



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

July 7, 2023

10:00 a.m.

Location:

Solterra Resort Amenity Center

5200 Solterra Blvd.,

Davenport, FL 33837

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

Solterra Resort Community Development District

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

Board of Supervisors
Solterra Resort Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Solterra Resort Community Development District is scheduled for **Friday, July 7, 2023 at 10:00 a.m. at Solterra Resort Amenity Center – 5200 Solterra Blvd., Davenport, FL 33837.**

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

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

Sincerely,

Kyle T. Darin

Kyle T. Darin
District Manager

Cc: Attorney
Engineer
District Records

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Friday, July 7, 2023

Time: 10:00 a.m.

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

[Join via Computer or Mobile App](#)

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

Phone Conference ID: 862 156 243#

(Mute/Unmute: *6)

Agenda

The full draft agenda packet will be posted to the CDD website under [Meeting Documents](#) when it becomes available, or it may be requested no earlier than 7 days prior to the meeting date by emailing sconley@vestapropertyservices.com

I. Roll Call

II. Audience Comments – Agenda Items and New Business (See Public Conduct Notice Below)

III. Guest Presentation – FMS Bonds

A. Discussion on Bond Series 2013 Refinancing

[Exhibit 1](#)

IV. Business Items

A. Update on Amenity Parking Lot Project – *Kimley Horn*

[Exhibit 2](#)

B. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental*

[Exhibit 3](#)

2. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*

3. HOA Management – *Evergreen Lifestyles Management*

4. Amenity Manager – *Jayme Biggs, Vesta Property Services*

a. For Consideration:

i. Holiday Lighting Proposals

[Exhibit 4](#)

A) [Captain Carnival](#) – *Previously Presented*

B) [Christmas Lighting Company](#) – *Previously Presented*

ii. Community Signage – *Previously Presented*

[Exhibit 5](#)

iii. Outdoor Furniture and Cabana Updates

b. Updates:

i. Lifestyle Events Schedule

C. Consideration and Adoption of **Resolution 2023-11, Resetting the Date of the Public Hearing for the Purpose of Adopting Amended Amenity Facility Rules and Policies**

[Exhibit 6](#)

V. Business Items (Continued)

D. Consideration of Road and Parking Space Re-Striping Proposals [Exhibit 7](#)

1. [ACPLM - \\$5,383.00](#)
2. [USA Seal Stripe - \\$3,500.00](#)

V. Consent Agenda

A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 2, 2023 [Exhibit 8](#)

B. Consideration and Acceptance of the May 2023 Unaudited Financial Report [Exhibit 9](#)

C. Consideration and Acceptance of the FY 2022 Audited Financial Report [Exhibit 10](#)

D. Consideration and Ratification of Proposals, Invoices and Agreements [Exhibit 11](#)

1. Approved Proposals:
 - a. [Spies Lazy River Filter Grids - \\$2,275.00](#)
 - b. [Spies Pool Filter Grids - \\$2,275.00](#)
2. [Aquachill Water Cooler Agreement](#)
3. [Klinger Clubhouse Electrical Repairs Invoice - \\$354.00](#)

VI. Shade Session - Security

A. Discussion on Responses to Security Services RFP *Under Separate Cover*

VII. Security and Safety Matters

A. Consideration of Responses to Security Services RFP [Exhibit 12](#)

1. American Security
2. Arc One
3. Freeman Security
4. FTI
5. Homeland Intelligence
6. Prime Security
7. Universal Security Guard Association

VIII. Staff Reports

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

1. Consideration of Shared Office Space Agreement
2. Code of Conduct – *Previously Presented* [Exhibit 13](#)



B. District Engineer – *Tonja Stewart, Stantec*

1. Consideration of Oakbourne Inlet Top Repair

Exhibit 14

a. Finn Outdoors - \$3,400.00

b. Kearney - \$8,800.00

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

1. Update for Discussion on Café Lease Agreement

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

X. Action Items Summary

XI. Next Meeting Quorum Check

Friday, August 4, 2023 at 10:00 a.m.

Solterra Resort Amenity Center

5200 Solterra Blvd., Davenport, FL 33837

XII. Adjournment

PUBLIC CONDUCT NOTICE:

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



EXHIBIT 1





NON-BINDING PROPOSAL

June 30, 2023

Solterra Community Development District
FMSbonds, Inc.
20660 W. Dixie Hwy.
N. Miami Beach, FL 33180

SouthState Bank (the "Bank") is pleased to have the opportunity to consider your loan request on behalf of Solterra Community Development District.

- Borrower:** Solterra Community Development District (the "District")
- Purpose:** To refund the District's existing "Series 2013 Bonds" and pay the cost of issuance.
- Amount and Type:** Not to exceed \$4,600,000.00. The loan will be tax-exempt and bank qualified. It is anticipated to close by August 8, 2023.
- Collateral:** Payable from and secured solely by the Series 2023 Pledged Revenues. The Series 2023 Pledged Revenues are the revenues derived by the District from the Series 2013 Assessments imposed and levied on 425 residential units within "Assessment Area One".
- Maturity Date:** 11/01/2043
- Interest Rate:** The interest rate shall be a bank qualified tax-exempt fixed rate of **5.53%** for the term of the loan, provided the loan is closed by August 8, 2023 (calculated on the basis of a 30-day month and 360-day year).
- Banking Relationship:** Maintain so long as the Loan is outstanding, all its existing banking services, including checking and savings accounts with the Bank provided that the Bank's fees for such banking services remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the Borrower. The District will be required to open the accounts on or before closing of the loan (anticipated to be August 8, 2023). The District will then be required to move the aforementioned balances to the newly opened South State Bank Account (s) within 30 days of closing.
- Repayment Terms:** Payable annually on May 1, beginning May 1, 2024. Interest payable semi-annually on each May 1 and November 1, beginning November 1, 2023. Final payment schedule subject to the Bank's satisfactory review:

Maturity Date	Term 1
05/01/2024	130,000
05/01/2025	134,000
05/01/2026	144,000
05/01/2027	152,000
05/01/2028	161,000
05/01/2029	170,000
05/01/2030	179,000
05/01/2031	187,000
05/01/2032	200,000
05/01/2033	212,000
05/01/2034	224,000
05/01/2035	235,000
05/01/2036	250,000
05/01/2037	265,000
05/01/2038	279,000
05/01/2039	292,000
05/01/2040	309,000
05/01/2041	330,000
05/01/2042	345,000
05/01/2043	365,000
	4,563,000



Prepayment Penalty:	<p>There will be a 5-year no-call period; thereafter, the loan will be prepayable at par. The only permissible exception would be pre-payments as a result of pre-paid assessments.</p> <p>Upon any optional partial redemption (other than mandatory sinking fund redemptions), the District shall cause to be recalculated and delivered to the Trustee and the Bank a revised mandatory sinking fund schedule recalculated so as to re-amortize the remaining sinking fund installments after giving effect to such redemption in substantially equal annual installments of principal and interest over the remaining term of the loan.</p>
Late Fees:	Bank may, at its option collect from the Borrower a late charge of five percent (5.00%) of any payment not received by Bank within ten (10) days after the payment is due.
Event of Default:	Upon an event of default, the Bank may recover from the Borrower all expenses incurred including without limitation reasonable attorney's fees, at all levels of the proceedings, whether incurred in connection with collection, bankruptcy, proceedings, trial, appeal or otherwise.
Default Rate:	3% above the Note rate.
Bank Fees:	Bank fees including its Counsel review shall not exceed \$21,000. The Bank's Counsel will be Michael Wiener at Holland & Knight LLP.
Warranties:	The Bank warrants to the District that it will comply with all applicable federal, state, and local laws, regulations, and orders in providing the services under the proposed documents.
Covenants:	<ol style="list-style-type: none"> 1.) Audited Annual Financials within 270 days of fiscal year end and the District Budget within 60 days of adoption shall be provided to the Bank by the Borrower. 2.) Borrower shall provide such other financial information from time to time as is reasonably requested by the Bank. 3.) Borrower will comply with the terms of the Assessment Proceedings and will covenant to levy assessments sufficient to pay debt service on the Series 2023 Note, subject to the limitation of maximum assessment levels in the assessment proceedings. The assessments will be collected pursuant to the uniform method of collection. 4.) Borrower will do all things required to be eligible to receive each of the sources of Pledged Revenues and will diligently enforce its right to receive the Pledged Revenue and to remain as a community development district. 5.) The District agrees to take such actions as may be required by Treasury regulations to maintain the status of the loan as a tax-exempt obligation. In the event the loan is not considered Tax Exempt as a result of any action or inaction of the District, the Bank reserves the right to increase the interest rate (see "Interest Rate" above) to the taxable rate equivalent (Note Rate divided by 0.79) (together with retroactive interest, penalties and other fees and costs associated therewith).
Conditions:	<ol style="list-style-type: none"> 1.) Formal approval and authorization from Solterra Community Development District. 2.) Loan documents to be satisfactorily reviewed and approved by Bank's Counsel. 3.) Bond counsel opinion that the interest on the Series 2023 Note is excludable from the gross income of the holder for federal income tax purposes and the Series 2023 Note is a "qualified tax-exempt obligation" for purposes of Section 265(b)(3)(B) of the Code. 4.) Final validation judgment with respect to the Series 2023 Bond and a certificate of no appeal. 5.) Bank to receive the District's FYE 2022 Audited Financials (in their final form) for review and acceptance prior to closing.



**Municipal Advisor
Disclosure:**

The terms of the Loan described herein have been prepared by the Bank solely for information purposes. The Bank is not recommending an action or providing any advice to the Borrower. The Bank is not acting as a municipal advisor or financial advisor. The Bank is not serving in a fiduciary capacity pursuant to Section 15B of the Securities Exchange Act of 1934 with respect to the information and material contained in this communication. The Bank is acting in their own interest. The Borrower is expected to seek the advice of their municipal advisor (IRMA) and any other professional advisors which they deem appropriate for the credit facility described herein, especially with respect to any legal, regulatory, tax or account treatment.

Premise of Lending:

For the purposes of this bid, the Bank is making a commercial loan to the Borrower. Several conditions exist and are relied upon to determine that this is a commercial loan. Among other conditions, (i) no official statement or other offering materials have been furnished other than this RFP, (ii) the Bank is both knowledgeable and experienced in these financial and business matters and is capable of evaluating the merits and risks of making a commercial loan to be evidenced by the Loan and is financially able to bear the economic risk of holding the Loan, (iii) no CUSIP number will be obtained for the Loan, and (iv) the Bank intends to extend the Loan solely for its own account with no intent to distribute or resell the Loan or any portion thereof.



This Non-Binding Proposal is solely and exclusively intended to serve as a summary of potential credit facility terms and conditions as a basis for preliminary discussion purposes only and to demonstrate SouthState Bank's interest in reviewing your loan request and, subject to SouthState Bank's underwriting requirements, and submission of your request for approval. This proposal may not include all of the terms and provisions that may be contained in any binding commitment letter which may later be offered to you. No oral communications between the parties shall be deemed to supersede this Non-Binding Proposal or indicate any commitment to extend credit in any form.

We appreciate this opportunity to submit our proposal to Solterra Community Development District for consideration. If you have any questions, please do not hesitate to call, or email us at the contact information below.

Sincerely,



06/30/2023

Noel M. Daluise / Senior Vice President
Government Banking

Date

Acceptance:

By accepting this Non-Binding Proposal, you acknowledge and agree to the terms hereof, including without limitation the non-binding nature of this Proposal.

Solterra Community Development District
Authorized Signor

Date

Print Name:



EXHIBIT 2



June 15, 2023

Chairperson
Solterra Resort Community Development District
c/o DPF Management and Consulting, LLC
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**Re: Solterra Resort CDD Improvements
5200 Solterra Blvd
Davenport, FL 33837**

Dear Chairperson:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “the Consultant”) is pleased to submit this letter agreement (the “Agreement”) to Solterra Resort Community Development District (“the Client”, or “the District”) for professional engineering services for the above referenced project. Our scope of services, schedule and fees are as follows:

PROJECT UNDERSTANDING

Kimley-Horn understands that the Client plans to provide additional parking for the amenity center, with 32 spaces and associated infrastructure. The proposed project is located on a portion of Parcel ID #27-26-10-701302-003490, South of Ronald Reagan Parkway and East of Pine Tree Trail in Davenport, FL. The property is in unincorporated Polk County, with a future land use of RL-2 (Residential Low) and a part of a PUD.

Kimley-Horn has assumed the following assumption in preparing this proposal:

- Environmental permitting will be provided by others.
- Utilities are available at the property boundaries and have the capacity to serve the project.
- Utility relocation or off-site utility extension or upsizing is not anticipated for the proposed development, and therefore is not included in this agreement.
- Kimley-Horn assumes no utilities are required or will be proposed for the site.
- Annexation, Rezoning, amending the future land use, or any entitlement assistance/tasks will be considered an additional service.
- The proposed site is within the allowed zoning use for the existing zoning
- Wetlands will not be impacted
- A Traffic Impact Analysis or Traffic Study will be an additional service.
- The project will be constructed in one phase. The civil construction documents will be designed for one phase.

Based on the above information, we have prepared the following Scope of Services, Schedule, and Fees:

SCOPE OF SERVICES

Task 1 – Boundary and Topographic and Tree Survey

Kimley-Horn will retain a professional land surveyor who will provide a field survey and mapping of the proposed development parcel and provide surveying services as described below:



Specific Purpose Topographic & Tree Survey: L&S Diversified will provide all labor, equipment, and resources necessary to research, locate and/or establish the required site control and perform a topographic survey.

Specific Purpose Survey: the position and description of all recovered monuments; right-of-way and adjacent parcels with recording information.

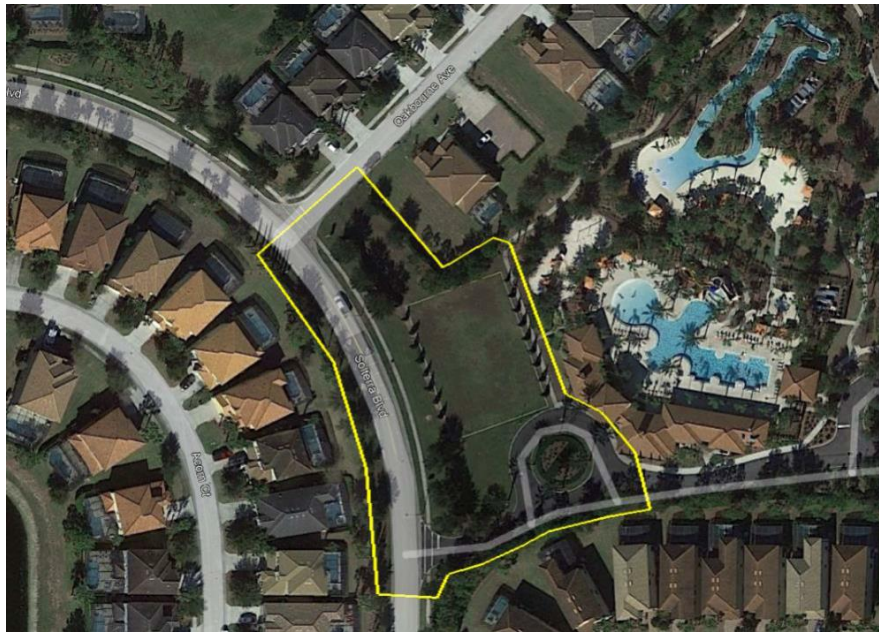
Topographic Survey: RTK/GPS or conventional data acquisition within the project limits; location and elevation of existing improvements and visible above ground utilities; storm and gravity sanitary sewer structure top and pipe invert data; and setting at least 6 site bench marks to facilitate engineering for the project site.

Tree Survey: the location and description of all specimen trees as required by client or municipality.

The topographic survey will be displayed at one foot contours and will be based on the North American Vertical Datum (NAVD) of 1988.

The Topographic Survey will be prepared in accordance with the State of Florida Standards of Practice Chapter 5J-17, Florida Administrative Code, as set forth by the Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

Data acquisition will conform to the horizontal and vertical precision standards as outlined in the Federal Geographic Data Committee, Geospatial Positioning Standards – PART 4: Standards for A/E/C and Facility Management (FGDC-STD-007.4-2002).



Task 2 – Geotechnical Investigation

Kimley-Horn will retain a professional geotechnical engineer, (Terracon Consultants Inc.), who will provide field exploration, laboratory testing, and engineering/project delivery of the proposed development parcel. These services to be provided are as described below:

Boring Layout and Elevations: Terracon Consultants Inc. will use handheld GPS equipment to locate borings with an estimated horizontal accuracy of ± 10 feet. Field measurements from existing site features may be utilized. If available, approximate elevations will be obtained by interpolation



from a site specific, surveyed topographic map. They can alternatively coordinate with the Project Surveyor to include locations and surface elevations in project information if so requested.

Subsurface Exploration Procedures: The hand auger boring procedure consists of manually turning a 3-inch diameter, 6-inch-long sampler into the soil until it is full. The sampler is then retrieved and the soils in the sampler visually examined and classified. This procedure is repeated until the desired termination depth is achieved. Samples of representative strata are obtained for further visual examination and classification in our laboratory. Groundwater levels are measured in the boreholes at the time of our field exploration to evaluate the depth to groundwater. These borings are then backfilled with soil cuttings upon completion.

The exploration team will prepare field boring logs as part of standard drilling operations including sampling depths, penetration distances, and other relevant sampling information. Field logs include visual classifications of materials observed during drilling and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation, and include modifications based on observations and laboratory tests.

Laboratory Testing: The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of fieldwork, but we anticipate the following laboratory testing may be performed:

- Water content
- Percent Fines
- Atterberg limits
-

The laboratory testing program often includes examination of soil samples by an engineer. Based on the results of the field and laboratory programs, they will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

Engineering Report: The results of the field and laboratory programs will be evaluated, and a geotechnical engineering report will be prepared under the supervision of a licensed professional engineer. The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil classification
- Groundwater levels observed during drilling
- Site Location and Exploration Plans
- Subsurface exploration procedures
- Discussion of geologic hazards
- Description of subsurface conditions
- Earthwork recommendations including site/subgrade preparation
- Recommended pavement options and design parameters

Task 3 – Amenity Parking Lot Civil Construction Documents

Kimley-Horn shall provide final engineering and design services, in accordance with applicable jurisdictional codes for the preparation of one (1) set of construction documents and specifications for the project scope as follows:

- One (1) proposed parking lot of 32 spaces and associated infrastructure, to serve the existing amenity center.

The one (1) set of construction documents will include the following:

Cover Sheet

The cover sheet includes plan contents, vicinity map, legal description, and team identification.



General Notes

These sheets will provide general notes for the construction of the project.

Existing Conditions/Demolition Plan

This sheet will include and identify the required demolition of the existing items to be cleared, demolished and/or removed prior to construction of the proposed site and facilities improvements. It will also include the boundary and topographic survey.

Stormwater Pollution Prevention Plan

This sheet will include and identify stormwater best management practices for the construction of the proposed site including erosion and sedimentation control measures. This sheet will also show stormwater management area, applicable details, and specifications.

Site Plan

Kimley-Horn will prepare a Site Plan based on the Owner approved Preliminary Site Plan, with associated parking and infrastructure. Site Plan shall include the following: site geometry, roadway and parking dimensions including handicap spaces; landscape island locations and dimensions; storm water detention area locations and dimensions; boundary dimensions; dimensions and locations of pedestrian walks; signing and marking design including directional signage; traffic signage, pavement marking including stop bars; directional arrows; parking striping and specifications.

Paving, Grading and Drainage Plan

Kimley-Horn will prepare a plan for the site paving, grading and drainage systems to include: surface parking including pavement structural section; sub-grade treatment; curbs, sidewalks, driveway connections, spot elevations and elevation contours; interfacing from paved surfaces to buildings; and construction details and specifications, and includes erosion and sedimentation control. *Note: Any structural retaining walls are not included with this scope and shall be designed and permitted by others.*

Civil Details and Construction Specifications

Kimley-Horn will prepare detail sheets showing the paving, water, sanitary sewer, and erosion control details required for civil site construction. Additionally, Kimley-Horn will prepare the general construction notes and specifications for the civil portions of the project. These notes and specifications will be included in the civil construction drawings on the plan sheets. Preparation of additional specifications for inclusion into a separate specification book or project manual is not included in this agreement.

Task 4 – Amenity Parking Lot Permitting

Kimley-Horn shall prepare and submit on the Owner's behalf required permitting packages for review/approval of construction documents, and attend meetings required to obtain the following agency approvals:

- Polk County Site Development Permit (Level 2)
- Southwest Florida Water Management District Minor Modification (ERP Minor Mod)
- Monitor and respond to agency comments, as required, to expedite permit issuance.

Kimley-Horn will monitor and respond to agency comments, as required, to expedite permit issuance. Responding to requests for additional information from the jurisdictional agencies beyond what is normal and customary, and responding to permitting issues beyond our control which result in site plan modification(s) are outside of this scope of services, and will be provided as needed, as an Additional Service only after prior written authorization by Owner. Efforts to respond to issues raised during the permitting process, which cannot currently be anticipated, shall be considered Additional Services.



*Kimley Horn assumes the proposed work area will be under 1.00 acre and will not require a FDEP NPDES permit. Should the final area be above this threshold, permitting services will not be required for FDEP.

Task 5 – Amenity Parking Lot Landscape and Schematic Irrigation Plans

Landscape

Kimley-Horn will prepare Landscape Construction Drawings (code compliant only) in accordance with Polk County Land Development Regulations.

The Landscape Plan work will include:

- Preparation of landscape construction documents suitable for bidding and construction depicting landscape locations; quantities; and sizes including planting details, landscape berms, general notes, and specifications.
- Coordinate with Civil Engineer regarding site plan/engineering.
- Provide one (1) final landscape plan for the proposed project, using CADD technology suitable for submittal for permitting and bidding by Contractors, including planting details and specifications.

Landscape Plans will be submitted concurrently with the civil documents as outlined in those tasks and will be revised up to two (2) times per Client or Agency comments. Deliverables for this task will include one (24"x36") set of reproducible drawings in PDF format to be included in the construction documents for permitting/bidding.

Irrigation

Kimley-Horn will prepare Design Intent Irrigation Plans for the proposed project suitable for bidding. These plans will be prepared in an effort to comply with the directives of the Client and the landscape and irrigation ordinances for the County. The irrigation plans will illustrate point of connection, meter, and backflow preventer (coordinated with the engineer's utility plan) areas for drip or spray, rain sensor and Controller/Valve locations. Final pipe sizing and zone calculations will not be prepared. The Client is to specify preferred irrigation equipment type (Toro, Hunter, or Rainbird). The Irrigation Plans will accompany the Landscape Plans and will be submitted to County staff for review and consideration for approval. We anticipate these documents will consist of the following items:

- Irrigation Plans
- Irrigation Details and Notes

Schematic Irrigation Construction Plans will be submitted concurrently with the civil permitting documents as outlined in those tasks and will be revised up to two (2) times per Client or Agency comments. Deliverables for this task will include one (24"x36") set of reproducible drawings in PDF format to be included in the construction documents for permitting/bidding.

Task 6 – Meetings

Kimley-Horn will be available to attend meetings with team members, sub-consultants, contractors and the Client for coordination of the project final design and permitting. Minor revisions required resulting from these meetings will be incorporated with responses to the Agency comments. Additional revisions requested other than those as described above will be considered as Additional Services.

Task 7 – Civil Construction Phase Services



Engineering construction phase services will be performed in connection with site improvements designed by Kimley-Horn. Kimley-Horn construction phase services will include the following, but are not limited to:

- Provide for review and approval of shop drawings and submittals required for the site improvements controlled by our design documents. Such review and approvals or other action will not extend to accuracy or completeness of details or construction means or methods. Kimley-Horn is not responsible for any deviations from the Contract Documents not brought to Kimley-Horn's attention in writing by the Contractor.
- Review and reply to Contractor's request(s) for information during construction phase.
- Kimley-Horn will issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Field Orders authorizing variations from the requirements of the Contract Documents will be made by Client.
- Provide on-site construction observation services during the construction phase as requested.
- Observe pressure tests for water main, infiltration/exfiltration test and lamping of the sanitary sewer as required by the utility provider and FDEP.
- Attendance at up to one (1) pre-construction meeting with General Contractor; up to one (1) punch list inspection; and up to one (1) close-out review.
- Provide a review of 'as-built' documents, submitted by General Contractor's registered land surveyor, and assist with obtaining final inspections and Certifications of Completion, as required for approval of the project.
- Submit the required agency certifications (SWFWMD, Polk County, and FDEP) based on as-built information provided by the contractor (includes preparation of record drawings).

Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. The consultant's visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform their work in accordance with the contract documents

INFORMATION PROVIDED BY THE CLIENT

If readily available, the Client will provide any information upon which Kimley-Horn will rely. The complete and current information, which we anticipate will be provided to us by others for our use is as follows:

- Access to Property
- Permit Application Fees and Review Fees
- Sign Elevations
- Site Lighting and Photometrics
- Biological assessment and permitting (If required)
- Environmental Survey and Permitting (If required)
- Wildlife and Habitat Survey (if required)
- Site Signage Plans (if required)
- Environmental Phase 1 and 2 (if required)

ADDITIONAL SERVICES

Any items requested that are not outlined in the above scope would be considered additional services and would be provided as requested and authorized by you. Kimley-Horn can provide the following services, but they are not included in the limited scope of this Agreement:



- Phased Civil Construction Documents
- Traffic Impact Analysis
- Roadway or signal design or analysis of offsite mitigation strategies, costs, or schedules, etc.
- FEMA Permitting
- Structural Engineering
- Permitting with any governing agencies beyond the efforts specified above
- Permit modifications due to Client requested plan revisions
- Maintenance of Traffic Plans

SCHEDULE

Consultant shall provide the services described in the above scope as expeditiously as practical to meet a mutually agreed upon schedule.

Due to the everchanging circumstances surrounding the COVID-19 Virus, situations may arise during the performance of this Agreement that affect availability of resources and staff of Kimley-Horn, the client, other consultants, and public agencies. There could be changes in anticipated delivery times, jurisdictional approvals, and project costs. Kimley-Horn will exercise reasonable efforts to overcome the challenges presented by current circumstances, but Kimley-Horn will not be liable to Client for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 Virus.

FEE AND BILLING

TASKS		FEE
1	Boundary and Topographic and Tree Survey	\$10,500
2	Geotechnical Investigation	\$5,500
3	Amenity Parking Lot Civil Construction Documents	\$16,000
4	Amenity Parking Lot Permitting	\$6,500
5	Amenity Parking Lot Landscape and Schematic Irrigation Plans	\$5,000
6	Meetings	Hourly
7	Civil Construction Phase Services	Hourly

Kimley-Horn will perform the services described in Tasks 1 through 5, above, on a lump sum plus expense basis. Tasks 6 and 7 will be invoiced on an hourly plus expense basis.

All permitting, application, and similar project fees will be paid directly by the Client. *Reimbursable expenses will be billed at 115% of actual cost.*

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed, plus expenses incurred as of the invoice date. Payment will be due within 25 days of your receipt of the invoice.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, offers its clients the option to receive electronic invoices. These invoices come via email in an Adobe PDF format. Please select a billing method from the choices below:

_____ Please email all invoices to _____

_____ Please copy _____



CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the terms and conditions in the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, the term "the Consultant" shall refer to **Kimley-Horn and Associates, Inc.**, and the term "the Client" shall refer to **Solterra Resort Community Development District**.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below and return it to our office for further processing. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me at (407) 898-1511 or kiana.nieves@kimley-horn.com should you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



Kiana C. Nieves, E.I.
Project Manager



Brooks A. Stickler, P.E.
Vice President

"K:\ORL_Civil_Proposals and Marketing\Proposals\KCN-Solterra Resort CDD Improvements-2023-04-24.docx"

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____



EXHIBIT 3





Solterra Resort CDD Aquatics

Inspection Date:

6/28/2023 1:47 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major issues observed in pond. Minor amounts of subsurface algae was present, as well as moderate amounts of Torpedo grass and decaying Slender Spikerush along the shoreline. Technician will target these nuisance species during next visit.

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

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Moderate amounts of shoreline grasses were present around this pond, some of which are decaying from previous treatment. Surface algae was observed in minor amounts. Our technician will continue to routinely monitor and treat.

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



Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Subsurface vegetation was observed throughout this pond. Shoreline grasses including Torpedo grass and Slender Spikerush were present along the bank and within the water. Routine maintenance and monitoring will occur here.

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

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in great condition overall. Torpedo grass was present around the perimeter, and some of it is dying from recent treatment. Surface algae was also observed in minor amounts around some areas of the pond. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Only nuisance vegetation observed was Torpedo grass around the perimeter. Pond is in great condition otherwise.

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

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Shoreline grasses were the main nuisance vegetation observed in this pond. Minor amounts of subsurface algae was also observed but nothing of concern. Technician will continue to treat and monitor this pond accordingly.

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



Inspection Report

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying Slender Spikerush and Torpedo grass were observed around the perimeter of this pond. Beneficial Gulf Coast Spikerush appears to be in healthy condition, but has minor amounts of Surface algae growing within it. Our technician will target these nuisance species during future maintenance events.

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

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Gulf Coast Spikerush is present on one side of this pond and in healthy condition. Only nuisance species observed was algae around some areas of the pond in minor amounts. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Moderate amounts of algae were observed throughout this pond. Shoreline grasses were also present and included Torpedo grass, Slender Spikerush, and Pennywort. Our technician will target these nuisance species during next maintenance event.

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

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Overall, this pond is in good condition. Some areas aren't as good as others. This small cove contains algae, nuisance grasses, and some trash (most of which was picked up during this visit). The rest of the pond only contains minor amounts of algae, but still moderate amounts of shoreline grasses. Our technician has this pond on their radar and will continue to monitor and treat accordingly.

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



MANAGEMENT SUMMARY



With the arrival of July, and the passing of the solstice, summer is now in full force. We are currently experiencing the hottest part of the year. Humidity levels have spiked. Daytime temperatures continue to rise, most having recently reached the mid-to-high 90's. Recent rainfall has raised the water levels across several ponds. This has the benefit of improving pond aesthetics. However, an influx of nutrients from the rains can bring about the potential for algal blooms. These hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed, and we are seeing that in some of these ponds.

Considering the season, most ponds are in great condition. Nuisance grasses were still present in moderate amounts and will continue to be targeted going forward. In terms of algal activity, there are still moderate amounts of decaying algae around the perimeters and throughout some ponds. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Some ponds simply require light touch ups to stay in good health during the early summer conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season looms. Rains have improved most pond conditions favorably, and should continue to improve them as we move into the rainy, summer months.

RECOMMENDATIONS

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

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

Continue to apply treatment to heavily overgrown littoral areas.

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

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

Thank you for choosing Steadfast Environmental!



EXHIBIT 4



Captain Carnival
 22625 Coronado Somerset Dr
 Sorrento, FL 32776 US
 407-687-6220
 captaincarnivalflorida@yahoo.com
 http://www.merryminstrel.net

Estimate 1416

ADDRESS Solterra Solterra Resort CDD 5200 Solterra Blvd Kyla is the contact Davenport, FL 33837	SHIP TO Solterra 5200 Solterra Blvd Davenport, FL 33837	DATE 04/01/2023	TOTAL \$10,086.00	EXPIRATION DATE 03/31/2023
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SHIP DATE
10/01/2023

ACTIVITY	QTY	RATE	AMOUNT
PRODUCT 2 lighted sprays for the clubhouse with red and gold structured bow- following year -\$688 place under the lamps hanging and take down included	2	544.00	1,088.00
Services wrap 2 palm trees by the front door entrance in warm white lights , take down included	20	36.00	720.00
PRODUCT 3 15 ft lighted garlands lighted for the clubhouse entry 1 red and gold structured bow following year -\$450 hanging and take down included		688.00	688.00
Services hang polka dot lights on the palm trees in the island by the clubhouse	20	36.00	720.00
Services hang 824 ft of c7 warm white bulbs on the roofline framing the front of the clubhouse	103	7.00	721.00
PRODUCT garland for the front gates with red and gold structured bow	4	200.00	800.00
Services hang c7 warm white lights along the roofline of the guard shack	92	7.00	644.00
PRODUCT 1 lighted half spray with a red and gold structured bow for the top of the clubhouse-following year -\$245	1	545.00	545.00
PRODUCT marquis signs 2 15 foot garlands lighted 4 red and gold structured bows-lighted	2	400.00	800.00



ACTIVITY	QTY	RATE	AMOUNT
Services marquis signs hang c7s on the wall underneath the metal fencing	80	7.00	560.00
Services set up, decorate, take down and store indoor Christmas tree	1	500.00	500.00
PRODUCT purchase a new 9 ft Christmas tree for indoors	1	850.00	850.00
PRODUCT decorations of your choice for indoor Christmas tree 9 ft tree including bows, ornaments, tree topper and skirt	1	800.00	800.00
DELIVERY shipping of product 1 time fee estimated. This could be less.	1	650.00	650.00

All prices include, delivery set up, take down and storage. This invoice is for the first year which includes the purchase of new greenery and bows. the greenery has a warranty of 5 years. Bows we recommend that you replace every other year. we lease the lights to you so you never have to worry about not having new nice lights. The staff will come out with uniform. We have workman's comp and we have commercial liability insurance on our business and vehicles. We begin to wrap palm trees at the beginning of Holiday season in October, We place the greenery in November and we make sure you are live by Thanksgiving. Many of the resorts want to have their lights ready for the day after Halloween. We can do this. Please note that next year the price will decrease as there is no cost for purchasing greenery. We begin take down after the Epiphany. If you would like your lights removed we can do so as early as the week after New Years

SUBTOTAL	10,086.00
TAX	0.00

TOTAL	\$10,086.00
--------------	--------------------

THANK YOU.

Accepted By

Accepted Date



Christmas Lighting Company

PO Box 1151
 Pearl River, NY 10965

Estimate

Date	Estimate #
3/21/2023	1229

Name / Address
Evergreen Mgmt Solterra Resort Attn Kyla Semino Davenport, FL 33837

			Project
Description	Qty	Rate	Total
Olympia Pine Garland with 4" and 6" Red/Green/Gold combo ornament package 18" wide x 9' long warm white 5mm mini lights suggested installation areas: Swagged on Roof line on guard house Swagged on Fence on both sides of Solterra entry signs		2,800.00	2,800.00
18" Red bows no trim for garland 18 total bows on garland at points of attachment		540.00	540.00
50 count 6" spaced warm white lights in bushes in front of Solterra entry signs 72 sets total for both sides		540.00	540.00
50 count 6" spaced ocean lights (Blue/Teal/Strobe) on Palm tree trunks in entry median (4 trees) 48 Sets total		360.00	360.00
70 count 4" spaced champagne lights (Warm White/PureWhite/Strobe) in bushes in entry median 72 Sets total Exempt Sales Tax		648.00	648.00
		0.00%	0.00
		Total	\$4,888.00





EXHIBIT 5



All,

Here is an update on the banner designs. The 2nd attachment is for the revised versions.

This is for materials only, I can give direction and help install the 1st time and then afterwards it is a very simple change out that we can have the landscape company do or maybe maintenance personnel..

Below is the cost, this is direct from my manufacturer at my cost, the final invoice would be sent to Solterra directly.

Option 1

18 oz. blackout vinyl

Holiday or Spring/summer banners (1 banner per pole)

- Total Quantity: 24
- Size : 30 "x 60"
- Design: custom
- # of Designs : 1 all the same of each.
- Printed 2 sides
- 3.25" opening for pockets top and bottom
- Set up fees: included
- Artwork charges : included
- Full 3-year warranty

Cost each : \$77.

24 banners@ \$77. Each: \$1,848

(shipping estimate)\$68.75

Option 2

18 oz. blackout vinyl

Holiday or Spring/summer banners (2 banners per pole)

- Total Quantity: 48
- Size : 30 "x 60"
- Design : custom
- # of Designs: 2 different complementing
- Printed 2 sides
- 3.25" opening for pockets top and bottom
- Set up fees: included
- Artwork charges : included
- Full 3-year warranty

Cost each : \$73.

48 banners@ \$73. Each: \$3,504

(shipping estimate)\$114.86

If it is very windy I would suggest using a stronger material that is the strongest for digital designs " custom coated main street fabric"

What is so unique on the custom coated mainstreet fabric:

- They are warranted for 3 full years
- They won't shadow
- They are made in the USA
- The process on how we produce them
- We take 2 pieces of 11 oz. polycotton material
- Print on one side of each of them
- We then insert a 10 oz. tear resistant blackout material between them.
- We then sew them all together to make a 32oz. material.



- We then clear coat it with a special" frog juice" which prevent scratching of the inks and makes them fade resistant for at least 3 years.
- We have tested this material for over 6 years with no issues with fading or tearing, especially in the Northeast conditions.

Custom coated mainstreet fabric

Holiday or Spring/summer banners (1 banner per pole)

- Total Quantity: 24
- Size : 30 "x 60"
- Design: custom
- # of Designs : 1 all the same of each.
- Printed 2 sides
- 3.25" opening for pockets top and bottom
- Set up fees: included
- Artwork charges : included
- Full 3-year warranty

Cost each : \$117

24 banners@ \$117. Each: \$2,808

(shipping estimate)\$82.26

Option 2

18 oz. blackout vinyl

Holiday or Spring/summer banners (2 banners per pole)

- Total Quantity: 48
- Size : 30 "x 60"
- Design : custom
- # of Designs: 2 different complementing
- Printed 2 sides
- 3.25" opening for pockets top and bottom
- Set up fees: included
- Artwork charges : included
- Full 3-year warranty

Cost each : \$113.

48 banners@ \$113. Each: \$5,424

(shipping estimate)\$138.95.

Brackets:

Fibreflex 1 brackets(Silver)

Includes :

- Top/Bottom bracket
- 2- 13/16th rods
- 2 pins- holds the banner in place
- Banding material with buckles
- 2 ty-wraps
- Warranted for 8 years
- Made in the USA
- Basically, everything needed to hang one banner

Cost for a set \$70.00 (holds one banner)

24 sets @\$70 each: \$1680

Shipping : \$114.75

Fibreflex 1 brackets(Silver)

Includes :

- Top/Bottom bracket



- 2- 13/16th rods
- 2 pins- holds the banner in place
- Banding material with buckles
- 2 ty-wraps
- Warranted for 8 years
- Made in the USA
- Basically, everything needed to hang one banner

Cost for a set \$70.00 (holds one banner)

48 sets @\$70 each: \$3,360

Shipping : \$149.60

Bryan Beaudry

Christmas Lighting Company

PO Box 1151

Pearl River, NY 10965

845-920-1771

ChristmasLightingCompany.com



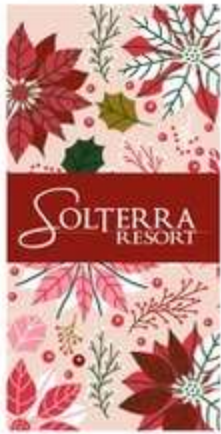


EXHIBIT 6



RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-10 TO RE-SET THE DATE OF THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENDED AMENITY FACILITY RULES AND POLICIES; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Solterra Resort Community Development District (“District”) was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 6, 2023, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2023-10 setting a public hearing for the purpose of adopting amended Amenity Facilities Rules and Policies associated therewith for July 7, 2023, at the Solterra Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837; and

WHEREAS, the public hearing date was amended to August 4, 2023, at the same location and time, and the District Manager has caused or will cause the notice of the public hearing, with the new date, to be published in a newspaper of general circulation in Polk County consistent with the requirements of Chapters 120, 190, and 197 of the Florida Statutes; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the public hearing date.

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

SECTION 1. PUBLIC HEARING DATE RESET. The District Manager’s action in amending the date of the public hearing is ratified. Resolution 2023-10 is hereby amended to reflect that the public hearing as declared in Resolution 2023-10 is reset to:

August 4, 2023, at 10:00 a.m. at the Solterra Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837.

SECTION 2. RESOLUTION 2023-10 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2023-10 continue in full force and effect.

SECTION 3. 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.



SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Solterra Resort Community Development District.

PASSED AND ADOPTED this 7th day of July, 2023.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____



EXHIBIT 7





March 23, 2023

Proposal #15120323MD-1

Contact

Larry Krause
Cell: 904 775-9660
lkrause@dpfgmc.com

Customer

DPFG Management & Consulting
250 International Drive Ste 208
Lake Mary, FL 32746

Job

Solterra Resort
5200 Solterra Boulevard
Davenport, FL 33837

PROPERTY IMPROVEMENTS

Striping

Scope of work:

1. Restripe using DOT approved latex paint 204 white 6' road parallel parking spots, 12 white 8" crosswalks with glass beads for reflectivity, 25 white stop bars with glass beads for reflectivity, 300 linear feet of 6" yellow No Parking zone, and 4 yellow NO PARKING stencils.

Labor and Material - \$5,383.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PROPOSAL DOES NOT INCLUDE TESTING, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, EROSION CONTROL, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *ACPLM CANNOT GUARANTEE THE SAME CRISP, BRIGHT APPEARANCE THAT IS EVIDENT AFTER RESTRIPING A PARKING LOT THAT HAS BEEN FRESHLY SEALED OR NEWLY PAVED.
- *ACPLM CANNOT GUARANTEE AGAINST FUTURE BLISTERING, FLAKING OR PEELING OF PREVIOUSLY PAINTED OR STRIPED AREAS.
- *GLASS BEADS ARE HAND THROWN AND WILL NOT BE EVEN THROUGHOUT THE STRIPING.
- * RESTRIPING DOES NOT HIDE NOR FILL CRACKS IN THE EXISTING PAINT.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619





March 23, 2023

Proposal #15120323MD-1

Contact

Larry Krause
Cell: 904 775-9660
lkrause@dpfgmc.com

Customer

DPFG Management & Consulting
250 International Drive Ste 208
Lake Mary, FL 32746

Job

Solterra Resort
5200 Solterra Boulevard
Davenport, FL 33837

PROPERTY IMPROVEMENTS

Notes continued:

- *THE NEW PAINT FOR RESTRIPING WILL NOT GO TO THE SIDEWALK, CURB NOR TO THE EDGE OF PAVEMENT DUE TO THE PLACEMENT EXISTING CAR STOPS.
- *THE PAINT ON PREVIOUSLY PAINTED ITEMS IS OLD, PEELING AND FLAKING. ACPLM RECOMMENDS THAT THE CUSTOMER HAVE ALL PREVIOUSLY PAINTED ITEMS PRESSURE WASHED PRIOR TO START OF WORK SO AS TO REMOVE AS MUCH LOOSE PAINT AS POSSIBLE. IF PREVIOUSLY PAINTED ITEMS ARE NOT PRESSURE WASHED, ACPLM CANNOT GUARANTEE THE NEW PAINT WILL NOT CAUSE MORE PEELING AND FLAKING.
- *CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS FROM AREA TO BE STRIPED.
- *IT IS THE CUSTOMER'S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- *BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. ACPLM IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES AND TRACKING MATERIAL, FOR DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- *PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. THE COST OF THE PERMIT, IF REQUIRED, AND ALL COSTS ASSOCIATED WITH OBTAINING A PERMIT, AND ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- *90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- *MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619





March 23, 2023

Proposal #15120323MD-1

Contact

Larry Krause
Cell: 904 775-9660
lkrause@dpfgmc.com

Customer

DPFG Management & Consulting
250 International Drive Ste 208
Lake Mary, FL 32746

Job

Solterra Resort
5200 Solterra Boulevard
Davenport, FL 33837

PROPERTY IMPROVEMENTS

Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

The terms of your contract are:

Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619





March 23, 2023

Proposal #15120323MD-1

Contact

Larry Krause
Cell: 904 775-9660
lkrause@dpfgmc.com

Customer

DPFG Management & Consulting
250 International Drive Ste 208
Lake Mary, FL 32746

Job

Solterra Resort
5200 Solterra Boulevard
Davenport, FL 33837

PROPERTY IMPROVEMENTS

Terms: Net Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

ACPLM Authorized Signature *Curtis Timothy*
Curtis Timothy
Cell 813 509-7784 ctimothy@acplm.net)

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. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance _____

Customer’s Authorized Signature _____

Terms and Condition: Payment is due in full upon project completion unless prior arrangements have been made in advance. If any legal action arises out of this agreement or breach thereof, the customer will be responsible for all attorney fees and incurred late fees. Any alteration of deviation from the above specifications involving extra costs of material or labor will be an additional charge outside of the scope listed in this proposal. Sprinkler systems on the property are to be off for the duration of the project. Customer assumes responsibility for removing all vehicles from the area outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or authorized deviation from the original specifications, involving extra cost, to be executed only upon receiving written change orders and will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our employees are fully covered by Workers Compensation Insurance. Due to the unpredictable movement of material and production costs, this proposal is good for 10 days from the proposed date, after which prices are subject to change to accommodate current industry pricing.

Proposal Amount - \$5,383.00



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Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619





Office: 813.633.0548
Fax: 813.634.2686



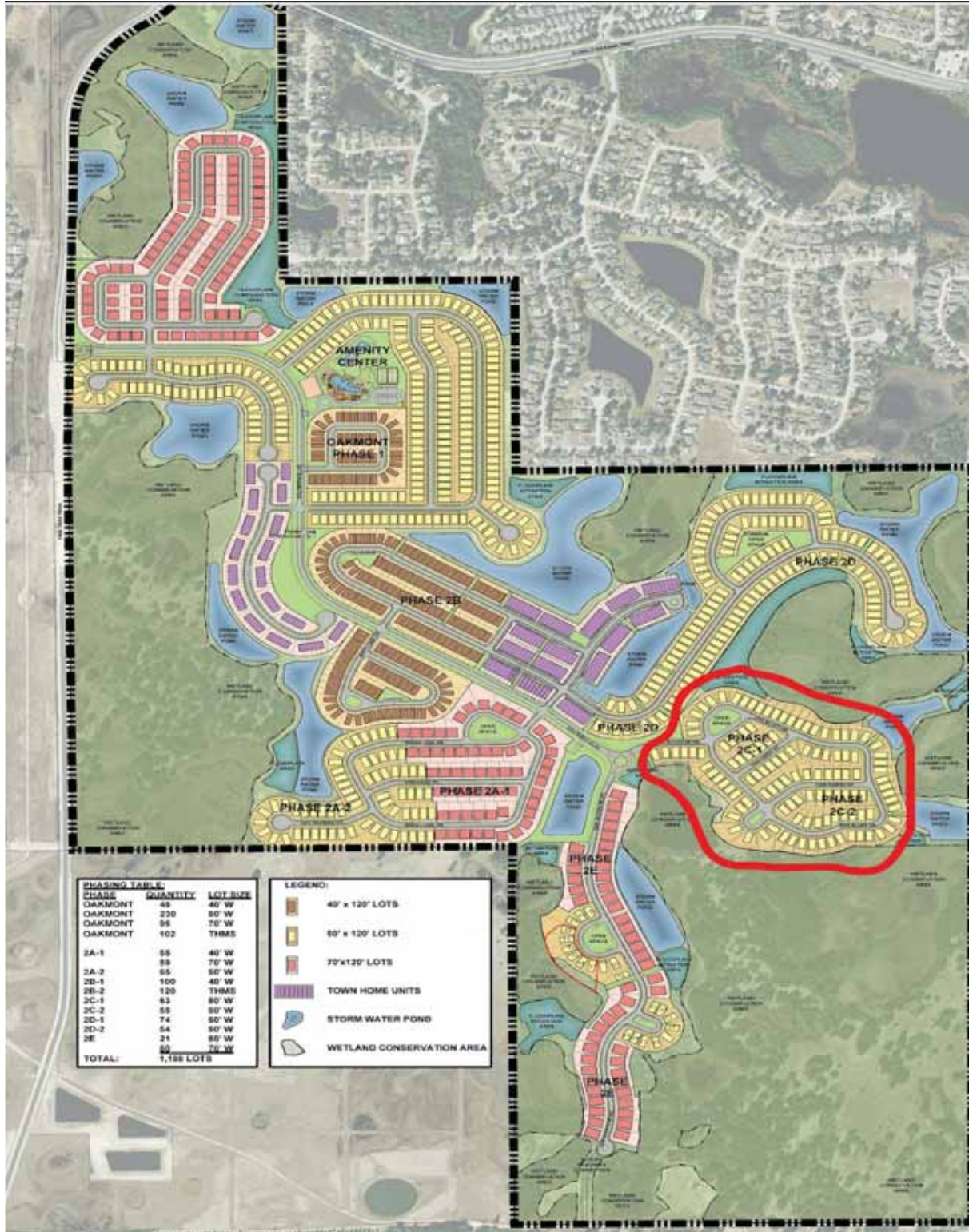
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2010 S 51st Street,
Tampa, FL 33619



Site - exclude area in Red





Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619





Office: 813.633.0548
Fax: 813.634.2686



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2010 S 51st Street,
Tampa, FL 33619





PO Box 470452
Celebration, FL 34747

Toll Free: 1-855-USA-SEAL
Phone: 407-780-8220

March 6, 2023

Job Location:
Solterra Resort CDD
Davenport, FL

STRIPING PROPOSAL:

**Section 1:
12 stop bars
5 crosswalks
\$2,500.00**

**Section 2:
2 stop bars
17 stripes
\$1,000.00**

Close attention is paid to all edges, buildings, curbs, poles and sidewalks. All striping material used is DOT approved traffic paint.

Any permits or inspections needed will be the responsibility of project manager or owner of property and not USA Seal&Stripe LLC. All mention thickness are before compaction industries standers are 1/4".All equipment is owned by USASeal &Stripe and not rented. With exception of additional trucking need and machinery needed for specific jobs not listed above.

Any changes to existing pavement marking layout need to be approved by project manager

*** Price is valid for 30 days from the date of proposal***

TOTAL COST \$3,500.00

Payments are to be as followed: 50% due at proposal acceptance and balance due upon completion. All work completed per specifications. Scheduling of work production agreed upon in advance to minimize traffic disturbances

Project Manager.

Date

USA Seal & Stripe llc.

Date

The above prices, specifications and conditions are satisfactory and are hereby accepted. USA Seal & Stripe is authorized to complete the work as specified.



EXHIBIT 8



1 **MINUTES OF MEETING**

2 **SOLTERRA RESORT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Solterra Resort Community
5 Development District was held on June 2, 2023 at 10:00 a.m. at Solterra Resort Clubhouse, 5200
6 Solterra Boulevard, Davenport, Florida 33837.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Darin called the meeting to order and conducted roll call. Present and constituting a
9 quorum were:

10	Karan Wienker (S1)	Board Supervisor, Chairwoman
11	Ariane Casanova (S5)	Board Supervisor, Vice Chairwoman
12	Sharon Harley (S2)	Board Supervisor, Assistant Secretary (<i>joined in</i> 13 <i>progress</i>)
14	Connie Osner (S3)	Board Supervisor, Assistant Secretary

15 Also present were:

16	Kyle Darin	District Manager, Vesta District Services
17	Meredith Hammock	District Counsel, Kilinski Van Wyk
18	Diana Garcia	Amenity Manger, Evergreen Lifestyles Management
19	Kyla Semino	Evergreen Lifestyles Management
20	Dana Bryant	Yellowstone Landscape
21	Jay King	Regional Vice President, Vesta Property Services
22	Lea Stokes	Regional Vice President, Vesta Property Services
23	Ross Ruben	Regional Lifestyle Director, Vesta Property Services
24	Scott Smith	Vice President, Vesta District Services
25	Cory Sitler	Project Engineer, Kimley Horn
26	Deputy Pastor	Polk County Sheriff
27	Zayriliann Lorenzo	HOA Manger, Evergreen Lifestyles Manager
28	Bobby Voisard	Resident – <i>Appointed as Supervisor to Seat 4</i>

29 *The following is a summary of the discussions and actions taken at the June 2, 2023 Solterra*
30 *Resort CDD Board of Supervisors Regular Meeting.*

31 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items** (*Limited to three*
32 *minutes per individual*)

33 There being none, the next item followed.

34 **THIRD ORDER OF BUSINESS – Guest Presentation – Vesta Amenity Services**

35 Mr. King presented a proposal for amenity management services.

36 Ms. Osner requested that updates to the amenity rules include a revocation of privileges
37 policy. Mr. Darin stated this would be a subject for the public hearing next month. The
38 Board expressed enhanced communication of policies with homeowners and guests. Mr.
39 King added that policies require implementation which can be enforced with staffing and
40 technology. The Board discussed the amenity/resort fee and staff scheduling options.

41 On a MOTION by Ms. Wienker, SECONDED by Ms. Osner, with ALL IN FAVOR, the Board
42 approved the termination of Evergreen Lifestyles Management and accepted the Vesta Amenity
43 Services proposal for amenity management services for the Solterra Resort Community
44 Development District.

45 The café is under a separate agreement, the Board expressed interest in the community
46 monetizing the café and tabled a discussion on the café for a future meeting.

47 Vesta will begin the transition process and share the steps with the Board.

48 **FOURTH ORDER OF BUSINESS – Supervisor Appointment**

49 A. Discussion on Appointment of New Supervisor

50 1. Exhibit 1: Acceptance of Supervisor Resignation Vacating Seat 4

51 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, with ALL IN FAVOR, the Board
52 accepted Mr. Crawford’s resignation from Seat 4, for the Solterra Resort Community Development
53 District.

54 2. Exhibit 2: Consideration of Candidates

55 Mr. Voisard answered questions by the Board. Supervisor comments were
56 favorable towards Mr. Voisard’s active involvement within the
57 community.

58 On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, with ALL IN FAVOR, the Board
59 appointed Mr. Voisard to Seat 4, for the Solterra Resort Community Development District.

60 3. Administration of Oath of Office

61 4. Review of Public Records and Government in the Sunshine

62 An overview was provided by Ms. Hammock.

63 5. Distribution of New Supervisor Information/Form 1

64 B. Exhibit 3: Consideration and Adoption of Resolution 2023-08, Removing and
65 Appointing Secretary (or Designating Officers)

66 The Board kept the same designation of officers except Mr. Darin replaced Mr.
67 Krause and Mr. Voisard replaced Mr. Crawford.

68 On a MOTION by Ms. Osner, SECONDED by Ms. Harley, with ALL IN FAVOR, the Board
69 adopted Resolution 2023-08 Designating Officers, for the Solterra Resort Community
70 Development District.

71 **FIFTH ORDER OF BUSINESS – Budget Workshop**

72 A. Exhibit 4: Review of the Proposed FY 2024 Preliminary Budget and Discussion
73 on Community O&M Needs



74 Regarding the entrance project financing, Ms. Hammock stated the District’s
75 statutory timeframe for submitting an annual audit does not comply with Valley
76 National Bank’s requirement. An update on the bond refinancing option is
77 anticipated at the July meeting.

78 **SIXTH ORDER OF BUSINESS – Business Items**

79 A. Exhibit 5: Consideration and Adoption of Resolution 2023-09, Approving the FY
80 2024 Proposed Budget and Setting Public Hearing

81 On a MOTION by Ms. Casanova, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
82 adopted Resolution 2023-09 Approving the FY 2024 Proposed Budget and Setting Public Hearing
83 for the August 4, 2023 meeting, for the Solterra Resort Community Development District.

84 B. Exhibit 6: Update on Entrance Queuing Lane Project – *Kimley Horn*

85 Mr. Sitler stated that they met with the County and initial indications are that the
86 County is supportive of the proposed changes and are aware of the traffic
87 concerns on Pine Tree Trail. The entrance on Bowen Road is a larger issue, but a
88 discussion has started with the County on the feasibility of that in the future.

89 The entrance changes and parking lot for the amenity overflow have been split
90 into separate tasks so the Board can choose to move forward with one or both for
91 permitting purposes. Landscaping is not included in the proposal since a full
92 survey is not yet available.

93 The extension of the turn lane on Pine Tree Trail refers to the re-striping, not to
94 the widening of the road. The site plan was not included with the exhibit but was
95 provided at the April meeting. During their discussion the County did not
96 mention any future improvements for Pine Tree Trail.

97 Supervisors discussed tabling the guardhouse improvements until the
98 effectiveness of the new access system could be determined and focusing on the
99 paving of the parking area in front of the clubhouse.

100 Ms. Osner requested proposals for repairs and refurbishment to the exterior of the
101 guardhouse.

102 The District would use the specifications provided by the engineer to go out to bid
103 and obtain contractors to complete the amenity parking project. The current
104 budget does not provide for the construction phase.

105 Survey and Geotech will be required for a design and an amended proposal will
106 incorporate those and the adjusted scope.

107 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
108 approved Kimley Horn to proceed with the pre-production work for the amenity parking project
109 in the amount not to exceed \$46,000, for the Solterra Resort Community Development District.

110 C. Security and Safety Matters

111 1. Ratification of Temporary FTI Agreement



112 On a MOTION by Ms. Wienker, SECONDED by Ms. Osner, with ALL IN FAVOR, the Board
113 ratified the temporary FTI agreement for security guard services, for the Solterra Resort
114 Community Development District.

115 2. Ratification of Accurate Electronics Agreement

116 On a MOTION by Ms. Wienker, SECONDED by Ms. Harley, with ALL IN FAVOR, the Board
117 ratified the Accurate Electronics agreement for security access and monitoring services, for the
118 Solterra Resort Community Development District.

119 3. Exhibit 7: Approval of OnSight Stop Sign Repair at Oak Moss & Oak
120 Reflection Loop Proposal - \$339.46

121 On a MOTION by Ms. Casanova, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
122 approved the OnSight proposal for the stop sign repair at Oak Moss and Oak Reflection Loop, for
123 the Solterra Resort Community Development District.

124 D. Vendor Reports

125 1. Exhibit 8: Aquatic Maintenance – *Steadfast Environmental*

126 The Board expressed concerns regarding the area around pond 9, the
127 construction debris and algae blooms that are in multiple ponds.

128 Prior to Deputy Pastor excusing himself from the meeting he was asked whether a
129 decrease in nefarious activity had been observed since FTI personnel began monitoring
130 the front gate. He responded that an analysis report could be provided upon request via
131 email. An update on the security analysis and signage at the amenity center regarding
132 trespassing was requested.

133 Ms. Osner requested no fishing and wildlife caution signs

134 2. Exhibit 9: Landscape Maintenance – *Dana Bryant, Yellowstone*
135 *Landscape*

136 a. Landscape Report

137 Discussion covered the irrigation system, Bismarck palms and
138 Florida friendly planting to replace failing grass areas.

139 b. Review of Soil pH Testing Results

140 Periodic testing and adjustments were requested.

141 c. Ratification of Irrigation Clock #1 ADM Replacement - \$2,346.24

142 On a MOTION by Ms. Casanova, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
143 ratified the Yellowstone proposal to replace irrigation clock #1 ADM in the amount of \$2,346.24,
144 for the Solterra Resort Community Development District.

145 d. Consideration of Entry Planter Refurbishment - \$1,000.00



146 Concerns were raised regarding adequate watering and
147 maintenance of new plant material.

148 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
149 approved the Yellowstone proposal to refurbish the entry planters in the amount of \$1,000, for the
150 Solterra Resort Community Development District.

151 e. Ratification of Polk County Water Violation Fine - \$500.00
152 All the irrigation belonging to the CDD is viewed as a single
153 account; any malfunction affecting the watering schedule that the
154 County finds in violation counts towards the total violations within
155 the last 365 days. Polk County has stopped emailing violation
156 notices to Mr. Bryant. He continues to reach out to update the
157 County's records. The Board directed staff to follow up with the
158 County regarding the effect of low water pressure on the irrigation
159 system and the inability to water all zones on the specified days.

160 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
161 ratified payment for the Polk County water violation fine in the amount of \$500, with direction to
162 staff to follow up with the County for the Solterra Resort Community Development District.

163 f. Update on Overflow Parking Lot Resurfacing
164 Based on communication with Kimley Horn, Yellowstone has not
165 initiated this project.
166 Supervisors requested the landscape team be more conscientious about
167 putting the tape up to prevent people driving across the greenspace and for
168 a paver vendor.

169 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, with ALL IN FAVOR, the Board
170 rescinded approval of the Yellowstone parking lot resurfacing proposal, for the Solterra Resort
171 Community Development District.

172 3. HOA Management – *Evergreen Lifestyles Management*

173

174 4. Amenity Manager – *Diana Garcia, Evergreen Lifestyles Management*

175 a. For Consideration:

176 i. Exhibit 10: Amenity Staffing

177 This item was tabled

178 ii. Exhibit 11: Samdri Pool Service Revised Proposal
179 (Weekly Pool Maintenance and Chemical Supply for Pool,
180 Spa, and Lazy River) - \$6,500.00/month

181 This item was tabled.



- 182 iii. Exhibit 12: Holiday Lighting Proposals
183 A) Captain Carnival - \$10,086.00
184 B) Christmas Lighting Company - \$4,888.00
185 This item was tabled until the next meeting with a
186 request for a comprehensive quote that includes
187 installation.
- 188 iv. Exhibit 13: A&A Playground Services Playground
189 Equipment Replacement Proposal
190 This item was tabled pending an inspection by the District
191 Manager and maintenance staff.
- 192 v. Exhibit 14: Pool Monitor Chair

193 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
194 approved the purchase of one blue pool monitor chair in an amount not to exceed \$640.00, for the
195 Solterra Resort Community Development District.

- 196 vi. Exhibit 15: Polywood Outdoor Furniture
197 *A recess was called at 12:09 p.m. The meeting resumed at 12:26 p.m.*
198 This item was tabled. Board directed staff to obtain
199 cabana-specific furniture estimates for presentation at the
200 July meeting.
- 201 vii. Exhibit 16: Community Signage
202 This item was tabled until the July meeting to be included
203 as part of the holiday décor discussion.
- 204 b. For Discussion:
205 The Board discussed a request for bike racks at the amenity center
206 and directed staff to follow up with the HOA on possible
207 agreements for purchasing and placement of the bike racks.
- 208 i. Cabana Upgrades
209 This item was addressed under Exhibit 15: Polywood
210 Outdoor Furniture.
- 211 ii. Placing Vending Machines and Sundries in the Clubhouse
212 Discussion on this item was deferred pending Vesta
213 amenity management staff input.
- 214 c. Updates:
215 i. Exhibit 17: Clubhouse Furniture Replacement Order
216 This item was deferred pending Vesta amenity
217 management staff input.



- 218 ii. Proposals for Fitness Center Water Service
219 An agreement will be approved by staff and ratified at the
220 next meeting.
221 iii. Proposals for Electrical Outlet Installation at
222 Roundabouts/Islands
223 This item is on hold pending additional proposals.
224 iv. Lifestyle Events Schedule
225 Supervisors discussed weekend event ideas that would
226 utilizing CDD common areas.
227 E. Exhibit 18: Consideration of Fireman Tom Semi-Annual Cleaning Proposal -
228 \$450.00

229 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, with ALL IN FAVOR, the Board
230 approved the Fireman Tom semi-annual cleaning proposal in the amount of \$450.00, for the
231 Solterra Resort Community Development District.

- 232 F. Discussion on Landscape Maintenance Service
233 No action was taken on this item.
234 G. Exhibit 19: Discussion on Café Costs and Benefits
235 The Board directed the District Manager to send written notice to Evergreen of
236 their desire to move away from the \$1 lease agreement and to obtain proposals
237 from parties interested in leasing the café or provide alternate revenue-generating
238 food and beverage options.
239 H. Exhibit 20: Discussion on Policies and Procedures
240 1. Amenity Hours
241 2. Amenity Access
242 3. Cabana Rentals
243 Staff will work on fee ranges and access ranges for the policy hearing.
244 4. Proper Use of Surplus Property
245 I. Exhibit 21: Consideration and Adoption of Resolution 2023-10, Setting Public
246 Hearing on Amended Amenity Facility Rules and Policies

247 On a MOTION by Ms. Wienker, SECONDED by Ms. Osner, with ALL IN FAVOR, the Board
248 adopted Resolution 2023-10, Setting Public Hearing on Amended Amenity Facility Rules and
249 Polices for July 7, 2023, for the Solterra Resort Community Development District.

250 **SEVENTH ORDER OF BUSINESS – Staff Reports**

- 251 A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
252 1. Update on Entrance Project Financing



253 This item was addressed during the budget workshop. No additional
254 questions were raised on this item.

255 2. Exhibit 22: Consideration of Conveyance of Phase 2B Tract B-2

256 This tract of land was missed in a previous conveyance by Pulte.

257 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
258 accepted the conveyance of Phase 2B Tract B-2, for the Solterra Resort Community Development
259 District.

260 3. Exhibit 23: Consideration of Supervisor Code of Conduct

261 Ms. Hammock provided the background leading to the formation of the
262 proposed policy that Supervisors had shown interest in considering.
263 Supervisors discussed this and future communication channels for
264 residents to resolve issues and ask questions. Ms. Osner stated that
265 complaints regarding the security team should be directed to the Amenity
266 Management staff, not to the individual security personnel, the supervisors
267 or to the vendor. Mr. Darin stated that issues with any vendor, not just
268 security, should be brought to the on-site management team. Issues
269 regarding noise ordinances and conduct should be directed to the Polk
270 County Sheriff, those issues are not part of the security vendor's scope of
271 work. Action on the code of conduct was postponed until the July
272 meeting.

273 B. District Engineer – *Tonja Stewart, Stantec*

274 There being no report from the District Engineer, the next item followed.

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

276 1. Discussion on Adding Draft Agenda Packets to CDD Website Documents
277 Section

278 Supervisors were amenable to staff adding the agenda packets to the CDD
279 website.

280 **EIGHTH ORDER OF BUSINESS – Consent Agenda**

281 A. Exhibit 24: Consideration For Approval – The Minutes of the Board of
282 Supervisors Regular Meeting Held February 23, 2023

283 B. Exhibit 25: Consideration For Approval – The Minutes of the Board of
284 Supervisors Regular Meeting Held April 7, 2023

285 C. Exhibit 26: Consideration For Acceptance – The April 2023 Unaudited Financial
286 Report

287 D. Exhibit 27: Notification of Polk County Supervisor of Elections Elector Count -
288 280

289 E. Exhibit 28: Ratification of Pro-Tech Air Conditioning & Plumbing Service
290 Guardhouse AC Repair - \$426.44



291 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, with ALL IN FAVOR, the Board
292 approved the Consent Agenda as presented – Items A-E, for the Solterra Resort Community
293 Development District.

294 **NINTH ORDER OF BUSINESS – Audience Comments – New Business** (*Limited to 3 minutes*
295 *per individual for non-agenda items*)

296 There being no comments related to CDD business, the next item followed.

297 **TENTH ORDER OF BUSINESS – Supervisors Requests** (*Includes Next Meeting Agenda Item*
298 *Requests*)

299 This item was not addressed.

300 **ELEVENTH ORDER OF BUSINESS – Action Item Summary** (*To Be E-mailed to Supervisors*
301 *and Staff*)

- 302 • KD/Vesta to look into guardhouse shingle and paint repair as well as repainting of block
303 wall at entrance
- 304 • DM to reach out to Steadfast to ensure call in or presence at next meeting
- 305 • No Swimming / Fishing signs requested around ponds
- 306 • DM to find paver vendor for dumpsters near amenity area
- 307 • Onsite to obtain proposal for cabana furniture, including 2 part sectionals, credenzas
- 308 • Obtain quotes for bike racks
- 309 • DM to work with DC on amendments to amenity policies and rates

310 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check**

311 *Confirmation of Quorum for Next Meeting Scheduled for 9:30 a.m. on March 23, 2023, at*
312 *the Solterra Resort Clubhouse (5200 Solterra Boulevard, Davenport, Florida 33837)*

313 This item was not addressed.

314 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

315 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
316 adjourned the meeting at 1:35 p.m., for the Solterra Resort Community Development District.

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



320 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
321 **noticed meeting held on _____.**

322

323

Signature

Signature

Printed Name

Printed Name

324 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**



EXHIBIT 9



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
31-May-23



Solterra Resort CDD
Balance Sheet
5/31/2023

	<u>GF</u>	<u>DEBT SVC SERIES 2013</u>	<u>DEBT SVC SERIES 2014</u>	<u>DEBT SVC SERIES 2018</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
1 ASSETS:						
2						
3 CASH - Operating Account	\$ 2,395,836	\$ -	\$ -	\$ -	\$ 7	\$ 2,395,843
4 CASH - Debit Card	-	-	-	-	-	-
5 INVESTMENTS:						
6 REVENUE	-	303,541	170,373	301,037	-	774,951
7 RESERVE	-	346,791	129,372	309,222	-	785,384
8 INTEREST FUND	-	-	31	-	-	31
9 PREPAYMENT FUND	-	-	-	0	-	0
10 SINKING FUND	-	-	6	-	-	6
12 2013 ACQ./CONSTRUCTION	-	-	-	-	6,704	6,704
13 2014 ACQ./CONSTRUCTION	-	-	-	-	2,501	2,501
14 2018 ACQ./CONSTRUCTION	-	-	-	-	6,182	6,182
15 PHASE 2B	-	-	-	-	41,832	41,832
16 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
17 ASSESSEMENTS RECEIVABLE-ON ROLL	44,828	\$ 7,269	4,068	9,723	-	65,888
18 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-	-	-	-	-	-
19 RECEIVABLE-OFF ROLL (Pk. Square)	-	-	-	-	-	-
20 DEPOSITS -UTILITIES	3,530	-	-	-	-	3,530
21 PREPAID ITEMS	46,246	-	-	-	-	46,246
22 DUE FROM GEN FUND	-	29,376	16,439	39,292	-	85,107
23 TOTAL ASSETS	\$ 2,490,440	\$ 686,978	\$ 320,289	\$ 659,273	\$ 57,227	\$ 4,214,206
24						
25						
26 LIABILITIES:						
27						
28 ACCOUNTS PAYABLE	\$ 22,062	\$ -	\$ -	\$ -	\$ -	\$ 22,062
29 DUE TO DEVELOPER	-	-	-	-	-	-
30 DUE TO OTHER FUNDS	85,107	-	-	-	-	85,107
31 ACCRUED EXPENSES	-	-	-	-	-	-
32 MATURED BONDS PAYABLE	-	-	-	-	-	-
33 DEFERRED REVENUE (ON ROLL)	44,828	7,269	4,068	9,723	-	65,888
34 DEFERRED REVENUE (OFF ROLL)	-	-	-	-	-	-
35	-	-	-	-	-	-
36 FUND BALANCE:						
37						
38 NONSPENDABLE:						
39 PREPAID AND DEPOSITS	-	-	-	-	-	-
40 RESTRICTED FOR:						
41 DEBT SERVICE	-	-	-	-	-	-
42 CAPITAL PROJECTS	-	-	-	-	-	-
43 ASSIGNED:	24,689	-	-	-	-	24,689
44 UNASSIGNED:	2,313,754	679,708	316,221	649,551	57,227	4,016,461
45						
46 TOTAL LIABILITIES & FUND BALANCE	\$ 2,490,440	\$ 686,978	\$ 320,289	\$ 659,273	\$ 57,227	\$ 4,214,206

Solterra Resort CDD
General Fund
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL	\$ 2,851,513	33,361	2,806,685	(44,828)	98%
4 SOLTERRA RESORT HOA	21,000	3,600	10,800	(10,200)	51%
5 MISCELLANEOUS	-	-	2,096	-	0%
6 INTEREST	-	-	-	-	0%
7 FUND BALANCE FORWARD	-	-	-	-	0%
6 TOTAL REVENUE	2,872,513	36,961	2,819,580	(55,028)	98%
7					
8 EXPENDITURES					
9					
10 GENERAL ADMINISTRATIVE:					
11 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	12,000	-	3,200	(8,800)	27%
12 DISTRICT MANAGEMENT	43,760	3,647	29,173	(14,587)	67%
13 MASS MAILING & PRINTING	1,500	-	1,298	(202)	87%
14 LEGAL ADVERTISING	1,500	105	735	(765)	49%
15 BANK FEES	500	-	-	(500)	0%
16 REGULATORY AND PERMIT FEES	250	-	175	(75)	70%
17 AUDITING SERVICES	3,000	-	-	(3,000)	0%
18 DISTRICT ENGINEER	10,000	-	6,063	(3,937)	61%
19 LEGAL SERVICES	25,000	10,444	53,000	28,000	212%
20 COUNTY ASSESSMENT COLLECTION FEE	25,000	-	668	(24,332)	3%
21 WEB SITE SETUP & ADMINISTRATION	2,015	30	1,635	(380)	81%
22 MISCELLANEOUS EXPENSES	-	35	2,936	2,936	100%
23 TOTAL GENERAL ADMINISTRATIVE	124,525	14,261	98,883	(25,642)	79%
24					
25 INSURANCE:					
26 GENERAL, PROPERTY & P OFFICIALS LIABILITY INSURANCE	36,880	-	34,215	(2,665)	93%
27 TOTAL INSURANCE	36,880	-	34,215	(2,665)	93%
28					
29 DEBT SERVICE ADMINISTRATION:					
30 ARBITRAGE REPORTING	750	-	650	(100)	87%
31 BOND AMORTIZATION SCHEDULE FEE	-	-	-	-	0%
32 DISSEMINATING AGENT	4,800	-	4,800	-	100%
33 TRUSTEE FEES	17,000	-	18,337	1,337	108%
34 TOTAL DEBT SERVICE ADMINISTRATION	22,550	-	23,787	1,237	105%
35					
36 UTILITIES:					
37 UTILITIES - ELECTRICITY & STREETLIGHTS	277,908	7,671	154,600	(123,308)	56%
38 UTILITIES - GAS	75,000	2,286	41,472	(33,528)	55%
39 UTILITIES - WATER	99,730	13,290	98,871	(859)	99%
42 TOTAL UTILITIES	452,638	23,247	294,943	(157,695)	65%
43					
44 SECURITY:					
45 SECURITY MONITORING - MAIN ENTRANCE & POOL	31,200	42,475	52,518	21,318	168%
46 SECURITY SYSTEM - MAIN ENTRANCE	2,400	-	16,222	13,822	676%
47 SECURITY - ACCESS CARDS	5,500	-	-	(5,500)	0%
48 SECURITY - PENALTY FALSE ALARM	8,500	308	1,324	(7,176)	16%
49 SECURITY GUARDHOUSE STAFFING	350,000	-	129,501	(220,499)	37%
50 SECURITY - PATROL	42,000	-	9,600	(32,400)	23%
51 GATE MAINTENANCE & REPAIR	10,000	2,511	8,368	(1,632)	84%
52 PHONE & INTERNET GUARDHOUSE	5,100	1,045	6,170	1,070	121%
53 TOTAL SECURITY	454,700	46,339	223,702	(230,998)	49%
54					
55 CLUBHOUSE/AMENITY ADMINISTRATION:					
56 STAFFING - AMENITY MANAGEMENT	50,000	-	19,830	(30,170)	40%
60 STAFFING - LIFESTYLE & POOL MONITORING	550,000	-	130,741	(419,259)	24%
61 CLUBHOUSE FACILITY MAINTENANCE - CLEANING	45,000	9,754	64,164	19,164	143%
62 CLUBHOUSE MAINTENANCE & REPAIRS	20,000	-	2,464	(17,536)	12%
63 CLUBHOUSE & LIFESTYLE SUPPLIES	60,000	2,250	11,926	(48,074)	20%
64 CLUBHOUSE AFTER HOURS EMERGENCY RESPONSE	500	-	-	(500)	0%
65 PEST CONTROL & TERMITE BOND	13,200	-	2,512	(10,688)	19%
66 COFFEE, WATER & VENDING SERVICES	7,000	-	342	(6,658)	5%
67 BACKGROUND CHECK & DRUG TESTING	750	-	-	(750)	0%
68 PHONE & INTERNET - CLUBHOUSE	12,514	388	3,717	(8,797)	30%
69 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	758,964	12,392	235,697	(523,267)	31%
70					
71 LANDSCAPE/PROPERTY MAINTENANCE:					
72 POND & WETLAND MAINTENANCE	53,800	2,393	19,144	(34,656)	36%
73 LANDSCAPE MAINTENANCE - CONTRACT	194,400	16,954	116,381	(78,019)	60%
74 LANDSCAPE REPLENISHMENT	116,667	12,958	68,740	(47,927)	59%
75 IRRIGATION REPAIRS & MAINTENANCE	20,000	-	3,223	(16,777)	16%
76 ASPHALT PAVEMENT REPAIR & MONITORING	25,000	-	-	(25,000)	0%
77 LANDSCAPE/PROPERTY CONTINGENCY	122,000	-	-	(122,000)	0%
78 COMPREHENSIVE FIELD SERVICES	10,000	833	6,697	(3,303)	67%
79 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	541,867	33,138	214,185	(327,682)	40%
80					

Solterra Resort CDD
General Fund
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
81 FACILITY MAINTENANCE:					
82 POOL & LAZY RIVER REPAIR & MAINTENANCE	78,000	10,571	75,420	(2,580)	97%
83 POOL PERMIT	850	701	701	(149)	82%
84 SLIDE MAINTENANCE CONTRACT	2,500	-	-	(2,500)	0%
85 SIGNAGE	2,000	-	10,092	8,092	505%
86 ATHLETIC FACILITIES MAINT. & FITNESS EQUIP REPAIR	10,000	775	5,058	(4,942)	51%
87 REFUSE DUMPSTER SERVICE	70,000	5,336	41,791	(28,209)	60%
88 MISCELLANEOUS -INCLUDES PRESSURE WASHING	15,000	-	6,184	(8,816)	41%
89 CONTINGENCY	6,000	208	4,983	(1,017)	83%
90 TOTAL FACILITY MAINTENANCE	184,350	17,591	144,229	(40,121)	78%
91					
92 CAPITAL IMPROVEMENTS					
93					
94 CAPITAL IMPROVEMENT	196,039	-	49,462	(146,577)	25%
95 INCREASE FOR OPERATING CAPITAL RESERVE	100,000	-	-	(100,000)	0%
96 TOTAL CAPITAL IMPROVEMENTS	296,039	-	49,462	(246,577)	17%
97					
98					
99 TOTAL EXPENDITURES	2,872,513	146,968	1,319,105	(1,553,408)	46%
100					
101 EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	(110,007)	1,500,476	(1,608,437)	
102					
103 OTHER FINANCING SOURCES (USES)					
104					
105 INTERFUND TRANSFER-OUT	-	-	-	-	
106 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	
107					
108 NET CHANGE IN FUND BALANCE			1,500,476		
109					
110 FUND BALANCE - BEGINNING			837,967		
111					
112 FUND BALANCE - ENDING			2,338,444		

Solterra Resort CDD
DS Series 2013

Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2					
3 ASSESSMENTS ON-ROLL (Net)	\$ 462,388	\$ 5,410	\$ 455,119	\$ (7,269)	98%
4 ASSESSMENTS OFF-ROLL	-	-	-	-	0%
5 INTEREST - INVESTMENT	-	2,984	11,614	11,614	100%
6 DISCOUNTS	-	-	-	-	0%
7 TOTAL REVENUE	462,388	8,394	466,732	4,344	101%
8					
9 EXPENDITURES					
10 COUNTY ASSESSMENT TAX COLLECTION FEES	-	-	-	-	
11 INTEREST EXPENSE	179,444	-	182,531	3,087	102%
12 INTEREST EXPENSE	179,444	179,444	179,444	(0)	100%
13 PRINCIPAL	100,000	-	95,000	(5,000)	95%
14 TOTAL EXPENDITURES	458,888	179,444	456,975	(1,913)	100%
15					
16 EXCESS REVENUE OVER (UNDER) EXPENDITURES	3,500	(171,050)	9,757	180,807	
17					
18 OTHER FINANCING SOURCES (USES)					
19 INTERFUND TRANSFER-IN	-	-	-	-	
20 INTERFUND TRANSFER-OUT	-	(1,250)	(7,971)	6,721	
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(1,250)	(7,971)	6,721	
22					
23 NET CHANGE IN FUND BALANCE	-	(172,300)	1,786	174,086	
24					
25 FUND BALANCE - BEGINNING			677,922		
26					
27 FUND BALANCE - ENDING			\$ 679,708		



Solterra Resort CDD

DS Series 2014

**Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023**

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR-TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2					
3 ASSESSMENTS ON-ROLL (Net)	\$ 258,744	\$ 3,027	\$ 254,676	\$ (4,068)	98%
4 ASSESSMENTS OFF-ROLL	-	-	-	-	0%
5 INTEREST - INVESTMENT	-	1,389	4,764	4,764	100%
6 TOTAL REVENUE	258,744	4,417	259,440	696	100%
7					
8 EXPENDITURES					
9 COUNTY ASSESSMENT COLLECTIONS	-	-	-	-	
10 INTEREST EXPENSE	86,697	-	88,697	2,000	102%
11 INTEREST EXPENSE	86,697	86,697	86,697	(0)	100%
12 PRINCIPAL EXPENSE	85,000	-	80,000	(5,000)	94%
13 TOTAL EXPENDITURES	258,394	86,697	255,394	(3,000)	99%
14					
15 EXCESS REVENUE OVER (UNDER) EXPENDITURES	350	(82,280)	4,046	86,327	
16					
17 OTHER FINANCING SOURCES (USES)					
18 INTERFUND TRANSFER-IN	-	-	-	-	
19 INTERFUND TRANSFER-OUT	-	(466)	(2,974)	(2,974)	
20 TOTAL OTHER FINANCING SOURCES (USES)	-	(466)	(2,974)	(2,974)	
21					
22 NET CHANGE IN FUND BALANCE	350	(82,747)	1,073		
23					
24 FUND BALANCE - BEGINNING			315,148		
25 FUND BALANCE APPROPRIATED					
26 FUND BALANCE - ENDING			\$ 316,221		



Solterra Resort CDD
DS Series 2018

Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2					
3 ASSESSMENTS ON-ROLL (Net)	\$ 618,463	\$ 7,236	\$ 608,740	\$ 601,505	0.984279173
4 ASSESSMENTS OFF-ROLL	-	-	-	-	
5 INTEREST - INVESTMENT	-	3,594	13,340	9,747	100%
6 DISCOUNTS	-	-	-	-	
7 TOTAL REVENUE	618,463	10,829	622,080	611,251	101%
8					
9 EXPENDITURES					
10 COUNTY ASSESSMENT COLLECTIONS	-	-	-	-	
11 INTEREST EXPENSE	229,453	-	229,441	(12)	100%
12 INTEREST EXPENSE	226,253	229,441	229,441	-	101%
13 PRINCIPAL	160,000	160,000	160,000	-	100%
14 TOTAL EXPENDITURES	615,706	389,441	618,881	(12)	101%
15					
16 EXCESS REVENUE OVER (UNDER) EXPENDITURES	2,757	(378,611)	3,199	381,811	
17					
18 OTHER FINANCING SOURCES (USES)					
19 INTERFUND TRANSFER-IN	-	-	-	-	
20 INTERFUND TRANSFER-OUT	-	(1,114)	(162,508)	161,394	
21 TOTAL OTHER FINANCING SOURCES (USES)	-	(1,114)	(162,508)	161,394	
22					
23 NET CHANGE IN FUND BALANCE	-	(379,726)	(159,309)	220,417	
24					
25 FUND BALANCE - BEGINNING			808,860		
26					
27 FUND BALANCE - ENDING			\$ 649,551		



Solterra Resort CDD
Construction Fund 2013
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	129
4 TOTAL REVENUE	129
5	
6 EXPENDITURES	
7 CONSTRUCTION-IN-PROGRESS	16,546
8	-
9 TOTAL EXPENDITURES	16,546
10	
11 EXCESS REVENUE OVER (UNDER) EXPENDITURES	(16,417)
12	
13 OTHER FINANCING SOURCES (USES)	
14 BOND PROCEEDS	-
15 INTERFUND TRANSFER-IN	7,971
16 INTERFUND TRANSFER-OUT	-
17 TOTAL OTHER FINANCING SOURCES (USES)	7,971
18	
19 NET CHANGE IN FUND BALANCE	(8,446)
20	
21 FUND BALANCE - BEGINNING	15,150
22	
23 FUND BALANCE - ENDING	\$ 6,704



Solterra Resort CDD
Construction Fund 2014
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	48
4 TOTAL REVENUE	48
5	
6 EXPENDITURES	
7 CONSTRUCTION-IN-PROGRESS	6,173
8	-
9 TOTAL EXPENDITURES	6,173
10	
11 EXCESS REVENUE OVER (UNDER) EXPENDITURES	(6,125)
12	
13 OTHER FINANCING SOURCES (USES)	
14 BOND PROCEEDS	-
15 INTERFUND TRANSFER-IN	2,974
16 INTERFUND TRANSFER-OUT	-
17 TOTAL OTHER FINANCING SOURCES (USES)	2,974
18	
19 NET CHANGE IN FUND BALANCE	(3,151)
20	
21 FUND BALANCE - BEGINNING	5,652
22	
23 FUND BALANCE - ENDING	\$ 2,501



Solterra Resort CDD
Construction Fund 2018
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	63
4 TOTAL REVENUE	63
5	
6 EXPENDITURES	
7 CONSTRUCTION-IN-PROGRESS	158,339
8	-
9 TOTAL EXPENDITURES	158,339
10	
11 EXCESS REVENUE OVER (UNDER) EXPENDITURES	(158,277)
12	
13 OTHER FINANCING SOURCES (USES)	
14 BOND PROCEEDS	-
15 INTERFUND TRANSFER-IN	162,508
16 INTERFUND TRANSFER-OUT	-
17 TOTAL OTHER FINANCING SOURCES (USES)	162,508
18	
19 NET CHANGE IN FUND BALANCE	4,232
20	
21 FUND BALANCE - BEGINNING	1,951
22	
23 FUND BALANCE - ENDING	\$ 6,182



Solterra Resort CDD
Construction Fund 2018 Phase 2B
Statement of Revenue, Expenditures And Changes in Fund Balance
For The Period Starting October 1, 2022 and Ending May 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	949
4 TOTAL REVENUE	949
5	
6 EXPENDITURES	
7 CONSTRUCTION-IN-PROGRESS	-
8	-
9 TOTAL EXPENDITURES	-
10	
11 EXCESS REVENUE OVER (UNDER) EXPENDITURES	949
12	
13 OTHER FINANCING SOURCES (USES)	
14 BOND PROCEEDS	-
15 INTERFUND TRANSFER-IN	-
16 INTERFUND TRANSFER-OUT	-
17 TOTAL OTHER FINANCING SOURCES (USES)	-
18	
19 NET CHANGE IN FUND BALANCE	949
20	
21 FUND BALANCE - BEGINNING	40,883
22	
23 FUND BALANCE - ENDING	\$ 41,832



**Solterra Resort CDD
Cash Reconciliation (GF)
5/31/2023**

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 2,434,446.78
Plus: Deposits	\$ -
Less: Outstanding Checks	<u>(\$52,864.66)</u>
<i>Adjusted Bank Balance</i>	<u><u>\$ 2,381,582.12</u></u>

Beginning Bank Balance Per Books	\$ 2,660,872.83
Add: Cash Receipts	52,633.82
Less: Cash Disbursements	<u>(331,924.53)</u>
<i>Balance Per Books</i>	<u><u>\$ 2,381,582.12</u></u>



CHECK REGISTER
FY 2023

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
EOY Balance 9-30-2022						978,520.76
10/01/2022	5129	Egis Insurance & Risk Advisors	FY Insurance Policy # 100122585 10/01/22-10/01/23		34,215.00	944,305.76
10/01/2022	657R		Reverse of GJE 657 -- To clear voided check, to record payment to yellowstone to match FY 20 Audit	3,960.83		948,266.59
10/01/2022	658R		Reverse of GJE 658 -- To record expense for void check 4463 Obelish Cleaning, to match FY 21 Audit	2,445.00		950,711.59
10/03/2022	01ACH100322	DUKE ENERGY	0 Solterra Blvd Lite 8/9-9/8		1,334.32	949,377.27
10/03/2022	02ACH100322	DUKE ENERGY	7524 Oak Spring LN Irrigation 8/6-9/7		30.42	949,346.85
10/03/2022	03ACH100322	DUKE ENERGY	7310 Oakmoss Loop Irrigation 8/6- 9/7		30.42	949,316.43
10/03/2022	04ACH100322	DUKE ENERGY	7632 Oak Spring LN Irrigation 8/6-9/7		30.42	949,286.01
10/03/2022	05ACH100322	DUKE ENERGY	7102 Oakmoss Loop Irrigation 8/6-9/7		30.42	949,255.59
10/03/2022	06ACH100322	DUKE ENERGY	6022 Board Oak Dr Pump 8/6-9/7		30.41	949,225.18
10/03/2022	07ACH100322	DUKE ENERGY	5456 Misty Oak Cir Pump 8/6-9/7		30.41	949,194.77
10/03/2022	10322ACH1	DUKE ENERGY	4000 OAKMONT BLVD 8/6/22 - 9/7/22		49.42	949,145.35
10/03/2022	10322ACH2	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 8/6/22 - 9/7/22		92.00	949,053.35
10/04/2022	01ACH100422	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 8/9-9/8		4,493.24	944,560.11
10/04/2022	100092	Cintas	Invoice: 4132520499 (Reference: Facility Maintenance For Cleaning.)		314.06	944,246.05
10/04/2022	100093	CRYSTAL SPRINGS	Invoice: 18244974 092522 (Reference: Coffee, Water & Vending Services.)		28.45	944,217.60
10/10/2022	ACH101022	DUKE ENERGY	000 Solterra Blvd Lite 8/17-9/16		789.16	943,428.44
10/11/2022	100096	I-Deal Refuse Savings, Inc.	Invoice: 407912 (Reference: Dump and Return Compactor.) Invoice: 407918 (Reference: Dump and ...		1,556.70	941,871.74
10/11/2022	100097	Innersync	Invoice: 20831 (Reference: Website Services.)		1,515.00	940,356.74
10/11/2022	100098	POLK COUNTY UTILITIES	Invoice: 092622-3364 (Reference: Reuse Usage.) Invoice: 092622-5234 (Reference: Waste Water U...		11,167.17	929,189.57
10/11/2022	100099	Power Pool Services, LLC	Invoice: 2678 (Reference: Pool Service Oct.) Invoice: 2692 (Reference: Service after Natural ...		4,000.00	925,189.57
10/11/2022	100100	SPIES POOL, LLC	Invoice: 390416 (Reference: Pool Bulk Bleach.) Invoice: 390111 (Reference: Pool Bulk Bleach.)		1,786.65	923,402.92
10/11/2022	100101	Steadfast Environmental LLC	Invoice: SE-21550 (Reference: Routine Pond Spraying.)		2,393.00	921,009.92
10/11/2022	100102	YELLOWSTONE LANDSCAPE	Invoice: OS 437596 (Reference: Quarterly Date Palm Injection and Fertilizer.) Invoice: OS 437...		14,657.93	906,351.99
10/11/2022	100103	King Jackson Music LLC	Invoice: SR9222022 (Reference: Duo Music.)		350.00	906,001.99
10/11/2022	100104	METFITNESS LLC	Invoice: INV-4116 (Reference: Aqua Zumba Group Fitness Class.)		240.00	905,761.99
10/11/2022	100105	Captain Carnival LLC	Invoice: 15399 (Reference: Clubhouse Entertainment DJ.)		350.00	905,411.99
10/11/2022	100094	Amenity Services LLC	Cleaning of Clubhouse. Duplicate Payment		3,500.00	901,911.99
10/17/2022	100106	Spectrum Business	Invoice: 067483201100422 (Reference: Phone and Internet.)		277.96	901,634.03
10/17/2022	100107	Envera Systems	Invoice: 719961 (Reference: Security Monitoring Pool.)		2,510.87	899,123.16
10/17/2022	100108	I-Deal Refuse Savings, Inc.	Invoice: 407936 (Reference: Dump and Return Compactor.)		593.92	898,529.24
10/19/2022	ACH101922	DUKE ENERGY			171.44	898,357.80
10/19/2022	101922ACH1	DUKE ENERGY	4000 Oakmont Blvd LITE SOLTERRA PH2A-SL 7/14-8/11 Double Paid		2,137.64	896,220.16
10/19/2022	101922ACH2	DUKE ENERGY	Lite Solterra PH2C July 20-Aug 18. Double payment \$1314.11+8.59 adm fee		1,322.70	894,897.46
10/19/2022			Deposit	3,600.00		898,497.46
10/19/2022	100110	Spectrum Business	Invoice: 093404701092322 (Reference: Phone and Internet.) Invoice: 092622-5-02 (Reference: Ph...		854.32	897,643.14
10/19/2022	100111	Cintas	Invoice: 4133212597 (Reference: Facility Maintenance Cleaning.) Invoice: 4133899103 (Referenc...		628.12	897,015.02
10/19/2022	100112	DUKE ENERGY	Invoice: 092822-5266 (Reference: Utility.) Invoice: 092922-5563 (Reference: Utility.)		912.66	896,102.36
10/19/2022	100113	SPIES POOL, LLC	Invoice: 391088 (Reference: Bulk Beach Pool Supplies.)		2,571.90	893,530.46
10/19/2022	100114	STANTEC CONSULTING SERVICES, INC.	Invoice: 19889377 (Reference: Professional services.)		904.00	892,626.46
10/19/2022	100115	Captain Carnival LLC	Invoice: 15355 (Reference: Entertainment DJ.)		1,700.00	890,926.46
10/19/2022	100116	METFITNESS LLC	Invoice: INV-4096 (Reference: weekly Group Zumba.)		360.00	890,566.46
10/19/2022	100117	King Jackson Music LLC	Invoice: SR8232022 (Reference: Duo Music.)		350.00	890,216.46
10/19/2022	100118	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63293 (Reference: Facility Cleaning Maintenance.)		326.45	889,890.01
10/20/2022	ACH2102022	DUKE ENERGY	5200 OAKMONT BLVD 8/27-9/27		8,975.10	880,914.91
10/20/2022	100119	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2058 (Reference: Security Services.)		16,179.65	864,735.26
10/20/2022	100120	Florida Pest Control	Invoice: 8735771 (Reference: Pest Control May.) Invoice: 8735789 (Reference: Pest Control Ser...		2,336.00	862,399.26
10/20/2022	100121	SPIES POOL, LLC	Invoice: 391250 (Reference: Bulk Bleach Lazy River.)		1,375.00	861,024.26
10/20/2022	102022ACH1	FLORIDA DEPT OF REVENUE	Florida Tax Payment 7/22 - 9/22		312.55	860,711.71
10/21/2022	100122	Cintas	Invoice: 413456569 (Reference: Facility Maintenance.)		314.06	860,397.65
10/21/2022	100123	DUKE ENERGY	Lite Solterra PH2C J 09/20-10/18/22		1,314.20	859,083.45
10/25/2022	ACH1102522	DUKE ENERGY	00 Solterra Blvd LITE 9/2-10/3		1,031.44	858,052.01
10/31/2022	ACH1103122	DUKE ENERGY	7632 Oak Spring LN Irrigation 9/6-10/6		30.42	858,021.59
10/31/2022	ACH2103122	DUKE ENERGY	6022 Board Oak Dr Pump 9/8-10/5		30.41	857,991.18
10/31/2022	ACH3103122	DUKE ENERGY	7524 Oak Spring Lane 9/8-10/6		30.42	857,960.76
10/31/2022	ACH4103122	DUKE ENERGY	7310 Oakmoss Loop Irrigation 9/8- 10/6		30.42	857,930.34
10/31/2022	ACH5103122	DUKE ENERGY	7102 Oakmoss Loop Irrigation9/8-10/6		30.42	857,899.92
10/31/2022	5130	CANDICE SMITH	BOS MTG 10/27/22		200.00	857,699.92
10/31/2022	ACH103122	DUKE ENERGY	4000 OAKMONT BLVD 9/8/22 - 10/6/22		42.97	857,656.95
10/31/2022	ACH2113122	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 9/8/22 - 10/6/22		59.56	857,597.39
10/31/2022	ACH103122	DUKE ENERGY	5456 Misty Oak Cir Pump 9/8-10/6		30.41	857,566.98
10/31/2022				10,005.83	130,959.61	857,566.98
11/01/2022	100124	Spectrum Business	Invoice: 093404701102322 (Reference: Phone and Internet.)		111.63	857,455.35
11/01/2022	100125	Cintas	Invoice: 4135276674 (Reference: Facility Cleaning Maintenance.) Invoice: 102822- (Reference: ...		922.78	856,532.57
11/01/2022	100127	CRYSTAL SPRINGS	Invoice: 18244974 102322 (Reference: Filtration System Rental.)		28.45	856,504.12
11/01/2022	100128	DPFG M&C	Invoice: 403564 (Reference: Dissemination Agent.) Invoice: 403524 (Reference: Monthly Contrac...		9,280.00	847,224.12
11/01/2022	100129	Evergreen Lifestyles Mgmt	Invoice: SRCDD0922C (Reference: Monthly Management fees.)		29,337.11	817,887.01
11/01/2022	100130	I-Deal Refuse Savings, Inc.	Invoice: 408213 (Reference: Solid Waste Disposal.) Invoice: 408222 (Reference: Solid Waste Di...		2,188.63	815,698.38
11/01/2022	100131	KE Law Group, PLLC	Invoice: 4571 (Reference: Legal services.)		7,754.00	807,944.38
11/01/2022	100132	POLK COUNTY UTILITIES	Invoice: 102122-8052 (Reference: Reclaimed Water.) Invoice: 102122-3364 (Reference: Reclaimed...		528.28	807,416.10
11/01/2022	100133	YELLOWSTONE LANDSCAPE	Invoice: OS 443295 (Reference: Monthly Landscape Maintenance Oct.)		16,166.00	791,250.10
11/02/2022	100134	Power Pool Services, LLC	Invoice: 2734 (Reference: Service Call.)		120.00	791,130.10
11/02/2022	100135	Amenity Services LLC	Invoice: 1557.5 (Reference: Facility Cleaning Maintenance.) Invoice: 1547 (Reference: Facilit...		7,151.00	783,979.10
11/03/2022			Deposit	16,166.00		800,145.10
11/04/2022	100137	Cintas	Invoice: 4135969687 (Reference: Facility Cleaning Maintenance.)		314.06	799,831.04
11/04/2022	100138	DUKE ENERGY	Invoice: 102622-1688 (Reference: Utility.)		939.50	798,891.54
11/04/2022	100139	EXERCISE SYSTEMS, INC.	Invoice: 049023 (Reference: Amenity Facility & Fitness.)		1,095.00	797,796.54
11/04/2022	100140	Power Pool Services, LLC	Invoice: 2772 (Reference: Pool Service For November.)		2,800.00	794,996.54
11/04/2022	100141	YELLOWSTONE LANDSCAPE	Invoice: OS 451683 (Reference: Monthly Landscape Maintenance For Nov 2022.)		16,166.00	778,830.54
11/07/2022	100142	I-Deal Refuse Savings, Inc.	Invoice: 408254 (Reference: Solid Waste Disposal.)		545.11	778,285.43
11/07/2022	100143	METFITNESS LLC	Invoice: INV-4145 (Reference: Athletic Facilities Fitness.)		300.00	777,985.43
11/07/2022	100144	One Day Masterpieces	Invoice: 102822- (Reference: Various Property signs.)		6,612.19	771,373.24
11/08/2022	ACH3110822	DUKE ENERGY	000 Solterra BLvd Lite 9/17-10/17		789.16	770,584.08
11/08/2022			Deposit	7,106.71		777,690.79
11/09/2022	100145	Envera Systems	Invoice: 720981 (Reference: Alarm Monitoring services.)		2,510.87	775,179.92
11/09/2022	100146	I-Deal Refuse Savings, Inc.	Invoice: 408279 (Reference: Dump and return compactor.)		595.66	774,584.26
11/09/2022	100147	Paradise Property Solutions & Services	Invoice: 1352 (Reference: Delineator post.)		455.00	774,129.26
11/09/2022	100148	POLK COUNTY UTILITIES	Invoice: 102122-4492 (Reference: 5200 Solterra blvd CLUB 9/8-10/10.)		9,023.37	765,105.89
11/09/2022	100149	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 124794225 (Reference: quarterly HVAC Maintenance.)		674.56	764,431.33
11/09/2022	100150	SPIES POOL, LLC	Invoice: 392280 (Reference: Wire nut and labor.)		277.50	764,153.83
11/09/2022	100151	Steadfast Environmental LLC	Invoice: SE-21643 (Reference: Routine Aquatic Maintenance.)		2,393.00	761,760.83
11/09/2022	100152	Amenity Services LLC	Invoice: 1762 (Reference: Facility Cleaning Maintenance.)		3,773.00	757,987.83
11/09/2022	100153	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63675 (Reference: Janitorial supplies.) Invoice: 63164 (Reference: Janitorial suppli...		1,774.33	756,213.50
11/10/2022	100156	One Day Masterpieces	Invoice: 436144 (Reference: Various Property Signs.)		6,612.19	749,601.31
11/10/2022	100154	Amenity Services LLC	Invoice: 1662 (Reference: Cleaning of Clubhouse.)		3,500.00	746,101.31
11/10/2022	100155	Amenity Services LLC	Invoice: 1711 (Reference: Cleaning of Clubhouse.)		3,500.00	742,601.31
11/10/2022			Deposit	3,792.96		746,394.27
11/11/2022	ACH2111222	DUKE ENERGY	0 Solterra Blvd Lite 09/9-10/7		1,334.32	745,059.95
11/14/2022	100157	ADMIRAL OUTDOOR FURNITURE	Invoice: ACFQ60531 (Reference: Deposit of replacement of the Canopy Fabric.)		20,343.25	724,716.70
11/14/2022	100158	Spectrum Business	Invoice: 076832502102622 (Reference: Phone and Internet.)		743.90	723,972.80
11/14/2022	100159	Cintas	Invoice: 4136666006 (Reference: Janitorial and cleaning supplies.)		314.06	723,658.74
11/14/2022	100160	SPIES POOL, LLC	Invoice: 392455 (Reference: Pool and Lazy River R&M.) Invoice: 392491 (Reference: Pool and La...		921.95	722,736.79
11/14/2022	100161	Amenity Services LLC	Invoice: 1765 (Reference: Late fee.) Invoice: 1766 (Reference: late fee.)		715.00	722,021.79
11/15/2022	ACH4111522	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 9/9-10/7		4,493.24	717,528.55
11/15/2022	100162	Spectrum Business	Invoice: 067483201110422 (Reference: Utilities.)		277.96	717,250.59
11/15/2022	100163	BUSINESS OBSERVER	Invoice: 22-01721K (Reference: Legal Advertising Nov.)		56.88	717,193.71
11/16/2022			Deposit	1,125.00		718,318.71
11/16/2022			Deposit	35,677.69		753,996.40
11/17/2022	ACH1111722	DUKE ENERGY	5300 Solterra Blvd Lift 9/27-10/25		158.73	753,837.67
11/17/2022	100164	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2073 (Reference: Security System Maintenance.)		18,305.49	735,532.18
11/17/2022	100165	I-Deal Refuse Savings, Inc.	Invoice: 408265 (Reference: Solid Waste Disposal.) Invoice: 408266 (Reference: Solid Waste Di...		1,451.73	734,080.45
11/17/2022	100166	KE Law Group, PLLC	Invoice: 4885 (Reference: Legal Services.)		4,450.00	729,630.45
11/17/2022	100167	SPIES POOL, LLC	Invoice: 392289 (Reference: Pool and Lazy River R&M.) Invoice: 392522 (Reference: Pool and La...		2,638.70	726,991.75
11/17/2022	100168	STANTEC CONSULTING SERVICES, INC.	Invoice: 2002926 (Reference: Professional services.)		312.00	726,679.75
11/17/2022	100169	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63910 (Reference: Cleaning and Maintenance.)		121.28	726,558.47
11/18/2022	ACH111822	DUKE ENERGY	Utility Sep 28-Oct 26		35.87	

**CHECK REGISTER
FY 2023**

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
11/18/2022	ACH111822	DUKE ENERGY	Utility 08/27-09/27/22		876.79	718,107.79
11/21/2022	100170	DPGF M&C	Invoice: 404429 (Reference: District Management Services.)		4,480.00	713,627.79
11/21/2022	100171	I-Deal Refuse Savings, Inc.	Invoice: 407709 (Reference: Compactor Rental.) Invoice: 408299 (Reference: Solid Waste Dispos...		904.74	712,723.05
11/21/2022	100172	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 23073916 (Reference: District Engineer OCT.)		3,174.61	709,548.44
11/21/2022			Deposit	104,487.56		814,036.00
11/22/2022	100173	Cintas	Invoice: 4137886443 (Reference: Janitorial supplies.)		314.06	813,721.94
11/22/2022	100174	ENVERA	Invoice: 00053770 (Reference: System test surge/lighting.)		145.00	813,576.94
11/22/2022	100175	I-Deal Refuse Savings, Inc.	Invoice: 408546 (Reference: Replaced Rollers.) Invoice: 408552 (Reference: Dump and Return Co...		1,412.41	812,164.53
11/23/2022	ACH2112322	DUKE ENERGY	00 Solterra Blvd LITE10/04-11/1		1,031.44	811,133.09
11/25/2022			Deposit	141,361.17		952,494.26
11/28/2022	01ACH112822	DUKE ENERGY	5290 Solterra Blvd Irrigation 09/27-10/25		91.31	952,402.95
11/28/2022	ACH112822	FLORIDA PUBLIC UTILITIES	Service 09/21-10/20/22		241.27	952,161.68
11/29/2022	ACH1112922	DUKE ENERGY	7524 Oak Spring Lane 10/7-11/4		30.42	952,131.26
11/29/2022	ACH2112922	DUKE ENERGY	7310 Oakmoss Loop Irrigation 10/7- 11/4		30.42	952,100.84
11/29/2022	ACH3112922	DUKE ENERGY	7632 Oak Spring LN Irrigation 10/7-11/4		30.42	952,070.42
11/29/2022	ACH4112922	DUKE ENERGY	7102 Oakmoss Loop Irrigation 10/78-11/4		30.42	952,040.00
11/29/2022	ACH5112922	DUKE ENERGY	6022 Board Oak Dr Pump 10/04-11/4		30.41	952,009.59
11/29/2022	ACH112922	DUKE ENERGY	5456 Misty Oak Cir Pump 10/7-11/4		30.41	951,979.18
11/29/2022	ACH4112922	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 10/7/22 - 11/8/22		66.02	951,913.16
11/30/2022	ACH6113022	DUKE ENERGY	0 Solterra Blvd Lite 108-11/7		1,334.32	950,578.84
11/30/2022	100176	CRYSTAL SPRINGS	Invoice: 18244974 112022 (Reference: Coffee, Water & Vending Services.)		41.45	950,537.39
11/30/2022	100177	SPIES POOL, LLC	Invoice: 392764 (Reference: Pool and Lazy River R&M.) Invoice: 392929 (Reference: Pool and La...		2,304.95	948,232.44
11/30/2022	100178	Amenity Services LLC	Invoice: 1796 (Reference: Carpet Cleaning of Clubhouse.)		650.00	947,582.44
11/30/2022	100179	Captain Carnival LLC	Invoice: 15398 (Reference: Entertainment DJ.)		350.00	947,232.44
11/30/2022	ACH112922	DUKE ENERGY	4000 OAKMONT BLVD 10/7/22 - 11/4/22		42.42	947,190.02
11/30/2022				309,717.09	220,094.05	947,190.02
12/01/2022	ACH120122	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 10/8-11/7		4,493.24	942,696.78
12/01/2022	100180	Cintas	Invoice: 4137206773 (Reference: Facility Cleaning Maintenance.)		314.06	942,382.72
12/01/2022	100181	I-Deal Refuse Savings, Inc.	Invoice: 408481 (Reference: Compactor Rental.)		300.00	942,082.72
12/01/2022	100182	POLK COUNTY UTILITIES	Invoice: 111822-4492 (Reference: 5200 Solterra Blvd CLUB 10/10-11/09.) Invoice: 111822-3168 (...)		10,155.64	931,927.08
12/01/2022	100183	YELLOWSTONE LANDSCAPE	Invoice: OS 420324 (Reference: Monthly Landscape Maintenance.)		16,166.00	915,761.08
12/01/2022	100184	Captain Carnival LLC	Invoice: 15400 (Reference: Entertainment DJ.)		350.00	915,411.08
12/01/2022	100185	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63988 (Reference: Janitorial supplies.)		854.63	914,556.45
12/01/2022	100186	Food Truck Crazy, Inc.	Invoice: 125120 (Reference: Food Truck event 10/11/22.)		237.00	914,319.45
12/02/2022	100187	Cintas	Invoice: 4138791785 (Reference: Facility Maintenance Cleaning.)		314.06	914,005.39
12/02/2022	100188	GREENBERG TRAUIG	Invoice: 1000119683 (Reference: Legal Services.)		2,432.00	911,573.39
12/02/2022	100189	I-Deal Refuse Savings, Inc.	Invoice: 408293 ()		600.06	910,973.33
12/02/2022	100190	STAPLES	Invoice: 8068406668 (Reference: Office Supplies.)		1,554.67	909,418.66
12/02/2022	ACH2120222	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PHZA-SL 10/13-11/10		1,068.82	908,349.84
12/04/2022	ACH122022	Spectrum Business	Utilities for Lazy River Pool12/03-01/02/2023		277.96	908,071.88
12/05/2022	5133	US BANK	Trustee Fees - Series 2018 11/01/22-10/31/23		4,040.63	904,031.25
12/06/2022	100191	Power Pool Services, LLC	Invoice: 2816 (Reference: Pool Service Dec.)		2,800.00	901,231.25
12/06/2022	100192	SPIES POOL, LLC	Invoice: 393351 (Reference: Stack Flue Sensor replacement.)		384.95	900,846.30
12/06/2022	100193	Amenity Services LLC	Invoice: 1802 (Reference: Cleaning of Clubhouse and supplies.)		3,693.00	897,153.30
12/06/2022	100194	Captain Carnival LLC	Invoice: 15401 (Reference: DJ 1pm-3pm Glen.)		350.00	896,803.30
12/07/2022	ACH120722	DUKE ENERGY	000 Solterra Blvd Lite 10/18-11/15		789.16	896,014.14
12/07/2022	100195	Steadfast Environmental LLC	Invoice: SE-21733 (Reference: Routine Aquatic Maintenance.)		2,393.00	893,621.14
12/08/2022	ACH11120822	DUKE ENERGY	Lite Solterra PH2C J 10/20-11/16/22		1,314.20	892,306.94
12/08/2022	5134	POLK COUNTY PROPERTY APPRAISER	1% Admin Fee.		46,246.10	846,060.84
12/09/2022	ACH120922	Spectrum Business	Reference: Phone and Internet. 11/22-12-21-22		109.98	845,950.86
12/12/2022	ACH121222	Spectrum Business	Phone and Internet. 11-25-12-24-22		743.90	845,206.96
12/12/2022	100196	Cintas	Invoice: 41394533596 (Reference: Facility Maintenance Cleaning.)		314.06	844,892.90
12/12/2022			Deposit	513,304.81		1,358,197.71
12/13/2022	5135	Anthony R. Crawford	BOS Meeting 11/18/22		200.00	1,357,997.71
12/13/2022	5137	Connie S. Osner	BOS Meeting 11/18/22		200.00	1,357,797.71
12/13/2022	5136	Karen L. Wienker	BOS Meeting 11/18/22		200.00	1,357,597.71
12/13/2022	100197	ENVERA	Invoice: 721950 (Reference: Alarm Monitoring services.)		2,510.87	1,355,086.84
12/13/2022	100198	I-Deal Refuse Savings, Inc.	Invoice: 501472 (Reference: Dump and return compactor.) Invoice: 501461 (Reference: Dump and ...)		2,959.33	1,352,127.51
12/13/2022	100199	STANTEC CONSULTING SERVICES, INC.	Invoice: 2014963 (Reference: 2023 FY General Consulting.)		1,672.00	1,350,455.51
12/19/2022	ACH1121922	DUKE ENERGY	Utility 10/26-11/23/22		469.75	1,349,985.76
12/19/2022	100200	Cintas	Invoice: 4140158040 (Reference: Facility Maintenance cleaning.)		314.06	1,349,671.70
12/19/2022	100201	DPGF M&C	Invoice: 405587 (Reference: District Management Services.)		4,480.00	1,345,191.70
12/19/2022	100202	YELLOWSTONE LANDSCAPE	Invoice: OS 464606 ()		16,166.00	1,329,025.70
12/19/2022	100203	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64129 (Reference: Facility Maintenance Cleaning.)		250.28	1,328,775.42
12/20/2022	ACH122022	DUKE ENERGY	Utility 10/27-11/28/22		876.79	1,327,898.63
12/20/2022	ACH1122022	DUKE ENERGY	5300 Solterra Blvd Lift 10/26-11/23/22		145.65	1,327,752.98
12/21/2022	ACH3122122	DUKE ENERGY	7900 Oak Reflection Loop 10/27-11/28/22		35.87	1,327,717.11
12/21/2022	ACH2122122	DUKE ENERGY	5200 OAKMONT BLVD 10/27-11/28/22		8,896.47	1,318,820.64
12/21/2022	3ACH122122	DUKE ENERGY	5290 Solterra Blvd Irrigation 10/26 - 11/23		30.73	1,318,789.91
12/21/2022			Deposit	2,496,219.86		3,815,009.77
12/22/2022	100204	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2082 (Reference: Security System Maintenance.)		20,561.10	3,794,448.67
12/22/2022	100205	CRYSTAL SPRINGS	Invoice: 18244974 121822 (Reference: Coffee, Water & Vending Services.)		28.45	3,794,420.22
12/22/2022	100206	DIBARTOLOMEO, McBEE, HARTLEY & BARNES PA	Invoice: 90086902 (Reference: Auditing Services.)		2,600.00	3,791,820.22
12/22/2022	100207	DPGF M&C	Invoice: 405510 (Reference: Mass Mailing and Printing.)		31.34	3,791,788.88
12/22/2022	100208	Evergreen Lifestyles Mgmt	Invoice: SRCDD0822C (Reference: Amenity Management.)		32,361.98	3,759,426.90
12/22/2022	100209	I-Deal Refuse Savings, Inc.	Invoice: 429011 (Reference: Solid Waste Disposal.) Invoice: 429020 (Reference: Solid Waste Di...		1,783.35	3,757,643.55
12/22/2022	100210	ONSIGHT SIGNAGE & VISUAL SOLUTION	Invoice: 001-22-327403-1 (Reference: Street Signage.) Invoice: 001-22-329032-1 (Reference: St...		3,479.95	3,754,163.60
12/22/2022	100211	SPIES POOL, LLC	Invoice: 393580 (Reference: Pool and Lazy River R&M.) Invoice: 393954 (Reference: Pool and La...		7,958.90	3,746,204.70
12/22/2022	100212	YELLOWSTONE LANDSCAPE	Invoice: OS 471670 (Reference: Landscape Maintenance Mulch Replacement.) Invoice: OS 471671 (...)		56,569.69	3,689,635.01
12/22/2022	100213	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63422 (Reference: Facility Cleaning Maintenance.)		550.07	3,689,084.94
12/23/2022			Deposit	177,515.19		3,866,600.13
12/27/2022	ACH122722	DUKE ENERGY	00 Solterra Blvd LITE 11/2-12/1		1,031.44	3,865,568.69
12/28/2022	ACH122822	FLORIDA PUBLIC UTILITIES	Service 10/20-11/18/22		5,952.19	3,859,616.50
12/28/2022	100214	Evergreen Lifestyles Mgmt	Invoice: SRCDD1122C (Reference: Pool Monitors /Lifeguards.)		26,998.92	3,832,617.58
12/28/2022	100215	POLK COUNTY UTILITIES	Invoice: 122022-8052 (Reference: Reclaimed Water Usage.) Invoice: 122022-3364 (Reference: Rec...		8,739.71	3,823,877.87
12/28/2022	100216	YELLOWSTONE LANDSCAPE	Invoice: OS 472017 (Reference: Irrigation Repairs and Maintenance.)		2,722.84	3,821,155.03
12/29/2022	ACH1122922	DUKE ENERGY	6022 Board Oak Dr Pump 11/05-12/6		30.42	3,821,124.61
12/29/2022	ACH2122922	DUKE ENERGY	7524 Oak Spring Lane 11/5-12/6		30.42	3,821,094.19
12/29/2022	ACH3122922	DUKE ENERGY	7102 Oakmoss Loop Irrigation 11/5-12/6		30.42	3,821,063.77
12/29/2022	ACH4122922	DUKE ENERGY	0 Solterra Blvd Lite 11/8-12/7		1,334.32	3,819,729.45
12/29/2022	ACH5122922	DUKE ENERGY	7310 Oakmoss Loop Irrigation 11/6- 12/6		30.42	3,819,699.03
12/29/2022	ACH6122922	DUKE ENERGY	7632 Oak Spring LN Irrigation 11/6-12/7		30.42	3,819,668.61
12/29/2022	ACH1122922	DUKE ENERGY	5456 Misty Oak Cir Pump 11/5-12/6		30.41	3,819,638.20
12/29/2022	ACH3122922	DUKE ENERGY	4000 OAKMONT BLVD 11/5/22 - 12/6/22		36.94	3,819,601.26
12/29/2022	ACH3122922	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11/5/22 - 12/6/22		53.66	3,819,547.60
12/31/2022				3,187,039.86	314,682.28	3,819,547.60
01/02/2023	6ACH010223	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 11/08-12/7/22		4,493.24	3,815,054.36
01/03/2023	ACH1010323	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PHZA-SL 11/11-12/11		1,068.82	3,813,985.54
01/05/2023	5138	US BANK	Trustee Fees - Series 2013 (10/01/22- 09/30/23)		4,148.38	3,809,837.16
01/06/2023	ACH010623	DUKE ENERGY	000 Solterra Blvd Lite 11/16-12/15		789.16	3,809,048.00
01/06/2023	100217	Cintas	Invoice: 41408571634 (Reference: Facility Maintenance Cleaning.) Invoice: 4141446326 (Referen...		942.18	3,808,105.82
01/06/2023	100218	I-Deal Refuse Savings, Inc.	Invoice: 429049 (Reference: Solid Waste Disposal.) Invoice: 429046 (Reference: Solid Waste Di...		2,129.93	3,805,975.89
01/06/2023	100219	Power Pool Services, LLC	Invoice: 2833 (Reference: Pool Service for Dec.) Invoice: 2867 (Reference: Pool Service Jan.)		3,224.50	3,802,751.39
01/06/2023	100220	SPIES POOL, LLC	Invoice: 394556 (Reference: Pool and Lazy River R&M.) Invoice: 394615 (Reference: Pool and La...		3,282.40	3,799,468.99
01/06/2023	100221	Steadfast Environmental LLC	Invoice: SE-21844 (Reference: Routine Aquatic Maintenance.)		2,393.00	3,797,075.99
01/06/2023	100222	Amenity Services LLC	Invoice: 1836 (Reference: Facility Maintenance Cleaning.)		3,886.00	3,793,189.99
01/06/2023	100223	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64267 (Reference: Facility Cleaning Maintenance.)		520.44	3,792,669.55
01/08/2023	ACH010823	Spectrum Business	Reference: Phone and Internet. 12/22-01-21-23		109.98	3,792,559.57
01/09/2023	ACH010923	DUKE ENERGY	Lite Solterra PH2C J 11/20-12/16/22		1,314.20	3,791,245.37
01/09/2023	5139	Bank United c/o Cardmember Services			4,919.66	3,786,325.71
01/09/2023	100224	4th Element Fire & Safety, Inc.	Invoice: 010323- (Reference: Misc-Contingency-Field.)		230.59	3,786,095.12
01/09/2023	100225	Lerner Reporting Services, Inc.	Invoice: 325 (Reference: Trustee Fees.)		6,000.00	3,780,095.12
01/10/2023	ACH011023	FLORIDA PUBLIC UTILITIES	Service 11/18-12/22/22		13,984.80	3,766,110.32
01/11/2023	ACH011123	Spectrum Business	Phone and Internet. 12-25-01-24-23		784.50	3,765,325.82

**CHECK REGISTER
FY 2023**

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
01/13/2023	100229	King Jackson Music LLC	Invoice: SR1230022 (Reference: Social Activity and Movie License.)		500.00	3,762,591.28
01/13/2023			Deposit	206,083.22		3,968,674.50
01/17/2023	100230	SPIES POOL, LLC	Invoice: 394884 (Reference: Pool and Lazy River R&M.) Invoice: 394965 (Reference: Pool and La...		2,070.90	3,966,603.60
01/18/2023	100231	CRYSTAL SPRINGS	Invoice: 18244974 011523 (Reference: Coffee, Water & Vending Services.)		4.45	3,966,599.15
01/18/2023	5ACH011823	DUKE ENERGY	Utility: 11/24-12/27/22		469.75	3,966,129.40
01/19/2023	100232	Cintas	Invoice: 4143637900 (Reference: Facility Cleaning Maintenance.)		314.06	3,965,815.34
01/19/2023	100233	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2096 (Reference: Security System Maintenance.)		19,001.14	3,946,814.20
01/19/2023	100234	Evergreen Lifestyles Mgmt	Invoice: SRCDD1022C-R (Reference: Pool Monitors /Lifeguards.) Invoice: SRCDD1222C (Reference:...		70,000.64	3,876,813.56
01/19/2023	100235	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 23727482 (Reference: Capital Improvements.)		2,366.58	3,874,446.98
01/19/2023	100236	YELLOWSTONE LANDSCAPE	Invoice: OS 473886 (Reference: Monthly Landscape Maintenance JAN.)		16,166.00	3,858,280.98
01/19/2023	100237	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64178 (Reference: Facility Cleaning Maintenance.) Invoice: 63224 (Reference: 8/24/22...		436.75	3,857,844.23
01/19/2023	100238	Food Truck Crazy, Inc.	Invoice: 125121 (Reference: Lifestyle Management Food Truck.)		269.00	3,857,575.23
01/19/2023	3ACH011923	DUKE ENERGY	5300 Solterra Blvd Lift 11/24-12/27/22		179.48	3,857,395.75
01/19/2023	4ACH011923	DUKE ENERGY	5290 Solterra Blvd Irrigation 11/24 - 12/27/22		30.44	3,857,365.31
01/20/2023	ACH1012023	DUKE ENERGY	7900 Oak Reflection Loop 11/29-12/28/22		35.86	3,857,329.45
01/20/2023	ACH2012023	DUKE ENERGY	Utility 11/29-12/28/22		876.79	3,856,452.66
01/20/2023	ACH012023	Spectrum Business	5200 Solterra Blvd AHMS 01/03/23-02/02/23		277.96	3,856,174.70
01/20/2023	100239	DPFG M&C	Invoice: 406424 (Reference: Website Set up & Administration.) Invoice: 406495 (Reference: Dis...		4,510.00	3,851,664.70
01/20/2023	100240	SPIES POOL, LLC	Invoice: 386001 (Reference: Pool and Lazy River R&M for 06/14/22.) Invoice: 391116 (Reference:...		2,411.80	3,849,252.90
01/20/2023	2ACH012023	DUKE ENERGY	5200 OAKMONT BLVD 11/29-12/28/22		7,817.99	3,841,434.91
01/25/2023	1ACH012523	DUKE ENERGY	00 Solterra Blvd LITE 12/2-1/3/23		1,043.16	3,840,391.75
01/27/2023	100241	I-Deal Refuse Savings, Inc.	Invoice: 529962 (Reference: Solid Waste Disposal.) Invoice: 529968 (Reference: Solid Waste Di...		1,297.17	3,839,094.58
01/27/2023	100242	SPIES POOL, LLC	Invoice: 395622 (Reference: Pool & Lazy River R&M.) Invoice: 395620 (Reference: Pool & Lazy R...		1,324.50	3,837,770.08
01/27/2023	100243	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64410 (Reference: Facility Maintenance Cleaning.)		404.56	3,837,365.52
01/30/2023	100244	I-Deal Refuse Savings, Inc.	Invoice: 529982 (Reference: Solid Waste Disposal.) Invoice: 529980 (Reference: Solid Waste Di...		1,099.52	3,836,266.00
01/30/2023	100245	POLK COUNTY UTILITIES	Invoice: 011923-3188 (Reference: Reclaimed Water.) Invoice: 011923-4492 (Reference: Reclaimed...		11,503.05	3,824,762.95
01/31/2023				209,683.22	204,467.87	3,824,762.95
02/01/2023	100246	I-Deal Refuse Savings, Inc.	Invoice: 529301 (Reference: Solid Waste Disposal.)		300.00	3,824,462.95
02/01/2023	20123ACH1	DUKE ENERGY	7102 Oakmoss Loop Irrigation 12/7 - 1/06		30.42	3,824,432.53
02/01/2023	20123ACH2	DUKE ENERGY	4000 OAKMONT BLVD 12/07 - 1/06		65.31	3,824,367.22
02/01/2023	20123ACH3	DUKE ENERGY	6022 Board Oak Dr Pump 12/07 - 1/06		30.41	3,824,336.81
02/01/2023	20123ACH4	DUKE ENERGY	0 Solterra Blvd Lite 12/8 - 1/9		1,349.49	3,822,987.32
02/01/2023	20123ACH5	DUKE ENERGY	5456 Misty Oak Cir Pump 12/7 - 1/6		30.42	3,822,956.90
02/01/2023	20123ACH6	DUKE ENERGY	7310 Oakmoss Loop Irrigation 12/7 - 1/6		30.42	3,822,926.48
02/01/2023	20123ACH7	DUKE ENERGY	7524 Oak Spring Lane 12/7 - 1/06		30.42	3,822,896.06
02/01/2023	2/0123ACH8	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 12/7 - 1/06		69.28	3,822,826.78
02/01/2023	20123ACH9	DUKE ENERGY	7632 Oak Spring LN Irrigation 12/7 - 1/06		30.43	3,822,796.35
02/03/2023	20323ACH1	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 12/8 - 1/09		4,613.29	3,818,183.06
02/03/2023	01ACH020323	TARGET	Miscellaneous- NEED BACK UP		69.81	3,818,113.25
02/06/2023	20623ACH1	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 12/13 - 1/12		1,101.46	3,817,011.79
02/07/2023	2/7/23	FLORIDA DEPT OF REVENUE	October 2022 Sales Tax Filing		252.00	3,816,759.79
02/07/2023	2/7/23	FLORIDA DEPT OF REVENUE	November 2022 Sales Tax Filing		78.75	3,816,681.04
02/07/2023	2/7/23	FLORIDA DEPT OF REVENUE	January 2023 Sales Tax Filing		252.00	3,816,429.04
02/08/2023	ACH02/0823	Spectrum Business	1/22/23 - 2/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	3,816,319.06
02/08/2023	5140	US BANK	Trustee Fees - Series 2014 (01/01/23-12/31/23)		4,148.38	3,812,170.68
02/08/2023	5141	Anthony R. Crawford	BOS Meeting 2/3/23		200.00	3,811,970.68
02/08/2023	5142	Ariane Casanova	BOS Meeting 2/3/23		200.00	3,811,770.68
02/08/2023	5143	Connie S. Osner	BOS Meeting 2/3/23		200.00	3,811,570.68
02/08/2023	5144	Karan L. Wienker	BOS Meeting 2/3/23		200.00	3,811,370.68
02/08/2023	100247	Captain Carnival LLC	Invoice: 15979 (Reference: Clubhouse and Lifestyle Supplies.)		350.00	3,811,020.68
02/08/2023	01ACH020823	Hobby-Lobby	NEED BACK UP		108.81	3,810,911.87
02/09/2023	ACH020923	DUKE ENERGY	Lite Solterra PH2C J 12/17-01/18/23		1,348.50	3,809,563.37
02/09/2023	100248	I-Deal Refuse Savings, Inc.	Invoice: 530015 (Reference: Solid Waste Disposal.)		546.71	3,809,016.66
02/09/2023	20923ACH1	DUKE ENERGY	000 Solterra Blvd Lite 12/16 - 1/17		798.11	3,808,218.55
02/09/2023	01ACH020923	VestaPrint	NEED BACK UP		517.49	3,807,701.06
02/09/2023	02ACH020923	Lowes	NEED BACK UP		153.65	3,807,547.41
02/10/2023	01ACH021023	Amazon.com	NEED BACK UP		41.88	3,807,505.53
02/10/2023	02ACH021023	Amazon.com	NEED BACK UP		33.60	3,807,471.93
02/10/2023	03ACH021023	Amazon.com	NEED BACK UP		41.66	3,807,430.27
02/11/2023	2ACH021123	Spectrum Business	Phone and Internet. 01-25-02-24-23 5200 Solterra Blvd		784.55	3,806,645.72
02/13/2023	01ACH021323	Hobby-Lobby	NEED BACK UP		97.71	3,806,548.01
02/13/2023	02ACH021323	Michaels Arts & Crafts	Miscellaneous- NEED BACK UP		43.83	3,806,504.18
02/13/2023	03ACH021323	TARGET	Miscellaneous- NEED BACK UP		104.38	3,806,399.80
02/15/2023	100249	BUSINESS OBSERVER	Invoice: 23-00178K (Reference: Legal Advertising.)		74.38	3,806,325.42
02/15/2023	100250	SPIES POOL, LLC	Invoice: 396200 (Reference: Pool and Lazy River R&M.)		450.00	3,805,875.42
02/16/2023			Deposit	180,507.99		3,986,383.41
02/17/2023	ACH021723	DUKE ENERGY	Utility 12/29-1/26/23		899.66	3,985,483.75
02/17/2023	1ACH021723	FLORIDA PUBLIC UTILITIES	Service 12/22-1/22/23		3,357.19	3,982,126.56
02/17/2023	100251	BUSINESS OBSERVER	Invoice: 22-01548K (Reference: Legal Advertising.) Invoice: 22-01557K (Reference: Legal Adver...		260.31	3,981,866.25
02/17/2023	100252	I-Deal Refuse Savings, Inc.	Invoice: 530287 (Reference: Solid Waste Disposal.) Invoice: 530284 (Reference: Solid Waste Di...		1,258.33	3,980,607.92
02/17/2023	100253	YELLOWSTONE LANDSCAPE	Invoice: OS 484880 (Reference: Monthly Landscape Maintenance.)		16,166.00	3,964,441.92
02/17/2023	100254	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64665 (Reference: Facility Maintenance Cleaning.)		321.35	3,964,120.57
02/17/2023	21723ACH1	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 12/28 - 1/25		481.83	3,963,638.74
02/20/2023	1ACH022023	Spectrum Business	5200 Solterra Blvd AHMS 02/03/23-03/02/23		277.96	3,963,360.78
02/20/2023	1ACH022023	DUKE ENERGY	5300 Solterra Blvd Lift 12/28-1/25/23		297.69	3,963,063.09
02/20/2023	2ACH022023	DUKE ENERGY	7900 Oak Reflection Loop 12/29-1/26/22		35.86	3,963,027.23
02/20/2023	3ACH022023	DUKE ENERGY	5200 OAKMONT BLVD 12/29-1/26/23		8,854.11	3,954,173.12
02/21/2023	100255	DPFG M&C	Invoice: 407508 (Reference: Website Services.) Invoice: 407599 (Reference: Field Operation Se...		4,510.00	3,949,663.12
02/21/2023	100256	LLS TAX SOLUTIONS, INC	Invoice: 002834 (Reference: Arbitrage Services.)		650.00	3,949,013.12
02/21/2023	100257	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 134981428 (Reference: Maintenance and Repair.)		674.56	3,948,338.56
02/21/2023	100258	SPIES POOL, LLC	Invoice: 395923 (Reference: Pool and Lazy River R&M.) Invoice: 395855 (Reference: Pool and La...		2,296.95	3,946,041.61
02/21/2023	100259	Amenity Services LLC	Invoice: 1865 (Reference: Facility Maintenance Cleaning.) Invoice: 1866 (Reference: Facility ...		2,500.00	3,943,541.61
02/21/2023	100260	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64520 (Reference: Facility Cleaning Maintenance.) Invoice: 64588 (Reference: Facilit...		1,020.35	3,942,521.26
02/21/2023	22123ACH1	DUKE ENERGY	5290 Solterra Blvd Irrigation 12/28 - 1/25		30.44	3,942,490.82
02/22/2023	100261	EXERCISE SYSTEMS, INC.	Invoice: 25441 (Reference: quarterly preventive maintenance.)		295.00	3,942,195.82
02/22/2023	100262	I-Deal Refuse Savings, Inc.	Invoice: 530010 (Reference: Solid Waste Disposal.)		576.35	3,941,619.47
02/22/2023	100263	Power Pool Services, LLC	Invoice: 2913 (Reference: Pool Service Feb.)		2,800.00	3,938,819.47
02/22/2023	100264	Steadfast Environmental LLC	Invoice: SE-21947 (Reference: Pond and Wetland Maintenance.)		2,393.00	3,936,426.47
02/22/2023	100265	Amenity Services LLC	Invoice: 1860 (Reference: Facility Cleaning Maintenance.)		3,886.00	3,932,540.47
02/24/2023	100266	I-Deal Refuse Savings, Inc.	Invoice: 532999 (Reference: Solid Waste Disposal.) Invoice: 532997 (Reference: Solid Waste Di...		1,169.94	3,931,370.53
02/24/2023	100267	SPIES POOL, LLC	Invoice: 396650 (Reference: Pool and Lazy River R&M.)		1,375.00	3,929,995.53
02/27/2023	5151	Anthony R. Crawford	BOS Meeting 2/23/23		200.00	3,929,795.53
02/27/2023	5152	Ariane Casanova	BOS Meeting 2/23/23		200.00	3,929,595.53
02/27/2023	5153	Connie S. Osner	BOS Meeting 2/23/23		200.00	3,929,395.53
02/27/2023	5154	Karan L. Wienker	BOS Meeting 2/23/23		200.00	3,929,195.53
02/27/2023	22723ACH1	DUKE ENERGY	00 Solterra Blvd LITE 1/04 - 2/01		1,043.16	3,928,152.37
02/28/2023				180,507.99	77,118.57	3,928,152.37
03/01/2023	100268	I-Deal Refuse Savings, Inc.	Invoice: 530208 (Reference: Solid Waste Disposal.)		300.00	3,927,852.37
03/01/2023	01ACH030123	DUKE ENERGY	7102 Oakmoss Loop Irrigation 01/07-02/06		30.42	3,927,821.95
03/01/2023	02ACH030123	DUKE ENERGY	4000 OAKMONT BLVD 01/07-02/06		51.95	3,927,770.00
03/01/2023	03ACH030123	DUKE ENERGY	6022 Board Oak Dr Pump01/07-02/06		30.42	3,927,739.58
03/01/2023	04ACH030123	DUKE ENERGY	0 Solterra Blvd Lite 01/10-02/07		1,349.49	3,926,390.09
03/01/2023	05ACH030123	DUKE ENERGY	5456 Misty Oak Cir Pump 01/07-02/06		30.42	3,926,359.67
03/01/2023	06ACH030123	DUKE ENERGY	7310 Oakmoss Loop Irrigation 01/07-02/06		30.42	3,926,329.25
03/01/2023	07ACH030123	DUKE ENERGY	7524 Oak Spring Lane 12/7 - 1/06		30.42	3,926,298.83
03/01/2023	08ACH030123	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 01/07-02/06		72.79	3,926,226.04
03/01/2023	09ACH030123	DUKE ENERGY	7632 Oak Spring LN Irrigation 01/07-02/06		30.42	3,926,195.62
03/03/2023	100269	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2106 (Reference: site manager and security main gate officer plus gate supplies.)		20,003.16	3,906,192.46
03/03/2023	100270	Power Pool Services, LLC	Invoice: 2957 (Reference: March pool Monthly service.)		2,800.00	3,903,392.46
03/03/2023	100271	Steadfast Environmental LLC	Invoice: SE-22041 (Reference: Routine Aquatic Maintenance.)		2,393.00	3,900,999.46
03/03/2023	100272	Food Truck Crazy, Inc.	Invoice: 125122 (Reference: Food Truck event 2/9/23.)		176.00	3,900,823.46
03/03/2023	01ACH030323	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 01/10-02/07		4,613.29	3,896,210.17
03/06/2023	01ACH030623	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 01/13-02/10		1,101.46	3,895,108.71
03/08/2023			Deposit	2,763.00		3,897,87

**CHECK REGISTER
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DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
03/10/2023		Villatel		970.50		3,890,152.60
03/10/2023	031023ACH1	Spectrum Business	2/22/23 - 3/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	3,890,042.62
03/11/2023	ACH031123	Spectrum Business	Phone and Internet. 02-25-03-24-23 5200 Solterra Blvd		1,144.39	3,888,898.23
03/14/2023	100275	BUSINESS OBSERVER	Invoice: 23-00348K (Reference: Legal Advertising- notice of board of supervisors.)		89.69	3,888,808.54
03/14/2023	100276	Cintas	Invoice: 4149033862 (Reference: cleaning and janitorial supplies.)		435.20	3,888,373.34
03/14/2023	100277	Evergreen Lifestyles Mgmt	Invoice: SRCD0123C (Reference: Monthly Mgt fee.)		25,821.76	3,862,551.58
03/14/2023	100278	I-Deal Refuse Savings, Inc.	Invoice: 533097 (Reference: Dump and return compactor.) Invoice: 533096 (Reference: Dump and ...		1,138.67	3,861,412.91
03/14/2023	100279	POLK COUNTY UTILITIES	Invoice: 022023-6054 (Reference: 7880 Reuse oak reflection loop 1/10-2/09.) Invoice: 022023-3...		13,096.82	3,848,316.09
03/14/2023	100280	SPIES POOL, LLC	Invoice: 396373 (Reference: chemical controller.) Invoice: 397332 (Reference: Pool Maintenanc...		1,675.00	3,846,641.09
03/14/2023	100281	Captain Carnival LLC	Invoice: 16076 (Reference: Event Entertainment.)		1,325.00	3,845,316.09
03/14/2023	100282	METFITNESS LLC	Invoice: INV-4272 (Reference: Weekly group fitness class.)		360.00	3,844,956.09
03/14/2023	100283	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64749 (Reference: janitorial supplies.) Invoice: 64847 (Reference: cleaning and jani...		1,126.90	3,843,829.19
03/14/2023	100284	Cintas	Invoice: 4148318414 (Reference: Facility Maintenance Cleaning.)		452.04	3,843,377.15
03/14/2023	100285	I-Deal Refuse Savings, Inc.	Invoice: 533067 (Reference: Solid Waste Disposal.) Invoice: 533065 (Reference: Solid Waste Di...		1,391.20	3,841,985.95
03/15/2023	031523ACH1	FLORIDA PUBLIC UTILITIES	Service 1/23/23-2/20/23		7,437.55	3,834,548.40
03/16/2023	100286	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64869 (Reference: Facility Cleaning Maintenance.)		151.85	3,834,396.55
03/16/2023	3/16/23	Credit Card Misc.	Misc Transaction from Credit Card Statement		795.83	3,833,600.72
03/17/2023	100287	I-Deal Refuse Savings, Inc.	Invoice: 533353 (Reference: Dump and return compactor.) Invoice: 533361 (Reference: Dump and ...		919.22	3,832,681.50
03/17/2023	100288	SPIES POOL, LLC	Invoice: 397498 (Reference: Main pool and lazy river maintenance.) Invoice: 397411 (Reference...		2,006.90	3,830,674.60
03/17/2023	100289	Klinger Electrical Services LLC	Invoice: 23005 (Reference: Front Monument lighting.)		991.00	3,829,683.60
03/17/2023	01ACH031723	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 01/26-02/23		481.83	3,829,201.77
03/17/2023			Deposit	53,829.10		3,883,030.87
03/20/2023	ACH03/20/23	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 1/27-2/24/23		899.66	3,882,131.21
03/20/2023	ACH032023	Spectrum Business	5200 Solterra Blvd AHMS 03/03/23-04/02/23		277.96	3,881,853.25
03/20/2023	01ACH032023	DUKE ENERGY	5290 Solterra Blvd Irrigation 01/26-02/23		30.79	3,881,822.46
03/20/2023	02ACH032023	DUKE ENERGY	5300 Solterra Blvd Lift 01/26-2/23		297.15	3,881,525.31
03/21/2023	ACH032122	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 1/27-2/24/23		36.30	3,881,489.01
03/21/2023	01ACH032123	DUKE ENERGY	5200 OAKMONT BLVD 01/27-02/24		8,561.21	3,872,927.80
03/22/2023	5145	US BANK	Tax Collection Distribution DS Series 2013		426,749.22	3,446,178.58
03/22/2023	5155	US BANK	Tax Collection Distribution DS Series 2014		238,784.79	3,207,393.79
03/22/2023	5156	US BANK	Tax Collection Distribution DS Series 2018		570,797.61	2,636,596.18
03/22/2023	100290	Cintas	Invoice: 4149751702 (Reference: Facility Cleaning Maintenance.)		452.04	2,636,144.14
03/22/2023	100291	Evergreen Lifestyles Mgmt	Invoice: SRCD0223C (Reference: Pool Monitors/Lifeguards.)		30,829.11	2,605,315.03
03/22/2023	100292	SPIES POOL, LLC	Invoice: 397821 (Reference: Pool and Lazy River R&M.)		450.00	2,604,865.03
03/22/2023	100293	Captain Carnival LLC	Invoice: 16296 (Reference: Clubhouse and Lifestyle Supplies.)		600.00	2,604,265.03
03/22/2023	100294	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64920 (Reference: Facility Cleaning Maintenance.) Invoice: 64881 (Reference: Facilit...		606.16	2,603,658.87
03/22/2023	100295	Food Truck Crazy, Inc.	Invoice: 125123 (Reference: Lifestyle Management Food Truck.)		335.00	2,603,323.87
03/23/2023	5157	POLK COUNTY UTILITIES	Various Accounts		577.85	2,602,746.02
03/23/2023	5158	POLK COUNTY UTILITIES	Various Accounts		28.56	2,602,717.46
03/23/2023	5159	POLK COUNTY UTILITIES	Various Accounts		18.70	2,602,698.76
03/23/2023	5160	POLK COUNTY UTILITIES	Various Accounts		12,559.07	2,590,139.69
03/23/2023	5161	POLK COUNTY UTILITIES	Various Accounts		77.42	2,590,062.27
03/23/2023	5162	POLK COUNTY UTILITIES	Various Accounts		2,038.22	2,588,024.05
03/23/2023	100296	YELLOWSTONE LANDSCAPE	Invoice: OS 502091 (Reference: Quarterly date palm.) Invoice: OS 497013 (Reference: Monthly L...		16,953.69	2,571,070.36
03/24/2023	02ACH032423	DUKE ENERGY	00 Solterra Blvd LITE 02/02-03/02		1,043.03	2,570,027.33
03/25/2023	ACH041123	Spectrum Business	Phone and Internet. 03-25-04-24-23 5200 Solterra Blvd		1,045.39	2,568,981.94
03/29/2023	100297	I-Deal Refuse Savings, Inc.	Invoice: 533491 (Reference: Solid Waste Disposal.) Invoice: 533488 (Reference: Solid Waste Di...		1,126.28	2,567,855.66
03/29/2023	100298	JOE G TEDDER, TAX COLLECTOR	Invoice: 010223- (Reference: City Assessment Collection Fee.)		667.86	2,567,187.80
03/29/2023	100299	SPIES POOL, LLC	Invoice: 398066 (Reference: Pool and Lazy River R&M.)		1,250.00	2,565,937.80
03/29/2023	100300	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 64934 (Reference: Facility Maintenance Cleaning.)		589.07	2,565,348.73
03/29/2023			Deposit	6,612.19		2,571,960.92
03/30/2023	100301	Cintas	Invoice: 4150445665 (Reference: Facility Cleaning Maintenance.)		435.20	2,571,525.72
03/30/2023	100302	DPTG M&C	Invoice: 408446 (Reference: District Management Services.) Invoice: 408381 (Reference: Superv...		4,510.00	2,567,015.72
03/30/2023	100303	EXERCISE SYSTEMS, INC.	Invoice: 051437 (Reference: Facility Cleaning Maintenance.) Invoice: 051438 (Reference: Athle...		1,213.00	2,565,802.72
03/30/2023	100304	SPIES POOL, LLC	Invoice: 397006 (Reference: Pool and Lazy River R&M.)		1,605.60	2,564,197.12
03/30/2023	01ACH033023	DUKE ENERGY	7102 Oakmoss Loop Irrigation 02/07-03/07		30.79	2,564,166.33
03/30/2023	02ACH033023	DUKE ENERGY	4000 OAKMONT BLVD 02/07-03/07		49.09	2,564,117.24
03/30/2023	03ACH033023	DUKE ENERGY	6022 Board Oak Dr Pump 02/07-03/07		30.79	2,564,086.45
03/30/2023	04ACH033023	DUKE ENERGY	0 Solterra Blvd Lite 02/08-03/08		1,349.31	2,562,737.14
03/30/2023	05ACH033023	DUKE ENERGY	5456 Misty Oak Cir Pump 02/07-03/07		30.79	2,562,706.35
03/30/2023	07ACH033023	DUKE ENERGY	7310 Oakmoss Loop Irrigation 02/07-03/07		30.79	2,562,675.56
03/30/2023	08ACH033023	DUKE ENERGY	7524 Oak Spring Lane 2/7-3/7		30.79	2,562,644.77
03/30/2023	09ACH033023	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 02/07-03/07		56.06	2,562,588.71
03/30/2023	10ACH033023	DUKE ENERGY	7632 Oak Spring LN Irrigation 02/07-03/07		30.79	2,562,557.92
03/31/2023				64,174.79	1,429,769.24	2,562,557.92
04/03/2023	ACH040323	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 2/8 - 3/08		4,611.93	2,557,945.99
04/03/2023	5163	POLK COUNTY WATER RESOURCE ENFORCEMENT	Water Violation (02/27/2023)		500.00	2,557,445.99
04/03/2023	100306	I-Deal Refuse Savings, Inc.	Invoice: 533270 (Reference: Solid Waste Disposal.)		300.00	2,557,145.99
04/03/2023	100307	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 23376788 (Reference: CAPITAL IMPROVEMENTS.) Invoice: 24003793 (Reference: Capital Im...		3,883.59	2,553,262.40
04/04/2023	5164	CLERK OF COURT	False security alarm 3/23/23		508.00	2,552,754.40
04/04/2023	ACH040423	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 02/11-03/13		1,101.09	2,551,653.31
04/05/2023	100308	I-Deal Refuse Savings, Inc.	Invoice: 533654 (Reference: Dump and return compactor.) Invoice: 533633 (Reference: Dump and ...		1,177.12	2,550,476.19
04/05/2023	100309	Power Pool Services, LLC	Invoice: 2994 (Reference: Pool service Apr.)		2,800.00	2,547,676.19
04/05/2023	100310	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65027 (Reference: restroom supplies.)		268.75	2,547,407.44
04/05/2023	100311	BUSINESS OBSERVER	Invoice: 23-00457K (Reference: Legal Advertising.)		74.38	2,547,333.06
04/05/2023	100312	Cintas	Invoice: 4151155238 (Reference: Facility Maintenance Cleaning.)		452.04	2,546,881.02
04/05/2023	100313	SPIES POOL, LLC	Invoice: 398287 (Reference: Pool and Lazy River R&M.) Invoice: 398138 (Reference: Pool and La...		2,180.90	2,544,700.12
04/05/2023	100314	Steadfast Environmental LLC	Invoice: SE-22185 (Reference: Pond and Wetland Maintenance.)		2,393.00	2,542,307.12
04/06/2023	100315	SPIES POOL, LLC	Invoice: 398704 (Reference: Pool and Lazy River R&M.)		492.00	2,541,815.12
04/06/2023	100316	Captain Carnival LLC	Invoice: 16387 (Reference: Clubhouse and Lifestyle Supplies.)		250.00	2,541,565.12
04/08/2023	ACH040823	Spectrum Business	3/22/23 - 4/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	2,541,455.14
04/10/2023	ACH041023	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 2/17-03/17/23		1,348.08	2,540,107.06
04/10/2023	2ACH041023	DUKE ENERGY	000 Solterra BLvd Lite 02/16-03/16		798.01	2,539,309.05
04/11/2023			Deposit	163,406.91		2,702,715.96
04/14/2023	5165	CLERK OF COURT	False security alarm 4/3/23		508.00	2,702,207.96
04/14/2023	ACH041423	FLORIDA PUBLIC UTILITIES	Service 2/20/23-3/21/23		4,683.42	2,697,524.54
04/16/2023	01ACH041623	Amazon.com	NEED BACK UP		34.20	2,697,490.34
04/16/2023	02ACH041623	Mailchimp	Mailchimp- Need back up		26.50	2,697,463.84
04/16/2023	03ACH041623	TARGET	Miscellaneous- NEED BACK UP		21.39	2,697,442.45
04/18/2023	ACH041823	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 02/24-03/27		481.69	2,696,960.76
04/19/2023	1ACH041923	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 2/25-3/28/23		899.37	2,696,061.39
04/19/2023	ACH041923	DUKE ENERGY	5290 Solterra Blvd Irrigation 02/24-03/27/23		30.79	2,696,030.60
04/19/2023	1ACH041923	DUKE ENERGY	5300 Solterra Blvd Lift 02/26-3/27/23		253.08	2,695,777.52
04/20/2023	2ACH042023	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 2/25-3/28/23		36.30	2,695,741.22
04/20/2023	ACH042023	Spectrum Business	5200 Solterra Blvd AHMS 04/03/23-05/02/23		277.96	2,695,463.26
04/20/2023	3ACH042023	DUKE ENERGY	5200 OAKMONT BLVD 02/25-03/28		9,508.83	2,685,954.43
04/24/2023	5166	KILINSKI VAN WYK, PLLC	Legal Services.		20,534.01	2,665,420.42
04/24/2023	5167	Anthony R. Crawford	BOS Meeting 4/7/23		200.00	2,665,220.42
04/24/2023	5168	Ariane Casanova	BOS Meeting 4/7/23		200.00	2,665,020.42
04/24/2023	5169	Connie S. Osner	BOS Meeting 4/7/23		200.00	2,664,820.42
04/24/2023	5170	Karan L. Wienker	BOS Meeting 4/7/23		200.00	2,664,620.42
04/24/2023	5171	Alexander Alcalde	Security Patrol 3/12/23 4 hrs.		180.00	2,664,440.42
04/24/2023	5172	Austin Theodorson	Security Patrol 3/10/23 4 hrs.		180.00	2,664,260.42
04/24/2023	5173	Brian Turner	Security Patrol 3/10/23 4 hrs.		180.00	2,664,080.42
04/24/2023	5174	Miguel Hurtado	Security Patrol 3/11/23 4 hrs.		180.00	2,663,900.42
04/24/2023	5175	POLK COUNTY SHERIFF'S OFFICE	Admin/Vehicle Fee Patrol		96.00	2,663,804.42
04/24/2023	5176	Robert Rivera Jr.	Security Patrol 3/11/23 4 hrs.		180.00	2,663,624.42
04/24/2023	5177	Zachary Eason	Security Patrol 3/12/23 4 hrs.		180.00	2,663,444.42
04/25/2023	ACH042523	DUKE ENERGY	00 Solterra Blvd LITE 03/03-04/01/23		1,047.14	2,662,397.28
04/26/2023	100317	I-Deal Refuse Savings, Inc.	Invoice: 533669 (Reference: Solid Waste Disposal.) Invoice: 533687 (Reference: Solid Waste Di...		1,044.45	2,661,352.83
04/26/2023	100318	METFITNESS LLC	Invoice: INV-4303 (Reference: Athletic Facilities Fitness.)		480.00	2,660,872.83
04/30/2023				163,406.91	65,092.00	2,660,872.83
05/01/2023	100319	ADMIRAL OUTDOOR FURNITURE	Invoice: 147371 (Reference: CANOPY TOPS & CUSTOM DRAPERY SHADES. Check Stub Notes: Final Paymen...		20,343.24	2,640,529.59
05/01/2023	100320	Cintas	Invoice: 4151858855 (Reference: Facility Maintenance Cleaning.) Invoice: 4152563009 (Referenc...		1,322.44	2,639,207.15
05/01/2023	100321	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2116 (Reference: Security Services.)		11,200.71	

**CHECK REGISTER
FY 2023**

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSIT	DISBURSMT	BALANCE
05/01/2023	100325	SPIES POOL, LLC	Invoice: 398820 (Reference: Pool Chemicals.) Invoice: 398533 (Reference: Pool Chemicals.) ...		7,359.65	2,603,450.87
05/01/2023	100326	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65102 (Reference: Cleaning Supplies.) Invoice: 65149 (Reference: Cleaning Supplies. ...		1,139.36	2,602,311.51
05/01/2023	100327	KILINSKI VAN WYK, PLLC	Invoice: 6464 (Reference: General Matters.)		7,386.00	2,594,925.51
05/01/2023	100328	Klinger Electrical Services LLC	Invoice: 23040 (Reference: Power for monument.)		1,534.00	2,593,391.51
05/01/2023	100329	Brandon Dull	Invoice: 041223- (Reference: Live Music 4/15/23.)		700.00	2,592,691.51
05/02/2023	5ACH050223	DUKE ENERGY	4000 OAKMONT BLVD 03/08-04/05		49.16	2,592,642.35
05/02/2023	6ACH050223	DUKE ENERGY	6022 Board Oak Dr Pump 03/08-04/05		30.79	2,592,611.56
05/02/2023	7ACH050223	DUKE ENERGY	0 Solterra Blvd Lite 03/09-04/06		1,354.62	2,591,256.94
05/02/2023	12ACH050223	DUKE ENERGY	7310 Oakmoss Loop Irrigation 03/08-04/05		30.79	2,591,226.15
05/02/2023	13ACH050223	DUKE ENERGY	7524 Oak Spring Lane 3/8-4/5		30.79	2,591,195.36
05/02/2023	14ACH050223	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03/08-04/05		66.00	2,591,129.36
05/02/2023	15ACH050223	DUKE ENERGY	7632 Oak Spring LN Irrigation 03/08-04/05		30.79	2,591,098.57
05/02/2023	5/2/23	DUKE ENERGY	5456 Misty Oak Cir Pump		30.79	2,591,067.78
05/02/2023	5/2/23	DUKE ENERGY	7102 Oakmoss Loop Irrigation 3/7-4/5		30.79	2,591,036.99
05/04/2023	100330	BUSINESS OBSERVER	Invoice: 23-00606K (Reference: Notice of board Meeting and budget workshop of board supervisors.)		74.38	2,590,962.61
05/04/2023	100331	Cintas	Invoice: 4153981121 (Reference: office supplies.)		452.04	2,590,510.57
05/04/2023	100332	Florida Pest Control	Invoice: 32917961 (Reference: Old Inv 20221101 N-SO0089 OVER 90 BALANCE.)		2,512.00	2,587,998.57
05/04/2023	100333	I-Deal Refuse Savings, Inc.	Invoice: 5540456 (Reference: Compactor rental.)		300.00	2,587,698.57
05/04/2023	100334	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 24521739 (Reference: legal services.)		3,823.13	2,583,875.44
05/04/2023	100335	POLK COUNTY UTILITIES	Invoice: 042023-4492 (Reference: 5200 Solterra Blvd CLUB 3/10- 4/11/23.) Invoice: 042023-3168...		16,677.69	2,567,197.75
05/04/2023	100336	YELLOWSTONE LANDSCAPE	Invoice: OS 506443 (Reference: Monthly Landscape Maintenance- 04/23.) Invoice: OS 521746 (Ref...		29,124.14	2,538,073.61
05/04/2023	100337	STAPLES	Invoice: 8070122217 (Reference: office supplies.)		692.23	2,537,381.38
05/04/2023	100338	VESTA DISTRICT SERVICES	Invoice: 409391 (Reference: Monthly contracted management fees.) Invoice: 409284 (Reference: ...		4,510.00	2,532,871.38
05/04/2023	100339	Kalina Brochowicz Fondo	Invoice: 1 (Reference: DJ Service & Poolside Games w/ prizes 4hr.) Invoice: 2 (Reference: DJ ...		900.00	2,531,971.38
05/04/2023	100340	Kelly Goodrich	Invoice: 203 (Reference: Pool / Patio Party 4hr.)		700.00	2,531,271.38
05/05/2023	16ACH050523	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 3/9 -4/06		4,653.99	2,526,617.39
05/08/2023	ACH050823	Spectrum Business	4/22/23 - 5/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	2,526,507.41
05/08/2023	17ACH050823	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 03/14-04/12		1,112.53	2,525,394.88
05/10/2023	ACH051023	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 3/18-04/18/23		1,362.15	2,524,032.73
05/10/2023	01ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1514806		140.35	2,523,892.38
05/10/2023	02ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1679807		280.35	2,523,612.03
05/10/2023	03ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1514804		280.35	2,523,331.68
05/11/2023	ACH051123	Spectrum Business	Phone and Internet. 04-25-05-24-23 5200 Solterra Blvd		1,045.39	2,522,286.29
05/11/2023			Deposit	3,600.00		2,525,886.29
05/11/2023			Deposit	558.05		2,526,444.34
05/11/2023	18ACH051123	DUKE ENERGY	000 Solterra Blvd Lite 03/17-04/17		801.16	2,525,643.18
05/11/2023			Deposit	41,439.61		2,567,082.79
05/12/2023	5178	Accurate Electronics, Inc.	Visitor Management System with Access Control Integration		42,474.54	2,524,608.25
05/12/2023	100341	Cintas	Invoice: 4154629981 (Reference: Monthly Service.)		435.20	2,524,173.05
05/12/2023	100342	INVERA	Invoice: 727409 (Reference: 6/1/23 - 6/30/23.)		2,510.87	2,521,662.18
05/12/2023	100343	EXERCISE SYSTEMS, INC.	Invoice: 25563 (Reference: Quarterly Maintenance.)		295.00	2,521,367.18
05/12/2023	100344	I-Deal Refuse Savings, Inc.	Invoice: 534299 (Reference: Dump & Return.) Invoice: 534396 (Reference: Dump & Return.)		1,229.99	2,520,137.19
05/12/2023	100345	Power Pool Services, LLC	Invoice: 3017 (Reference: Pool Service.)		2,800.00	2,517,337.19
05/12/2023	100346	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 63483543 (Reference: Service Call.)		440.81	2,516,896.38
05/12/2023	100347	SPIES POOL, LLC	Invoice: 400051 (Reference: Pool Chemicals.)		1,554.50	2,515,341.88
05/12/2023	100348	Steadfast Environmental LLC	Invoice: SE-22279 (Reference: Routine Aquatic Maintenance.)		2,393.00	2,512,948.88
05/12/2023	100349	Amenity Services LLC	Invoice: 1928 (Reference: Monthly Porter.) Invoice: 1929 (Reference: Cleaning Of Clubhouse &...		6,193.00	2,506,755.88
05/12/2023	100350	METFITNESS LLC	Invoice: INV-4336 (Reference: Weekly Fitness Classes.)		540.00	2,506,215.88
05/12/2023	100351	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65297 (Reference: Janitorial Products.)		559.74	2,505,656.14
05/15/2023	5179	CLERK OF COURT	False security alarm 5/9/23		308.00	2,505,348.14
05/16/2023	ACH051623	FLORIDA PUBLIC UTILITIES	Service 3/21/23-4/20/23		3,529.92	2,501,818.22
05/16/2023	01ACH051623	Amazon.com			1,439.98	2,500,378.24
05/16/2023	01ACH051623	Lowes	NEED BACK UP		54.04	2,500,324.20
05/16/2023	01ACH051623	Mailchimp			91.25	2,500,232.95
05/16/2023	01ACH051623	OTC Brands	NEED BACK UP		233.17	2,499,999.78
05/16/2023	01ACH051623	STAPLES	Reference: office supplies.		657.95	2,499,341.83
05/16/2023	01ACH051623	VestaPrint	NEED BACK UP		631.76	2,498,710.07
05/18/2023	1ACH051823	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 3/29-4/26/23		908.76	2,497,801.31
05/18/2023	8ACH051823	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 03/28-04/25		485.91	2,497,315.40
05/19/2023	2ACH051923	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 3/29-4/26/23		36.29	2,497,279.11
05/20/2023	ACH052023	Spectrum Business	5200 Solterra Blvd AHMS 05/03/23-06/02/23		277.96	2,497,001.15
05/22/2023	9ACH052223	DUKE ENERGY	5290 Solterra Blvd Irrigation 03/28-04/25/23		30.79	2,496,970.36
05/22/2023	10ACH052223	DUKE ENERGY	5300 Solterra Blvd Lift 03/28-4/25/23		339.26	2,496,631.10
05/22/2023	11ACH052223	DUKE ENERGY	5200 OAKMONT BLVD 03/29-04/26		8,747.01	2,487,884.09
05/22/2023	100352	I-Deal Refuse Savings, Inc.	Invoice: 534593 (Reference: Solid Waste Disposal.) Invoice: 534600 (Reference: Solid Waste Di...		1,458.19	2,486,425.90
05/22/2023	100353	KILINSKI VAN WYK, PLLC	Invoice: 6577 (Reference: Legal Services.)		10,444.25	2,475,981.65
05/23/2023	ACH052323	DUKE ENERGY	00 Solterra Blvd LITE 04/02-05/01/23		1,047.14	2,474,934.51
05/24/2023			Deposit	7,036.16		2,481,970.67
05/25/2023	100354	Cintas	Invoice: 4155342757 (Reference: Facility Cleaning Maintenance.) Invoice: 4156066577 (Referenc...		887.24	2,481,083.43
05/25/2023	100355	I-Deal Refuse Savings, Inc.	Invoice: 534876 (Reference: Solid Waste Disposal.) Invoice: 534881 (Reference: Solid Waste Di...		1,116.04	2,479,967.39
05/25/2023	100356	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 24708635 (Reference: Capital Improvements.)		5,776.54	2,474,190.85
05/25/2023	100357	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 143407264 (Reference: CH Maintenance and Repairs.)		674.56	2,473,516.29
05/25/2023	100358	SPIES POOL, LLC	Invoice: 400447 (Reference: Pool and Lazy River R&M.) Invoice: 400731 (Reference: Pool and La...		1,877.50	2,471,638.79
05/25/2023	100359	YELLOWSTONE LANDSCAPE	Invoice: OS 530339 (Reference: Landscape Maintenance-Contract.)		16,166.00	2,455,472.79
05/25/2023	100360	Amenity Services LLC	Invoice: 1905 (Reference: Monthly Porter.) Invoice: 1906 (Reference: Cleaning Of Clubhouse &...		6,193.00	2,449,279.79
05/25/2023	100361	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65385 (Reference: Facility Maintenance Cleaning.) Invoice: 65235 (Reference: Facilit...		802.13	2,448,477.66
05/25/2023	100362	Brandon Dull	Invoice: 050923- (Reference: Clubhouse and Lifestyle Supplies.)		700.00	2,447,777.66
05/25/2023	100363	VESTA DISTRICT SERVICES	Invoice: 410200 (Reference: District Management.) Invoice: 410100 (Reference: Website Set up ...		4,510.00	2,443,267.66
05/25/2023	100364	FTI / Florida Training & Investigations	Invoice: 23204022 (Reference: Security Guardhouse Staffing.)		37,700.00	2,405,567.66
05/30/2023	ACH053023	DUKE ENERGY	7102 Oakmoss Loop Irrigation 04/06-05/04		30.79	2,405,536.87
05/30/2023	1ACH053023	DUKE ENERGY	5456 Misty Oak Cir Pump 04/06-05/04		30.79	2,405,506.08
05/30/2023	ACH053023	DUKE ENERGY	7632 Oak Spring LN Irrigation 04/06-05/04		30.79	2,405,475.29
05/30/2023	ACH053023	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 04/06-05/04		71.95	2,405,403.34
05/30/2023	ACH053023	DUKE ENERGY	7524 Oak Spring Lane 4/8-5/4/23		30.79	2,405,372.55
05/30/2023	ACH053023	DUKE ENERGY	7310 Oakmoss Loop Irrigation 04/06-05/04		30.79	2,405,341.76
05/30/2023	ACH053023	DUKE ENERGY	0 Solterra Blvd Lite 04/07-05/05		1,354.62	2,403,987.14
05/30/2023	ACH053023	DUKE ENERGY	6022 Board Oak Dr Pump 04/06-05/04		30.79	2,403,956.35
05/30/2023	ACH053023	DUKE ENERGY	4000 OAKMONT BLVD 04/06-05/04		48.64	2,403,907.71
05/31/2023	5180	Jonathan K Enterprises LLC	DUO Performance Clubhouse and Lifestyles May 10		750.00	2,403,157.71
05/31/2023	100365	BUSINESS OBSERVER	Invoice: 23-00751K (Reference: Legal Advertising.)		105.00	2,403,052.71
05/31/2023	100366	Cintas	Invoice: 4156804325 (Reference: Facility Cleaning Maintenance.)		452.04	2,402,600.67
05/31/2023	100367	POLK COUNTY UTILITIES	Invoice: 052223-5234 (Reference: Water Guardhouse.) Invoice: 052223-9748 (Reference: Irrigati...		13,290.47	2,389,310.20
05/31/2023	100368	Power Pool Services, LLC	Invoice: 3022 (Reference: Pool and Lazy River R&M.)		120.00	2,389,190.20
05/31/2023	100369	SPIES POOL, LLC	Invoice: 400903 (Reference: Pool and Lazy River R&M.) Invoice: 400786 (Reference: Pool and La...		2,166.40	2,387,023.80
05/31/2023	100370	YELLOWSTONE LANDSCAPE	Invoice: OS 533599 (Reference: Landscape Maintenance.)		787.69	2,386,236.11
05/31/2023	ACH053123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 4/7 -5/05		4,653.99	2,381,582.12
05/31/2023				52,633.82	331,924.53	2,381,582.12

EXHIBIT 10



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Solterra Resort Community Development District
Polk County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Solterra Resort Community Development District, Polk County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.



Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 1, 2023, on our consideration of the Solterra Resort Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 1, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 1, 2023

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of Solterra Resort Community Development District, Polk County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,435,757.
- The change in the District's total net position in comparison with the prior fiscal year was (\$124,389), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$2,703,540. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

	2022	2021
Current assets	\$ 2,898,073	\$ 2,474,346
Capital assets	18,129,554	18,924,726
Total assets	<u>21,027,627</u>	<u>21,399,072</u>
Current liabilities	945,860	858,577
Long-term liabilities	16,646,010	16,980,349
Total liabilities	<u>17,591,870</u>	<u>17,838,926</u>
Net position		
Net invested in capital assets	1,148,544	1,624,376
Restricted for capital projects	63,643	60,429
Restricted for debt service	1,385,602	1,343,929
Unrestricted	837,968	531,412
Total net position	<u>\$ 3,435,757</u>	<u>\$ 3,560,146</u>

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

	2022	2021
Program revenues	\$ 3,447,538	\$ 3,604,312
General revenues	43,475	40,722
Total revenues	<u>3,491,013</u>	<u>3,645,034</u>
Expenses		
General government	197,304	171,153
Physical environment	1,651,096	1,536,866
Culture and recreation	760,572	690,854
Interest on long-term debt	1,006,430	1,022,296
Total expenses	<u>3,615,402</u>	<u>3,421,169</u>
Change in net position	(124,389)	223,865
Net position - beginning of year	3,560,146	3,336,281
Net position - end of year	<u>\$ 3,435,757</u>	<u>\$ 3,560,146</u>



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$3,615,402, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$18,129,554 invested in land, infrastructure, buildings, improvements other than buildings, equipment, and construction in process. Construction in process has not been completed as of September 30, 2022 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$16,981,010, in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Solterra Resort Community Development District's Finance Department at 250 International Parkway, Suite 208, Lake Mary, FL 32746.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2022

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 978,528
Assessments receivable - net of allowance	4,288
Deposits	3,530
Prepaid items	46,246
Restricted assets:	
Investments	1,862,663
Assessments receivable	2,818
Capital assets:	
Non-depreciable	8,653,253
Depreciable	9,476,301
TOTAL ASSETS	\$ 21,027,627
LIABILITIES	
Accounts payable and accrued expenses	\$ 194,533
Accrued interest payable	416,327
Bonds payable, due within one year	335,000
Bonds payable, due in more than one year	16,646,010
TOTAL LIABILITIES	17,591,870
NET POSITION	
Net investment in capital assets	1,148,544
Restricted for:	
Capital projects	63,643
Debt service	1,385,602
Unrestricted	837,968
TOTAL NET POSITION	\$ 3,435,757

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Contributions	Revenues and Changes in Net Position
				Governmental Activities
Governmental activities				
General government	\$ 197,304	\$ 197,304	\$ -	\$ -
Physical environment	1,651,096	1,122,236	-	(528,860)
Culture and recreation	760,572	760,572	-	-
Interest on long-term debt	1,006,430	1,367,426	-	360,996
Total governmental activities	\$ 3,615,402	\$ 3,447,538	\$ -	(167,864)
General revenues:				
				3,227
				40,248
				<u>43,475</u>
				(124,389)
				<u>3,560,146</u>
				<u>\$ 3,435,757</u>

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS</u>				
Cash and cash equivalents	\$ 978,521	\$ -	\$ 7	\$ 978,528
Assessments receivable - net of allowance	4,288	-	-	4,288
Due from other funds	-	84	-	84
Deposits	3,530	-	-	3,530
Prepaid items	46,246	-	-	46,246
Restricted assets:				
Investments	-	1,799,027	63,636	1,862,663
Assessments receivable	-	2,818	-	2,818
TOTAL ASSETS	<u>\$ 1,032,585</u>	<u>\$ 1,801,929</u>	<u>\$ 63,643</u>	<u>\$ 2,898,157</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 194,533	\$ -	\$ -	\$ 194,533
Due to other funds	84	-	-	84
TOTAL LIABILITIES	<u>194,617</u>	<u>-</u>	<u>-</u>	<u>194,617</u>
FUND BALANCES				
Nonspendable:				
Prepaid items and deposits	49,776	-	-	49,776
Restricted for:				
Debt service	-	1,801,929	-	1,801,929
Capital projects	-	-	63,643	63,643
Unassigned	788,192	-	-	788,192
TOTAL FUND BALANCES	<u>837,968</u>	<u>1,801,929</u>	<u>63,643</u>	<u>2,703,540</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 1,032,585</u>	<u>\$ 1,801,929</u>	<u>\$ 63,643</u>	<u>\$ 2,898,157</u>

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 2,703,540
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	26,290,873
Less accumulated depreciation	(8,161,319)
Bond issuance costs used in governmental activities are not financial resources and therefore are not reported in the funds:	
Deferred charge on bond issuance costs (to be amortized over the life of the debt)	
Less accumulated amortization	
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(416,327)
Original issue discount	38,990
Governmental bonds payable	<u>(17,020,000)</u>
Net Position of Governmental Activities	<u>\$ 3,435,757</u>

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Special assessments	\$2,080,112	\$1,367,426	\$ -	\$ 3,447,538
Miscellaneous revenue	40,248	-	-	40,248
Investment earnings	-	3,030	197	3,227
TOTAL REVENUES	<u>2,120,360</u>	<u>1,370,456</u>	<u>197</u>	<u>3,491,013</u>
EXPENDITURES				
General government	197,304	-	-	197,304
Physical environment	838,926	-	-	838,926
Culture and recreation	760,572	-	-	760,572
Capital outlay	17,000	-	-	17,000
Debt				
Principal	-	320,000	-	320,000
Interest expense	-	1,012,338	-	1,012,338
TOTAL EXPENDITURES	<u>1,813,802</u>	<u>1,332,338</u>	<u>-</u>	<u>3,146,140</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>306,558</u>	<u>38,118</u>	<u>197</u>	<u>344,873</u>
OTHER SOURCES (USES)				
Transfers in (out)	-	(3,016)	3,016	-
TOTAL OTHER SOURCES (USES)	<u>-</u>	<u>(3,016)</u>	<u>3,016</u>	<u>-</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>306,558</u>	<u>35,102</u>	<u>3,213</u>	<u>344,873</u>
FUND BALANCE				
Beginning of year	<u>531,410</u>	<u>1,766,827</u>	<u>60,430</u>	<u>2,358,667</u>
End of year	<u>\$ 837,968</u>	<u>\$1,801,929</u>	<u>\$ 63,643</u>	<u>\$ 2,703,540</u>

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 344,873
Amount reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	17,000
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	320,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provision for depreciation	(812,170)
Change in accrued interest payable	6,569
Provision for unamortized bond discount	(661)
Change in Net Position of Governmental Activities	\$ (124,389)

The accompanying notes are an integral part of this financial statement



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Solterra Resort Community Development District (the District) was established on July 14, 2004 by Polk County Ordinance 04-41, as amended by Polk County Ordinance 13-030 enacted on July 9, 2013, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as Oakmont Grove Community Development District. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Four of the five Board members are affiliated with the Developers. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the Polk County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20-25
Buildings	30
Improvements other than buildings	20
Equipment	5-10



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligation CL Y	\$ 1,862,663	S&P AAAm	Weighted average of the fund portfolio: 18 days
Total Investments	<u>\$ 1,862,663</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 300,000	\$ -	\$ -	\$ 300,000
Construction in process	8,353,253	-	-	8,353,253
Total capital assets, not being depreciated	8,653,253	-	-	8,653,253
Capital assets, being depreciated				
Infrastructure	12,358,351	-	-	12,358,351
Buildings	4,985,748	-	-	4,985,748
Improvements other than buildings	71,027	17,000	-	88,027
Equipment	205,494	-	-	205,494
Total capital assets, being depreciated	17,620,620	17,000	-	17,637,620
Less accumulated depreciation for:				
Infrastructure	5,924,509	617,708	-	6,542,217
Buildings	1,246,309	166,192	-	1,412,501
Improvements other than buildings	27,798	4,826	-	32,624
Equipment	150,533	23,444	-	173,977
Total accumulated depreciation	7,349,149	812,170	-	8,161,319
Total capital assets, being depreciated - net	10,271,471	(795,170)	-	9,476,301
Governmental activities capital assets - net	<u>\$ 18,924,724</u>	<u>\$ (795,170)</u>	<u>\$ -</u>	<u>\$18,129,554</u>

Depreciation expense of \$812,170 was charged to physical environment.

NOTE F – LONG-TERM LIABILITIES

\$5,420,000 Taxable Special Assessment Bonds, Series 2013 – On April 1, 2013, the District issued \$5,420,000 in Taxable Special Assessment Bonds, Series 2013. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2043. The Bonds bear interest ranging from 6.5% to 7.75% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2014.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

\$3,830,000 Special Assessment Bonds, Series 2014 – On December 11, 2014, the District issued \$3,830,000 in Special Assessment Bonds, Series 2014. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2044. The Bonds bear interest ranging from 5.0% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2015.

\$9,420,000 Special Assessment Bonds, Series 2018 – On October 4, 2018, the District issued \$9,420,000 in Special Assessment Bonds, Series 2018. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2049. The Bonds bear interest ranging from 4.0% to 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Taxable Assessment Bonds, Series 2013	\$ 4,930,000	\$ -	\$ 90,000	\$ 4,840,000	\$ 95,000
Special Assessments Bonds, Series 2014	3,420,000	-	75,000	3,345,000	80,000
Special Assessments Bonds, Series 2018	8,990,000	-	155,000	8,835,000	160,000
	<u>17,340,000</u>	-	<u>320,000</u>	<u>17,020,000</u>	<u>335,000</u>
Unamortized bond discount	(39,651)	-	(661)	(38,990)	-
	<u>\$ 17,300,349</u>	<u>\$ -</u>	<u>\$ 319,339</u>	<u>\$ 16,981,010</u>	<u>\$ 335,000</u>



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 335,000	\$ 996,275	\$ 1,331,275
2024	350,000	979,413	1,329,413
2025	370,000	960,087	1,330,087
2026	390,000	939,244	1,329,244
2027	415,000	917,131	1,332,131
2028-2032	2,455,000	4,199,469	6,654,469
2033-2037	3,270,000	3,376,827	6,646,827
2038-2042	4,380,000	2,219,907	6,599,907
2043-2047	3,905,000	830,247	4,735,247
2048-2050	1,150,000	93,525	1,243,525
	<u>\$ 17,020,000</u>	<u>\$ 15,512,125</u>	<u>\$ 32,532,125</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2022

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Special assessments	\$ 2,038,961	\$ 2,080,112	\$ 41,151
Miscellaneous revenue	<u>30,000</u>	<u>40,248</u>	<u>10,248</u>
TOTAL REVENUES	<u>2,068,961</u>	<u>2,120,360</u>	<u>51,399</u>
 EXPENDITURES			
Current			
General government	158,290	197,304	(39,014)
Physical environment	908,132	838,926	69,206
Culture and recreation	706,500	760,572	(54,072)
Capital outlay	<u>296,039</u>	<u>17,000</u>	<u>279,039</u>
TOTAL EXPENDITURES	<u>2,068,961</u>	<u>1,813,802</u>	<u>255,159</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES			
	<u>\$ -</u>	306,558	<u>\$ 306,558</u>
 FUND BALANCES			
Beginning of year		<u>531,410</u>	
End of year		<u>\$ 837,968</u>	

* Original and final budget.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Solterra Resort Community Development District
Polk County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Solterra Resort Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Solterra Resort Community Development District's basic financial statements and have issued our report thereon dated June 1, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

Fort Pierce, Florida

June 1, 2023



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Solterra Resort Community Development District
Polk County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Solterra Resort Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
June 1, 2023



Management Letter

To the Board of Supervisors
Solterra Resort Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the financial statements of the Solterra Resort Community Development District (“District”) as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 1, 2023.

Auditors’ Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated June 1, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding annual audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.



Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Solterra Resort Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 3.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$42,964.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Solterra Resort Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$694 to \$1,903 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$3,447,538.
- c. The total amount of outstanding bonds issued by the district as \$17,020,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
June 1, 2023



EXHIBIT 11



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



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

SOLTERRA
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

6/6/2023

ATTN: MANAGER

THIS QUOTE IS FOR REPLACING THE FILTER GRIDS ON THE **LAZY RIVER**. SPIES WILL DRAIN AND FLUSH THE FILTER TANK, REMOVE THE EXISTING GRIDS AND INSTALL 70 SMALL RECTANGULAR FILTER GRIDS. THE PRICE INCLUDES ALL LABOR FOR THE INSTALLATION.

TOTAL \$2,225.00 PLUS TAX

PLEASE NOTE: IF ANY ADDITIONAL PARTS ARE FOUND IN NEED OF REPLACEMENT IN ORDER TO COMPLETE THE REPAIR, (MANIFOLD PVC PARTS, ETC) THEY WILL BE REPLACED AS AN EXTRA TO THE ABOVE PRICING.

ACCEPTED AND AGREED:

REGARDS,

BY: Kyle T. Darin
TITLE: District Manager
DATE: 6/6/2023

A handwritten signature in blue ink, appearing to read "Ken Soukup".

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

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



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

SOLTERRA
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

6/6/2023

ATTN: DIANA

THIS QUOTE IS FOR REPLACING THE FILTER GRIDS ON THE POOL. SPIES WILL DRAIN AND FLUSH THE FILTER TANK, REMOVE THE EXISTING GRIDS AND INSTALL 67 – 19" ROUND FILTER GRIDS. THE PRICE INCLUDES ALL LABOR FOR THE INSTALLATION.

TOTAL \$2,275.00 PLUS TAX

PLEASE NOTE: IF ANY ADDITIONAL PARTS ARE FOUND IN NEED OF REPLACEMENT IN ORDER TO COMPLETE THE REPAIR, (MANIFOLD PVC PARTS, ETC) THEY WILL BE REPLACED AS AN EXTRA TO THE ABOVE PRICING.

ACCEPTED AND AGREED:

REGARDS,

BY: Kyle T. Darin
TITLE: District Manager
DATE: 6/6/2023

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

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



DATE: 6/27/2023

CUSTOMER: Diana Garcia (Solterra Resort)



It was a pleasure speaking with you! As discussed, Aqua Chill is the current provider for many businesses throughout Florida. We provide a bottle-less water filtered system this eliminates the need for the large, heavy five-gallon bottles of water. **We offer unlimited purified drinking water at a fixed monthly cost.** Aqua Chill is a **locally owned and operated company.** We have been in business since 1983. We **PRIDE** ourselves on excellent customer service! I would like to submit the following proposal for your review.

BENEFITS



- **FREE Installation**
- **FREE Filter Changes Every 6-8 Months**
- **FREE Maintenance**

PRICING

The following table details the monthly pricing and equipment outlined in this proposal.

Equipment Description and Monthly Cost:	Price
Cooler Option 1	
(1) Room Temp and Cold Standard Standup Cooler	\$35.00 ea
Total Monthly Cost with Tax	\$ 35.00 + Tax
Cooler Option 2	
(1) Hot and Cold Standard Standup Cooler	\$40.00 ea
Total Monthly Cost with Tax	\$ 40.00 + Tax



We look forward to a long lasting relationship with your company. If you have any questions please feel free to contact me directly.

KIND REGARDS,

JEFF BLAIS
813-777-4438





AQUA CHILL of TAMPA / AQUA CHILL of Orlando
www.AquaChill.com

TAMPA
333 N. Falkenburg Rd., Ste. A-129
Tampa, FL 33619
Service Phone No. (813) 810-3848
Billing Phone No. (800) 650-4728, ext. 247
Email. cflynn@aquachill.com

ORLANDO
P.O. Box 571263
Las Vegas, NV 89157
Service Phone No. (813) 810-3848
Billing Phone No. (702) 437-4557
Email. ahollinger@aquachill.com

BILLING ADDRESS

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____ FAX _____
CONTACT PERSON _____
EIN / SSN _____

EQUIPMENT LOCATION

NAME Solterra Resort
ADDRESS 5200 Solterra Blvd
CITY Davenport FL STATE FL ZIP 33837
PHONE 407-436-4993 FAX _____
CONTACT PERSON Jamie Briggs
EIN / SSN _____

QTY.	ITEM CODE	DESCRIPTION OF RENTAL EQUIPMENT	ITEM COST
1		10 gallon Tank	\$10.00

<p>MONTHLY RENTAL AMOUNT \$10 EXCLUSIVE OF TAXES</p>	<p><input checked="" type="checkbox"/> INSTALLATION <u>n/c</u></p> <p><input checked="" type="checkbox"/> FIRST & LAST MONTH <u>\$20</u></p> <p><input checked="" type="checkbox"/> OTHER <u>n/c</u></p> <p><input checked="" type="checkbox"/> SALES TAX <u>n/c</u></p> <p>TOTAL <u>\$20.00</u></p>
<p>INITIAL RENTAL TERM <u>60</u> MONTHS</p>	<p>THIS IS NOT AN INVOICE. NO PAYMENT DUE AT THIS TIME.</p>

Kyle Darin AUTHORIZED SIGNATURE 7/31/23 DATE Jeff Blair SALES REPRESENTATIVE
Kyle Darin PRINT NAME 7/31/23 DATE Jeff Blair PRINT NAME

Authorized Signer: The person(s) signing this agreement on behalf of the Rentee represent they have the authority to do so and that no information supplied by Rentee is false.

WE AUTHORIZE AQUA CHILL AND/OR ITS AGENTS TO INSTALL THE ABOVE LISTED WATER EQUIPMENT ON THE PREMISES LISTED ABOVE, AND WILL PERMIT AND GRANT ACCESS TO AQUA CHILL AND/OR ITS AGENTS TO SERVICE THE WATER SYSTEMS IN ORDER TO MAINTAIN THE WATER SYSTEMS IN GOOD REPAIR. WE ALSO HAVE READ AND AGREE TO ALL THE TERMS AND CONDITIONS AS SET FORTH ON THE FRONT AND BACK OF THIS AGREEMENT. WHEN SIGNED BY THE RENTOR, RENTEE SHALL SIGN AND RETURN (1) COPY SIGNIFYING AKNOWLEDGMENT AND ACCEPTANCE BY RENTEE. IF RENTEE DOES NOT SIGN, AT RENTOR'S OPTION, PERFORMANCE SHALL BE DEEMED ACCEPTANCE.

Klinger Electrical Services LLC
EC13010117
2674 Reagan Lane
Kissimmee, FL 34744
407-301-0813
tklinger@klingerelectric.com



INVOICE

BILL TO

Solterra Resort CDD
5200 Solterra Blvd
Davenport, FL 33837 US

INVOICE # 23058
DATE 06/13/2023
DUE DATE 06/13/2023
TERMS Due on receipt

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Electrical repairs	1	354.00	354.00
	<ul style="list-style-type: none">- Replaced 2 fluorescent bulbs in gym men's room- Replaced motion sensor light switch in gym men's room- Replaced 4 fluorescent bulbs in employee breakroom- Replaced 1 GFCI receptacle at pool cabana			

BALANCE DUE

\$354.00



EXHIBIT 12



REQUEST FOR PROPOSALS FOR SECURITY SERVICES FOR SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Solterra Resort Community Development District, located in Polk County, Florida, (“**District**”), will accept proposals from qualified firms (“**Proposers**”) interested in providing professional security services for the District, in accordance with applicable law. The District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of maintaining certain public improvements, infrastructure, and facilities.

The District owns and maintains certain public infrastructure improvements, including roadways and amenities located within the Solterra Resort community, and it is anticipated that, at minimum, the security service provider selected will provide onsite security personnel to attend the community’s gated entry 24 hours a day, 7 days per week. More information is available on the District’s website at <https://www.solterraresortcdd.org/>.

In order to submit a proposal, each Proposer must be authorized to do business in Florida and hold all required state and federal licenses in good standing. Proposals shall include the following:

- Thorough description of the Proposer’s qualifications and services to be provided, including the ability and adequacy of professional personnel, Proposer’s past experience and performance, including but not limited to past experience providing professional security services for community development districts; and
- The identity of the specific individuals affiliated with the Proposer that are anticipated to provide security services and perform other security services tasks, including but not limited to the ability to provide roaming patrol services within the community; and
- Full disclosure of all associated costs for performance of security services, including proposed fees and scope of services for the District; and
- The geographic location of the office anticipated to provide services to the District; and
- Any other information believed to be relevant to the selection.

Proposals shall be provided electronically to the District Manager, Kyle Darin, at kdarin@vestapropertyservices.com, with a copy to Shirley M. Conley at sconley@vestapropertyservices.com, no later than 5:00p.m. (EST) on June 28th, 2023 It is anticipated that proposals will be evaluated at the regular meeting of the District’s Board on Friday, July 7, 2023, at 10:00 a.m., at the Solterra Resort Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837. Please note that all Proposer’s should plan to attend the Board meeting on Friday, July 7, 2023, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this request for proposals shall be directed in writing by e-mail only to the District Manager at kdarin@vestapropertyservices.com with a copy to sconley@vestaproeprtyservices.com.

THE DISTRICT EXPLICITLY RESERVES THE RIGHT TO MAKE SUCH AWARD TO OTHER THAN THE LOWEST PRICE PROPOSAL. THE DISTRICT HAS THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND WAIVE ANY TECHNICAL ERRORS, INFORMALITIES, OR IRREGULARITIES IF IT DETERMINES, IN ITS DISCRETION, IT IS IN THE BEST INTEREST OF THE DISTRICT TO DO SO. THIS IS AN INFORMAL BID. NO PROTEST RIGHTS OR OTHER PROCUREMENT RIGHTS WILL BE AFFORDED TO ANY PROPOSER.



EXHIBIT 13



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

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

I. MEETING PROCEDURES.

A. Presiding Officer.

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

B. Rules of Discussion.

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

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

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

II. SUPERVISOR CONDUCT.

A. Basic Tenants.

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



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Board of Supervisors' Code of Conduct*

other communication that only tells one version of the story as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) Use of Decorum with Public. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
 - (b) Civility to Speakers. Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
 - (c) Actively Listening to Public Comments. Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom.
 - (d) Avoiding Uncivil Debate and Argument with Members of the Public and District staff. Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should be civil.
 - (e) Avoiding Personal Attacks. Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.
4. ***Follow laws, rules, and policies.*** All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board. This includes, but is not necessarily limited to, the following:
- (a) Sunshine Law. All communication between and among members of the Board shall always be in compliance with Florida's Government in the Sunshine Law, found in Chapter 286, Florida Statutes. This includes communication between and among Board members via social media or other online or electronic forums regarding District business. Board members should be aware that any discussion or exchange by two or more Board Supervisors regarding District business on social media triggers the requirements of the Sunshine Law. Any questions regarding those requirements shall be directed to the District's legal counsel.
 - (b) Conflicts of Interest. In order to assure independence and impartiality on behalf of the public good, and to comply with Florida law, Board members shall comply with Florida's Code of Ethics for Public Officers and Employees, as found in Chapter 112, Florida Statutes. This shall include that no member of the Board or staff shall use its position to gain favor or material benefit to themselves not otherwise available to residents/users of the District. Any questions about what may be required in a potential matter of conflict of interest should be referred to the District's legal counsel.
 - (c) Gifts and Favors. Board members and District staff shall comply with Florida's "gift



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Board of Supervisors' Code of Conduct*

laws” found in Florida’s Code of Ethics for Public Officers and Employees, sections 112.3148 and 112.3129, *Florida Statutes*, and other laws.

(d) **Confidential Information.** Board members should recognize that Florida has broad public records laws, as found in Chapter 119 of the Florida Statutes. It is the general rule that all documents received or disseminated in the conduct of District-related business are public records and not confidential in nature. However, when in doubt, Supervisors should consult with the District’s legal counsel, as there are limited exemptions to Florida’s public records laws.

5. **Social Media Use.** Board members should comply with all of the above Basic Tenants while using any form of social media websites and other online or electronic forums. Board members shall refrain from posting or disseminating information related to District business on social media websites and other online or electronic forums, that is, or appears to be derogatory, disrespectful, or discriminatory towards another Board member, District staff, vendors, and/or District residents/users. Although not prohibited, Board members are encouraged to refrain from using any social media websites or other online or electronic forums to discuss District business. If a Board member does post information related to District business on any social media website and other online or electronic forum, the Board member must create a copy of that page or post, and submit it promptly to the District Manager’s office, who will maintain the record as the District’s records custodian to comply with the Sunshine Law.

B. Duties and Responsibilities. All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:

1. Making attendance at all meetings of the board a high priority.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all Board discussions.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

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

Signature

Date



EXHIBIT 14



Shirley M. Conley

From: Zayriliann Lorenzo <zlorenzo@evergreen-lm.com>
Sent: Monday, March 27, 2023 11:46 AM
To: Larry Krause
Cc: Shirley M. Conley; Kyla Semino
Subject: Storm Drain Damages - Oakbourne - Solterra Resort
Attachments: attachment_3.jpeg; attachment_1.jpeg; attachment_2.jpeg

Hello Larry,

Please see attached damaged storm drain on oakbourne.

Regards,

Zayriliann Lorenzo | Community Association Manager | Solterra Resort Homeowners Association

REALMANAGE FAMILY OF BRANDS | EVERGREEN LIFESTYLES MANAGEMENT



Finn Outdoor
730 20th Ave N
Saint Petersburg, FL 33704 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS
Solterra Resort CDD

ESTIMATE # 2032
DATE 05/16/2023

ACTIVITY	QTY	RATE	AMOUNT
Concrete Installation Oakbourne Ave -- Remove and replace inlet top (approximately 14 ft), adding rebar within the concrete pour and PVC supports underneath.	1	3,400.00	3,400.00
TOTAL			\$3,400.00

Accepted By

Accepted Date





THE KEARNEY COMPANIES, LLC

9625 Wes Kearney Way , Riverview, FL 33578

Office (813) 421-6601

Fax (813) 421-6701

Underground Utilities

Site Development

PROPOSAL

CLIENT: DPFG MANAGEMENT AND CONSULTING LLC
250 INTERNATIONAL PARKWAY, SUITE 208
LAKE MARY, FL 32746

PROJECT: SOLTERRA

ATTN: TONJA STEWART P.E.
LARRY KRAUSE

RE: CAST IN PLACE INLET HEAD

Date: 5/8/2023

Item	Description	Quantity	Unit	Amount	Total
1	MOBILIZATION/ SAFETY	1	EA	\$ 3,500.00	\$ 3,500.00
2	CAST IN PLACE INLET HEAD/CONCRETE/REBAR	1	EA	\$ 4,100.00	\$ 4,100.00
3	DEBRIS REMOVAL/DISPOSAL	1	LS	\$ 1,200.00	\$ 1,200.00
TOTAL:					\$ 8,800.00

ACCEPTABLE TO:

 5/8/23
The Kearney Companies, LLC, Jim Nieradka

Engineer

Owner

DATE: 08-May-23

DATE: _____

DATE: _____

