brought to customers attention and charged as a changed order.	1	2,500.00	2,500.00
Note to crew: Please see attached map for specific locations			
TOTAL			\$45,700.00

Accepted By

Accepted Date



Tab 7

Proposal for Extra Work at Alta Lakes CDD

Property Name	Alta Lakes CDD	Contact	Carol Brown
Property Address	3108 Alta Lakes Blvd. Jacksonville, FL 32226	To	Alta Lakes CDD
		Billing Address	c/o Rizzetta & Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Alta Lakes: Mulch 2023		
Project Description	Mulch		

Scope of Work

QTY	UoM/Size	Material/Description
150.00	CUBIC YARD	Pine bark mulch installed

For internal use only

SO# 8063010
JOB# 346100484
Service Line 160

Total Price \$8,700.00

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Customer

Property Manager	
Signature	Title
Carol Brown	April 14, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Associate Account Manager	
Signature	Title
Christopher R. Ernst	April 14, 2023
Printed Name	Date

Job #:	346100484		
SO #:	8063010	Proposed Price:	\$8,700.00

Tab 8



Rizzetta & Company

Alta Lakes Community Development District

Proposal for Professional Landscape Inspection Services

April 17, 2023

Presented by: Rizzetta & Company, Inc.

**3434 Colwell Avenue, Suite 200
Tampa, FL 33614
813.933.5571**

rizzetta.com

Rizzetta & Co. ***Landscape Inspection Services***

“COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITY LANDSCAPE”

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

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

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

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



Rizzetta & Company

How we do it

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

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

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

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

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

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



Rizzetta & Company

Scope of Services

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

Landscape Inspection Services:

- Perform one (1) monthly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts.
- Provide the District with one (1) monthly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to three (3) District meetings in person, three (3) District meetings electronically, per fiscal year, to review landscape maintenance inspection report or discuss other landscape-related issues.
- Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input, for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee entire bidding process.
- Obtain additional competitive landscape maintenance proposals for incidental work as requested by the District and provide them to the District Manager.



Rizzetta & Company

Our Professional Landscape Inspection Services Fee

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

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

- \$1250/mt. - \$15,000/yr.

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

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

\$1250/bi-monthly - \$7500/yr.

Submitted

By: _____

Lucianno Mastrionni
Vice President, Business Strategy and Development
Rizzetta & Co., Inc.

Date: _____

Accepted

By: _____

Print: _____

For: Alta Lakes Community Development District

Date: _____



Rizzetta & Company

Tab 9



A q u a g e n i x

A DCS Company

Welcome to the DeAngelo Contracting Services Family. Let's take an opportunity to tell you about DCS and what we offer. The programs DCS has designed for your waterways has one goal: To promote an environmentally balanced aquatic ecosystem, using cost effective methods that results in well maintain water quality, clarity, and provides our customers with an environmental and recreational asset.

Benefits of DeAngelo Contracting Services Programs are:

- * Management of aquatic littoral and other native planting and sanctuary areas, which aids in the management of nutrient loading of the water body and creates native areas for wildlife.
- * Management of algae and undesirable water weeds along the shoreline, floating on the surface or submersed under the water.
- * Management of border grass and weeds from the toe of the bank to the water's edge.
- * Water analysis for Dissolved Oxygen (DO), pH and Temperature when we treat.
- * Post Treatment Reports providing details of work we performed.

Additional service available from DCS:

- * Wetland planting, restoration, and maintenance
- * Installation of Decorative Fountains and Aeration Systems
- * Servicing Fountain and Aeration Systems
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains and Weed Barriers
- * Waterway and Wetland Consulting
- * The creation of littoral and other native planting and sanctuary areas
- * Permit processing for stocking of Triploid Grass Carp
- * Stocking of Game fish and Triploid Grass Carp
- * Comprehensive water testing

Advantages of doing business with DeAngelo Contracting Services:

- * Ten million dollars of insurance coverage, with pollution coverage, to protect you and your organization.
- * Quick response to customer calls.
- * Boats, skiffs, and four-wheel drive maintenance vehicles with appropriate systems to complete the job.
- * Where required, monthly management service reports for use in meetings and submission to government agencies.
- * Educational presentations to interested groups.
- * Our field crews are in uniforms with our company name embroidered identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal, and telephone numbers.

The following is an agreement covering the services DCS will complete for the various bodies of water on your property, a copy of all necessary documents as required and an information sheet detailing your waterways DCS will be treating. If, at any time, you are not fully satisfied with our service there is a cancellation clause included in the agreement.

Please sign the below agreement and return this to our office for immediate scheduling of service. We look forward to the opportunity of serving you.

Respectfully yours,

The team at DeAngelo Contracting Services, Jacksonville



A q u a g e n i x
A DCS Company

DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement dated 3/9/2023 is made between DeAngelo Contracting Services and Alta Lakes CDD as described as follows:

Alta Lakes CDD
Alta Lakes Blvd.
Jacksonville, FL 32226
Contact: Carol Brown (904) 436-6270

Both Alta Lakes CDD and DCS agree to the following:

1. Site Locations:

DCS will provide aquatic management services on behalf of the Waterford at Mandarin in accordance with the terms and conditions of this Agreement for Three (5HP) Kasco fountains.

2. Contract Services: Alta Lakes CDD agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

- Maintenance will include cleaning of the fountain body, float, nozzle(s), light lenses, intake screen and a inspection of the control panel.
- Parts are not included with the maintenance contract.
- Any issues discovered with the fountain(s) during the scheduled routine maintenance event will be reported to the customer along with a quote for all repairs.
- A eighty five (85) dollar per hour labor charge will be issued for any repairs or requests for inspection by the customer during the month's in-between the regularly scheduled maintenance months. This does not include any parts, only labor.
- A work order will be sent to the customer and must be signed and returned by the customer to Aquagenix before any inspections or repairs can take place

Annual Program Investment **\$2,400.00/annually for Four (4) times per year which will be billed quarterly at \$600.00.**

Contract terms:

The term of this Agreement is for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

3. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement shall automatically renew for a term equal to its original Term and shall include a 4% increase in the monthly rate, unless a timely "Notice of Cancellation" has been received by DeAngelo Contracting Services as outlined in Paragraph 11.

4. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

5. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

6. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

7. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

8. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 527 South Church St, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default under this Agreement and may result in a suspension of services until invoices are paid in full.

9. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

10. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 527 South Church St., Hazleton, PA 18201. DeAngelo Contracting Services reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products. a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by DCS in accordance with paragraphs 11. b. If your account is not settled in full at the same time as your cancellation letter is received, DCS will continue to bill you until the contract expires. Settlement in full includes payment for one month's service after the end of the month in which the cancellation letter is received by DeAngelo Contracting Services. c. Payment in full shall be defined as payment to DCS through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 11.

11. OTHER ITEMS: -

- a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo

Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.

- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful negligence on the part of DeAngelo Contracting Services.

12. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

Julie Clements
DeAngelo Contracting Services

CUSTOMER

Julie Clements
PRINT NAME

PRINT NAME

3/9/2023
DATE

DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

FLOATING FOUNTAIN
MAINTENANCE AGREEMENT

This Agreement is prepared for: Carol Brown - Rizzetta & Company

Property location: Alta Lakes CDD – Jacksonville, FL

Maintenance beginning: _____

Fountain Maintenance:

- 1) Clean pump intake screen (keeps water flowing properly and prevents screen from clogging and or collapsing)
- 2) Scrape, clean, and check lights for blown bulbs (prevents overheating of lights)
- 3) Clean all surfaces of float (prevents deterioration of float)
- 4) Clean display head (prevents algae build up on nozzle head)
- 5) Clean display head jets (keeps display uniform)
- 6) Adjust mooring lines as required (prevents slack in lines causing tangling of lines in cable)
- 7) Adjust anchor points as required (insures fountain is always properly secured)
- 8) Test light circuits (insures all GFCI protection is properly functioning)
- 9) Test pump circuits (insures all components in pump motor circuit are properly functioning)
- 10) Reset timers as required (keeps fountain and lights on proper schedule)
- 11) Tightening all electrical connections in control panel (helps prevent electrical shorting and damage to controls and or fountains)
- 12) Take meg readings on pump motor and cable as needed (measures cable and motor winding resistance)

All the above procedures meet and, or exceed all fountain manufactures recommended maintenance programs insuring proper maintenance during manufacture warranty period.

I do I do not pre-authorize Charles Aquatics, Inc. to replace or repair anything under \$100 during the maintenance visit. This includes but is not limited to Capacitors and Relays. (Pre-authorization will minimize down time of fountain in need of repair.)

I do I do not pre-authorize Charles Aquatics, Inc. to replace Halogen light bulbs during the maintenance visit. Each Halogen light bulb is \$30.-70. per bulb depending on Brand of Fountain/surface aerator. A proposal will be sent for repairing and/or replacing a LED light because the costs could range from \$100 to \$400 depending on Brand of Fountain/surface aerator.

Price for 3 Floating Fountains Maintenance at Alta Lakes is as follows:

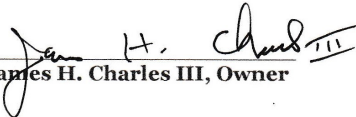
3 fountain(s) x \$125 per Unit = \$375.00 Per Maintenance Visit

Total - \$1,500 Annually – 4 Maintenance Visits Per Year

Termination - Termination of this **Agreement** may be made in writing at any time by **Charles Aquatics, Inc.** or by the **CLIENT**. The effective date of any termination will be the last day of the month during which written notice is received by **Charles Aquatics, Inc.**

Your signature below gives permission for maintenance to begin. Please email or fax back to 904-807-9158.

Charles Aquatics, Inc.


James H. Charles III, Owner

Representative of Charles Aquatics, Inc. 3/11/23
Date

Customer Signature Date

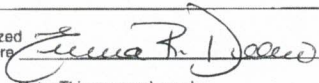
FUTURE HORIZONS, INC.
"Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO Alta Lakes CDD		PHONE 904-436-6270	DATE 03/10/23
STREET 3108 Alta Lakes Drive		JOB NAME GENERATOR QUARTERLY	
CITY, STATE and ZIP Jacksonville, Florida		JOB LOCATION MAINTENANCE	
ARCHITECT Carol Brown	DATE May 2023	JOB PHONE	

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:
 One Thousand Two Hundred Sixty and No/100----- 1,260.00
 dollars (\$ _____).
 Payment to be made in four payments of \$315.00 billed quarterly and due within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature



Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will provide all service and materials to perform quarterly maintenance on three Kasco Fountains and Lights located within Alta Lakes CDD in Jacksonville, Florida.

SCOPE OF WORK FOR QUARTERLY MAINTENANCE: All units will be cleaned and visually inspected every three months. Power control centers will be tested for correct voltage, amperage and corrosion. Time clocks will be checked and reset, if needed.

FUTURE HORIZONS, INC. will replace any bulbs that need to be replaced in the lights. There will be no additional labor charge for changing the bulb. The cost of the bulb only will be billed separately from this contract.

If any repairs are indicated as a result of a quarterly maintenance inspection, Future Horizons, Inc. will notify Rizzetta & Company of the estimated cost of repairs and repairs will be performed upon approval of estimate. The charge for all repair work, not associated with quarterly maintenance, will be billed separately from this contract.

FUTURE HORIZONS, INC. will furnish proof of one million dollars of general liability insurance, vehicle insurance and workers compensation upon request.

This contract may be canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, **please sign and return this Proposal**, and retain the a copy for your files. 1.5% interest will be added to payments for every thirty days past the due date.

Credit Card Transactions over \$1,000 will incur a 3% Administrative Processing Fee

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

Signature _____

Date of Acceptance: _____

Signature _____

FOUNTAIN MAINTENANCE SERVICES CONTRACT

CUSTOMER NAME: **Alta Lakes CDD (7107)**

SUBMITTED TO: **Carol Brown, District Manager - clbrown@rizzeta.com**

CONTRACT EFFECTIVE DATE: May 1, 2023 through April 30, 2024

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Quarterly Preventative Maintenance of Three (3) Floating Fountains Located In Ponds 3, 4, & 6 at Alta Lakes CDD in Jacksonville, Florida 32226.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$1,120.00**. SOLitude shall invoice Customer **\$280.00 per quarter** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

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15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Alta Lakes CDD (7107)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A - SERVICES
FOUNTAIN MAINTENANCE

Fountain Maintenance Service: Fountains 1-3 within Ponds 3, 4, & 6

1. Company will service each of the fountains **four (4) times per year on a once per quarter** basis as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker.
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
2. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the Company will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
 - Check each light and replace lamps that have burnt out.
 - Replace any seals on light housing which are leaking.
3. All replacement parts required for proper maintenance of the fountains and the additional labor required to replace these parts as needed will be billed as an additional charge.
4. All lights, seals, other replacement parts, and labor required for light replacements will be billed as an additional charge.
5. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SŌLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. Any significant problems or malfunctions that are discovered during the maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and

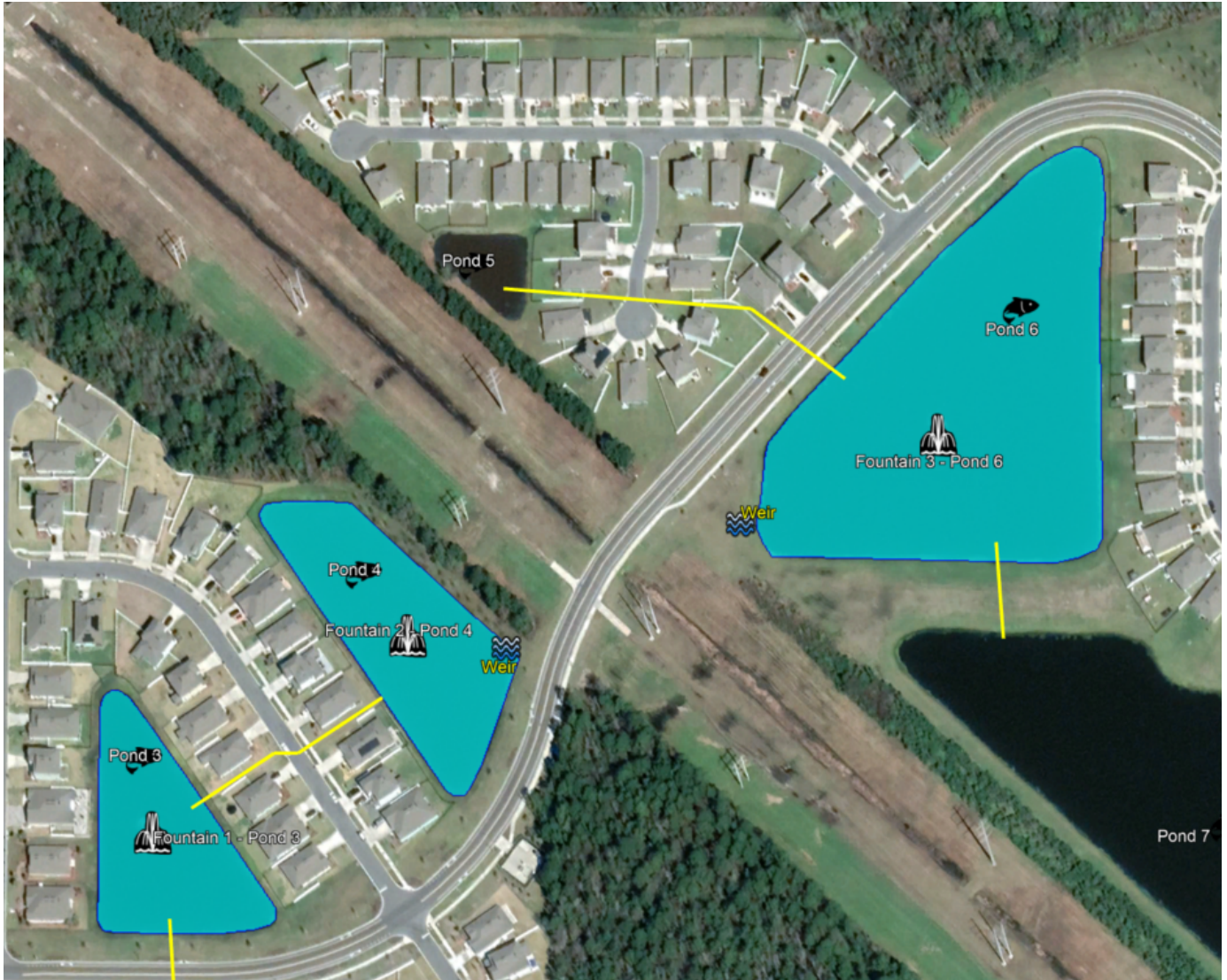
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analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Alta Lakes Fountains 1-3 Located Within Ponds 3, 4, & 6

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Tab 10



PO Box 3417
Lake City, FL. 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

3/6/2023

**Carol Brown
Alta Lakes CDD
3108 Alta Lakes Blvd.
Jacksonville, Florida
904-436-6270 Ext. 4631**

clbrown@rizzetta.com

Monthly Midge/Mosquito Proposal- "Skeeter"

This Proposal for Once a month Spraying around all 19 ponds at Alta Lakes CDD for Midge/Mosquitos using the product Skeeter.

These monthly applications will be done during the months of May-October.

Total price for this project is 6 monthly installments of = \$ 1,486.49 per month.

Please sign and send back on this once-a-month application approval.

ANNUAL MOSQUITO CONTROL SERVICES CONTRACT

CUSTOMER NAME: **Alta Lakes CDD (7107)**

SUBMITTED TO: **Carol Brown, District Manager - clbrown@rizzeta.com**

CONTRACT EFFECTIVE DATE: May 1, 2023 through April 30, 2024

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Monthly Mosquito Control Applications to Nineteen (19) Ponds Totalling Approximately 24,035 Perimeter Feet and 45.30 Acres at Alta Lakes CDD in Jacksonville, FL 32226.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Annual Contract Price is **\$12,876.00**. SOLitude shall invoice Customer **\$1,073.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

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3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of

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application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. **NONPERFORMANCE.** In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Alta Lakes CDD (7107)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES
MOSQUITO CONTROL

Mosquito Control Services: Ponds 1-19

1. Monitoring of the pond for mosquito larvae by surveillance will occur on a **one (1) time per month basis**.
2. Biological larvicides will be applied as needed for the control of mosquito larvae.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

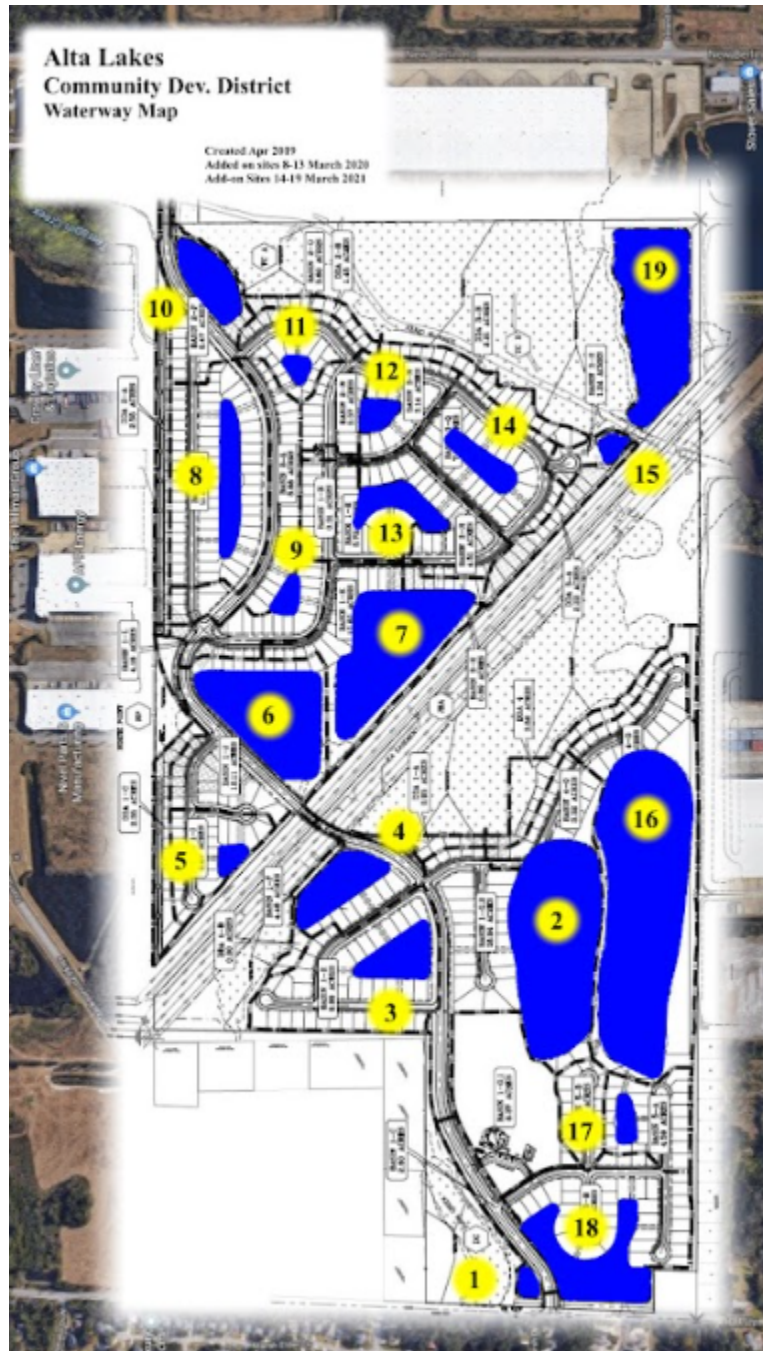
1. Company is a licensed pesticide applicator in the state in which service is to be provided.

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2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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Alta Lakes CDD Ponds 1-19

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Tab 11

FISHERIES SERVICES CONTRACT

CUSTOMER NAME: **Alta Lakes CDD (7107)**

SUBMITTED TO: **Carol Brown, District Manager - clbrown@rizzeta.com**

CONTRACT DATE: April 17, 2023

SUBMITTED BY: David Cottrell, North Florida Business Development Consultant

SERVICES: Stocking of Nineteen (19) Ponds Totalling Approximately 45.30 Acres at Alta Lakes CDD in Jacksonville, Florida 32226.

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$11,770.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

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7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Alta Lakes CDD (7107)

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

***1320 Brookwood Drive Suite H
Little Rock AR 72202***

Please Mail All Contracts to:

***2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453***

Customer's Address for Notice Purposes:

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SCHEDULE A - SERVICES
FISHERIES MANAGEMENT SERVICES

Fish Stocking: Ponds 1-19

- The following type and size of fish will be stocked in the waterbody:

<u>Waterbody</u>	<u>Quantity</u>	<u>Species</u>	<u>Size</u>
1	400	Gambusia	2-3"
2	14800	Gambusia	2-3"
3	2500	Gambusia	2-3"
4	3000	Gambusia	2-3"
5	400	Gambusia	2-3"
6	8600	Gambusia	2-3"
7	10600	Gambusia	2-3"
8	2400	Gambusia	2-3"
9	400	Gambusia	2-3"
10	2800	Gambusia	2-3"
11	400	Gambusia	2-3"
12	700	Gambusia	2-3"
13	1400	Gambusia	2-3"
14	1300	Gambusia	2-3"
15	600	Gambusia	2-3"
16	24000	Gambusia	2-3"
17	800	Gambusia	2-3"
18	6100	Gambusia	2-3"
19	9800	Gambusia	2-3"
91000 Total Gambusia			

- Price includes the cost, delivery, and tempered release of all the above specified fish.
- If the specified sizes of fish are unavailable, Contractor will notify the client and gain their approval prior to modifying the order.
- Price includes any application, permit, or processing fees required by the State (if applicable).

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Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

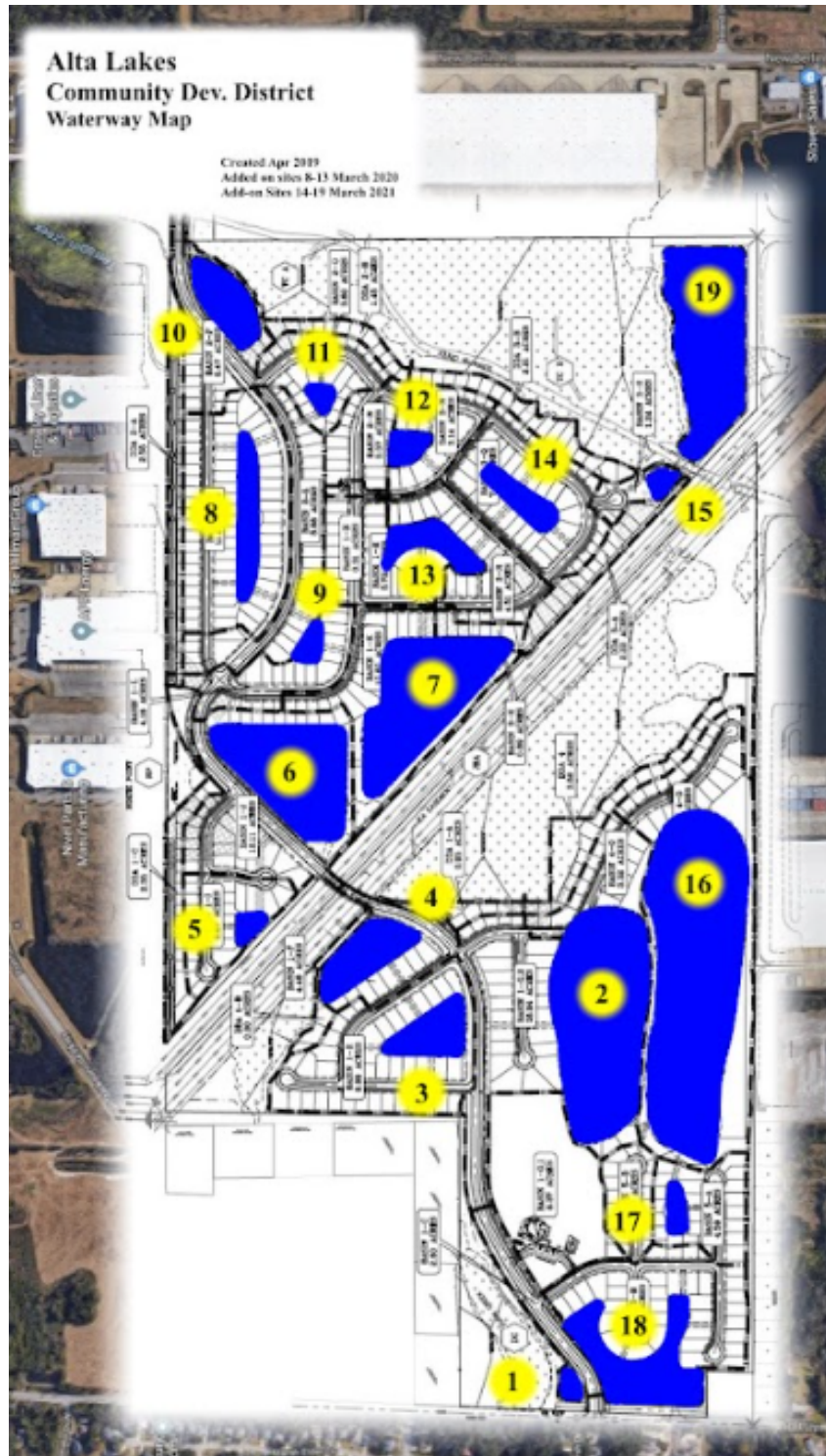
Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Alta Lakes CDD Ponds 1-19

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 12

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Alta Lakes Community Development District (“**District**”) prior to April 26, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 26, 2023

HOUR: 6:00 P.M.

LOCATION: Alta Lakes Amenity Center
3108 Alta Lakes Blvd.,
Jacksonville, FL 32226

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

PASSED AND ADOPTED THIS 26th DAY OF April, 2023.

ATTEST:

**ALTA LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed FY 2023/2024 Budget

Exhibit A



Rizzetta & Company

Alta Lakes Community Development District

www.altalakescdd.org

**Proposed Budget for
Fiscal Year 2023-2024**

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Proposed Budget
Alta Lakes Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 530,004	\$ 534,902	\$ 534,902	\$ -	\$ 554,874	\$ 19,972	
6								
7	TOTAL REVENUES	\$ 530,004	\$ 534,902	\$ 534,902	\$ -	\$ 554,874	\$ 19,972	
8								
9	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
10								
11	EXPENDITURES - ADMINISTRATIVE							
12								
13	Legislative							
14	Supervisor Fees	\$ 1,600	\$ 4,000	\$ 6,000	\$ 2,000	\$ 6,000	\$ -	Based on 6 meetings.
15	Financial & Administrative							
16	Administrative Services	\$ 2,458	\$ 4,917	\$ 4,917	\$ -	\$ 5,163	\$ 246	
17	District Management	\$ 10,981	\$ 21,962	\$ 21,962	\$ -	\$ 23,060	\$ 1,098	
18	District Engineer	\$ 3,938	\$ 11,000	\$ 11,000	\$ -	\$ 11,000	\$ -	
19	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
20	Trustees Fees	\$ 2,813	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
21	Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,736	\$ 273	
22	Financial & Revenue Collections	\$ 1,967	\$ 3,933	\$ 3,933	\$ -	\$ 4,130	\$ 197	
23	Accounting Services	\$ 9,833	\$ 19,667	\$ 19,667	\$ -	\$ 20,650	\$ 983	
24	Auditing Services	\$ -	\$ 3,675	\$ 4,200	\$ 525	\$ 3,800	\$ (400)	Reflects agreement.
25	Arbitrage Rebate Calculation	\$ -	\$ 450	\$ 450	\$ -	\$ 450	\$ -	
26	Public Officials Liability Insurance	\$ 2,667	\$ 2,667	\$ 2,977	\$ 310	\$ 3,200	\$ 223	Reflects EGIS estimate.
27	Legal Advertising	\$ 1,528	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	
28	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
29	Miscellaneous Fees	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	Reflects amortization schedule & Mailed Notices.
30	Website Hosting, Maintenance, Backup	\$ 1,369	\$ 3,737	\$ 3,737	\$ -	\$ 3,737	\$ -	
31	Legal Counsel							
32	District Counsel	\$ 6,294	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
33	Administrative Subtotal	\$ 56,086	\$ 117,146	\$ 119,981	\$ 2,835	\$ 122,601	\$ 2,620	
34								
35	EXPENDITURES - FIELD OPERATIONS							
36								
37	Electric Utility Services							
38	Utility Services	\$ 11,696	\$ 30,000	\$ 40,320	\$ 10,320	\$ 40,320	\$ -	FY 22/23 reflects impacted street light service from Alta Drive Construction.
39	Garbage/Solid Waste Control Services							
40	Garbage - Recreation Facility	\$ 1,382	\$ 3,700	\$ 4,200	\$ 500	\$ 4,200	\$ -	
41	Water-Sewer Combination Services							
42	Utility Services	\$ 12,789	\$ 35,000	\$ 35,000	\$ -	\$ 35,000	\$ -	
43	Stormwater Control							
44	Aquatic Maintenance	\$ 10,194	\$ 20,610	\$ 21,500	\$ 890	\$ 21,500	\$ -	Reflects Solitude estimate.
45	Fountain Service Repairs & Maintenance	\$ 1,425	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
46	Miscellaneous Expense	\$ 1,094	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
47	Other Physical Environment							
48	General Liability/Property Insurance	\$ 24,919	\$ 24,919	\$ 26,723	\$ 1,804	\$ 36,000	\$ 9,277	Relects EGIS estimate.
49	Entry & Walls Maintenance	\$ 5,597	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
50	Landscape Replacement Plants, Shrubs, Trees	\$ 1,074	\$ 8,500	\$ 8,500	\$ -	\$ 8,500	\$ -	
51	Landscape and Irrigation Maintenance Contract	\$ 56,503	\$ 105,105	\$ 105,105	\$ -	\$ 107,500	\$ 2,395	Reflects BrightView estimate, plus annual mulch installation and palm tree trimming.
52	Miscellaneous Expense	\$ 2,166	\$ 4,332	\$ 4,332	\$ -	\$ 4,332	\$ -	Reflects Pet Waste Stations
53	Irrigation Repairs	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
54	Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	FY 23/24 includes potential Landscape Inspection Services Agreement.
55	Parks & Recreation							
56	Amenity Management Service Contract and Staffing	\$ 3,625	\$ 17,500	\$ 30,000	\$ 12,500	\$ 20,000	\$ (10,000)	Reflects FC CMS Site Management and Staffing from May through September.
57	Cable Television, Internet, Phone	\$ 1,759	\$ 3,560	\$ 4,000	\$ 440	\$ 4,000	\$ -	
58	Pool Permits	\$ -	\$ 525	\$ 525	\$ -	\$ 525	\$ -	
59	Pool Maintenance Contract	\$ 4,084	\$ 9,912	\$ 10,000	\$ 88	\$ 10,200	\$ 200	
60	Playground Equipment and Maintenance	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ -	
61	Pressure Washing	\$ -	\$ 2,900	\$ 2,900	\$ -	\$ 2,900	\$ -	
62	Amenity Facility - Maintenance & Repair	\$ 1,991	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	FY 22/23 reflects potential sidewalk and volleyball court border and cap repair.
63	Amenity Common Area Maintenance Contract	\$ 1,089	\$ 3,024	\$ 3,024	\$ -	\$ 3,240	\$ 216	
64	Amenity Facility Janitorial Service Contract	\$ 4,823	\$ 8,652	\$ 8,652	\$ -	\$ 8,916	\$ 264	
65	Pool Maintenance Chemicals	\$ 3,222	\$ 14,040	\$ 14,040	\$ -	\$ 14,040	\$ -	

**Proposed Budget
Alta Lakes Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
66	Pest Control & Termite Bond	\$ 850	\$ 1,305	\$ 1,500	\$ 195	\$ 1,500	\$ -	
	Security Camera System, Access Monitoring and							
67	Maintenance & Repairs	\$ 5,262	\$ 9,100	\$ 9,100	\$ -	\$ 9,100	\$ -	
68	Athletic/Park/Court/Field Maintenance & Repairs	\$ 840	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
69	Miscellaneous Amenity Expense	\$ 425	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
70	Fitness Equipment Maintenance & Repairs	\$ 1,498	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
71	Special Events							
72	Special Events	\$ 586	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
73	Contingency							
74	Capital Outlay	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ (10,000)	
75	Miscellaneous Contingency	\$ 16,166	\$ 25,000	\$ 25,000	\$ -	\$ 35,000	\$ 10,000	Potentially to include landscaping enhancements, pool repair, rubber mulch or fitness equipment replacement.
76								
77	Field Operations Subtotal	\$ 175,059	\$ 378,184	\$ 414,921	\$ 36,737	\$ 432,273	\$ 17,352	
78								
79	TOTAL EXPENDITURES	\$ 231,145	\$ 495,330	\$ 534,902	\$ 39,572	\$ 554,874	\$ 19,972	
80								
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 298,859	\$ 39,572	\$ -	\$ 39,572	\$ -	\$ -	

Alta Lakes Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2019	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments	\$601,877.45	\$601,877.45
TOTAL REVENUES	\$601,877.45	\$601,877.45
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$601,877.45	\$601,877.45
Administrative Subtotal	\$601,877.45	\$601,877.45
TOTAL EXPENDITURES	\$601,877.45	\$601,877.45
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Duval County Collection Costs (3.5%) and Early Payment Discounts (4%): 7.5%

Gross assessments **\$649,695.00**

Notes:

1. Tax Roll Collection Costs for Duval County are 7.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Net Assessment		\$643,047.00
Duval County Collection Cost @	3.5%	\$24,331.51
Early Payment Discount @	4.0%	\$27,807.44
2023/2024 Total		<u>\$695,185.95</u>

2022/2023 O&M Budget	\$559,902.00
2023/2024 O&M Budget	\$643,047.00

Total Difference	<u><u>\$83,145.00</u></u>
------------------	---------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Single Family 50	\$1,299.39	\$1,299.39	\$0.00	0.00%
Operations/Maintenance - Single Family 50	\$1,210.60	\$1,390.37	\$179.77	14.85%
Total	\$2,509.99	\$2,689.76	\$179.77	7.16%

Debt Service - Single Family 60	\$1,299.39	\$1,299.39	\$0.00	0.00%
Operations/Maintenance - Single Family 60	\$1,210.60	\$1,390.37	\$179.77	14.85%
Total	\$2,509.99	\$2,689.76	\$179.77	7.16%

Debt Service - Single Family 70	\$1,299.39	\$1,299.39	\$0.00	0.00%
Operations/Maintenance - Single Family 70	\$1,210.60	\$1,390.37	\$179.77	14.85%
Total	\$2,509.99	\$2,689.76	\$179.77	7.16%

ALTA LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$643,047.00
COLLECTION COSTS @	3.5%	\$24,331.51
EARLY PAYMENT DISCOUNT @	4.0%	\$27,807.44
TOTAL O&M ASSESSMENT		<u>\$695,185.95</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2019 DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2019 DEBT SERVICE ⁽²⁾</u>	<u>TOTAL ⁽³⁾</u>
Single Family 50	335	335	1.00	335.00	67.00%	\$465,774.58	\$1,390.37	\$1,299.39	\$2,689.76
Single Family 60	148	148	1.00	148.00	29.60%	\$205,775.04	\$1,390.37	\$1,299.39	\$2,689.76
Single Family 70	17	17	1.00	17.00	3.40%	\$23,636.32	\$1,390.37	\$1,299.39	\$2,689.76
Total Community	500	500		500.00	100.00%	\$695,185.95			

LESS Duval County Collection Costs (3.5%) and Early Payment Discounts (4%):

(\$52,138.95)

\$643,047.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Duval County collection costs and early payment discounts.

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

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County’s Tax Roll, to be collected with the County’s Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.