



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

October 6, 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, October 6, 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, October 6, 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

Public Conduct Notice:

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

III. Business Items

- A. Consideration and Adoption of **Resolution 2024-01, Redesignating Officers** [Exhibit 1](#)
- B. **Amended Amenity Policy and Rules Public Hearing**
 - 1. Open Public Hearing
 - 2. Presentation of Amended Amenity Policy and Rules [Exhibit 2](#)
 - 3. Public Comments (*See Public Conduct Notice Above*)
 - 4. Close Public Hearing
- C. Consideration and Adoption of **Resolution 2024-02, Adopting Amended Amenity Policy and Rules** [Exhibit 3](#)

III. Business Items (Continued)

D. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 4](#)
2. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 5](#)
 - a. Consideration of Trash Compactor Proposals [Exhibit 6](#)
 - i. [Pouncey Sanitation](#)
 - ii. [Republic Services](#)
 - iii. [Waste Connection](#)
 - iv. [Waste Management](#)
 - b. Consideration of Wrist Band Process Proposal [Exhibit 7](#)
 - c. Consideration of Thanksgiving Event Catering Proposals [Exhibit 8](#)
 - i. [Criolla Café & Restaurant - \\$1,058.50](#)
 - ii. [Hot & Spicy Cabana - \\$1,750.00](#)
 - iii. [Premier Event Services - \\$2,830.80](#)
3. Café Management – *Evergreen Lifestyles Management*
4. HOA Management – *Artemis Lifestyles Services*
5. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
 - a. Consideration of Q4 Irrigation Repair Proposal - \$5,569.14 [Exhibit 9](#)
6. Security Management – *Florida Training & Investigations LLC (FTI)*
 - a. Consideration of Allradio Proposal for Portable Radios for Security Staff (Equipment: \$4,998.00 + one time purchase of 10-yr license: \$785.00) - \$5,783.00 [Exhibit 10](#)
7. Consideration of Community Signs – *Previously Presented* [Exhibit 11](#)
8. Consideration of Kimley Horn Civil Engineering Services Proposal for Amenity Center Additional Parking Lot – Construction Documents With Associated Surveys and Permit - \$43,500 plus – *Previously Presented* [Exhibit 12](#)

IV. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 1, 2023 [Exhibit 13](#)
- B. Consideration and Acceptance of the August 2023 Unaudited Financial Report [Exhibit 14](#)

V. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Tonja Stewart, Stantec*
- C. District Manager – *Kyle Darin, Vesta District Services*

VI. Supervisor Requests (Includes Next Meeting Agenda Item Requests)

- A. Discussion on Security Matters

VII. Action Items Summary

VIII. Next Meeting Quorum Check

Friday, November 1, 2023 at 10:00 a.m.
Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL 33837

IX. Adjournment

EXHIBIT 1



RESOLUTION 2024-01

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

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

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

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Kyle Darin _____ is appointed Secretary.

Joanna Lee _____ is appointed Treasurer.

Bridgett Alexander _____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Shirley Conley _____ is appointed Assistant Secretary.

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

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

PASSED AND ADOPTED this 6th day of October 2023.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



EXHIBIT 2



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

REVISED AMENITIES RULES & POLICIES



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PART 1: Rule for Amenities Rates

In accordance with Chapters 190 and 120 of the Florida Statutes, and on **August 4, October 6, 2023**, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Solterra Resort Community Development District adopted the following rules to govern rates for the District's Amenities.

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

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



*The Amenity Manager is authorized to charge fees not to exceed the maximum rental fees listed above; however, in the discretion of the Amenity Manager, the rental fees may be adjusted downward for weekdays, weekends, and holidays. However, all rental fees are increased by \$50.00 per hour for each hour past normal operating hours.

6. **Activity and Program Rates.** The following activity and program rates apply:

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

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

7. **Miscellaneous Fees.**

Item	Fee
Leisure Patron Amenity Utilization Fee <u>Resort Fee</u>	\$30.00-\$50.00/lease term
Replacement of damaged, lost, or stolen Access Pass	\$25.00
<u>Up to four (4) Guests</u> accompanied by a Patron (fee for using Amenities, such as the clubhouse and pool)	Free
<u>Additional Guests Fee: More than four (4) Guests, maximum of Ten (10) Guests, accompanied by a Patron (fee for using Amenities, such as clubhouse and pool)</u>	<u>\$30.00-\$50.00</u>
Individual who is not a Guest and is not accompanied by a Patron (fee for using Amenities, such as the clubhouse and pool)	Annual User Fee
Insufficient funds fee (for submitting an insufficient funds check)	\$30.00

8. **Special Provisions.**

- a. **After-Hours Events.** All rental fees are increased by \$50.00 per hour for each hour past normal operating hours.
- b. **Homeowner's Association Meetings.** Unless otherwise provided in the District's official policies, as may be amended from time to



time, each homeowner's association located within the boundaries of the District is permitted to utilize the clubhouse for one free meeting per month, subject to availability.

- c. **Additional Costs.** The District may, in its sole discretion, require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.
9. **Adjustment of Rates.** The Board may adjust, by resolution adopted at a duly noticed public meeting, any of the fees set forth herein to reflect actual costs of operation of the Amenities, to promote use of the Amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.
10. **Prior Rules; Policies.** The District's Amenities Policies, as may be amended from time to time, govern all use of the Amenities.
11. **Severability.** The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

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



PART 2: Amenities Policies

In accordance with Chapter 190 of the Florida Statutes, and on ~~August 4~~October 6, 2023, at a duly noticed public meeting, the Board of Supervisors of the Solterra Resort Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

DEFINITIONS

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

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

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

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

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

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

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

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

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



“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

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

“Non-Resident” – shall mean any person that does not own property within the District.

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

“Patron” or “Patrons” – shall mean Residents, Non-Resident Patrons, and Renters who are eighteen (18) years of age and older. Short-Term Renters shall be included in this definition only if: (i) they are eighteen (18) years of age and older; (ii) they have paid the ~~Leisure Patron Amenity Utilization Fee~~Resort Fee; and (iii) only during the term of their valid rental or lease agreement. Short-Term Renters who have not paid the ~~Leisure Patron Amenity Utilization Fee~~Resort Fee are not considered Patrons under this policy and are expressly excluded from this definition.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

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

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

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

AUTHORIZED USERS

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

Residents. A Resident must pay the Annual User Fee applicable to Residents in order to have the right to use the Amenities. Such payment must be made in accordance with the District’s annual assessment collection resolution and typically will be included



on the Resident's property tax bill. Payment of the Annual User Fee entitles the Resident to use the Amenities for one full fiscal year of the District, which year begins October 1 and ends September 30.

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

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

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

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

Guests. Except as otherwise provided for herein, each Patron who is at least sixteen (16) years of age may bring a maximum of four (4) Guests to the Amenities at no additional cost and may bring a maximum of ten (10) Guests to the Amenities subject to payment of the Additional Guests Fee, which must be paid prior to Patron's additional Guests being admitted to the Amenities, provided however that Guests must be accompanied by the Patron when using the Amenities and provided however that the Patron will be responsible for any harm caused by the Patron's Guests while using the Amenities. For clarification purposes, the preceding sentence shall be construed to place a four (4) Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household at no additional cost and up to ten (10) Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household, subject to Patron's payment of the Additional



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

Use of Amenities Facilities at Your Own Risk

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



ACCESS PASSES AND CODES

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

Issuance of Access Passes. Each Patron will receive two (2) Access Pass upon registration with the District. For Families, each Patron may obtain additional Access Pass for any member of a Patron's Family who is over sixteen (16) years of age and eligible to use the Amenities, with a maximum of four (4) cards per Family, and subject to payment of any applicable fees.

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

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

FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenities:

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



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

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

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

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



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

COMMUNITY PROGRAMMING

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

Solterra Resort
5200 Solterra Blvd, Davenport FL

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

Registration. Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, interest parties must register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.



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

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

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

GENERAL PROVISIONS

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

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Amenity Manager at _____, and to the office of the District Manager at _____.

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

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

1. **Registration and Access Passes.** Patrons and their Guests have the right to use the Amenities as set forth herein. In order to use the Amenities, each Patron, including all of Patron’s Family, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as **Attachment A**, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Attachment B**. Patrons are responsible for their actions and those of their Guests. All Patrons must sign-in and have their assigned Access Pass or key pad code upon entering the clubhouse. Access Passes and codes are only to be used by the Patron to whom they are issued.



2. **Guests.** Guests must be accompanied by a Patron while using the Amenities.
3. **Minors.** Patrons aged eighteen (18) years of age or older are responsible for all minor Patrons from their household or visiting the Amenities as Guests of the Patron. Except as otherwise stated herein, children under sixteen (16) years of age must be accompanied by an adult aged eighteen (18) or older.
4. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors, with the exception of the locker room areas.
5. **Food and Drink.** Food and drink will be limited to designated areas only and purchased from the Café.
6. **Alcohol.** Alcoholic beverages shall be served from the Café ONLY, except at pre-approved special events. For pre-approved rentals and planned events, Patrons will be required to hire a licensed and insured vendor of alcoholic beverages and must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities.
7. **No Smoking.** Smoking, including the use of e-cigarettes or other electronic smoking devices, is not permitted in any building, or enclosed or fenced area, including but not limited to the clubhouse, fitness center, swimming pool or swimming pool deck area, tennis courts, or playground. All waste must be disposed of in the appropriate receptacles.
8. **Pets.** With the exception of service animals, pets are not permitted, and pets are not permitted indoors. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets, including service animals, as a courtesy to others and in accordance with the law.
9. **Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATVs), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities within District unless they are owned by the District.
10. **Skateboards, Etc.** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.



11. **Fireworks.** Fireworks of any kind are not permitted anywhere on the Amenities or adjacent areas.
12. **Service Areas.** Only District employees and staff are allowed in the service areas of the Amenities.
13. **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
14. **Profanity.** Loud, profane or abusive language is prohibited.
15. **Horseplay.** Disorderly conduct and horseplay are prohibited.
16. **Equipment.** All equipment and supplies provided for use of the Amenities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenities or a piece of equipment is in need of cleaning or maintenance.
17. **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.
18. **Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenities property unless approved in writing by the District.
19. **Firearms.** Firearms or any other weapons are not permitted in any of the Amenities.
20. **Trespassing/Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
21. **Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.
22. **Surveillance.** Various areas of all Amenities are under twenty-four (24) hour video surveillance.
23. **Grills.** Grills are not permitted on public areas, except if pre-approved for use during approved events.



24. **Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required.
25. **Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the clubhouse. Patrons and Guests are asked to keep their ringers turned off or on vibrate while in the clubhouse.
26. **Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.

FITNESS CENTER

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

1. **Exercise at Your Own Risk.** The fitness center is not supervised during operating hours. All Patrons are encouraged to consult their physician before beginning an exercise program.
2. **Usage Restrictions.** Patrons and Guests aged sixteen (16) years of age and older may use the fitness center. Patrons and Guests between the ages of thirteen (13) to fifteen (15) must be accompanied by a parent or guardian at all times to use the fitness room. Patrons aged twelve (12) years and under may not use the fitness room.
3. **Attire.** Appropriate attire, including shorts, shirts, and closed toed athletic footwear must be worn at all times in the fitness center. To maintain clean and sweat-free equipment, clothing must cover any part of the body exposed to direct contact with the equipment.
4. **Courtesy.** If a Patron or Guest is waiting, cardiovascular equipment utilization is limited to thirty (30) minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to "work in" between sets. All equipment must be wiped down after use with the wipes and/or spray provided.
5. **Food and Drink.** No food or chewing gum is permitted in the fitness center. Water or other sport drinks must be contained in non-breakable spill-proof containers (no glass).
6. **Noise.** Personal music devices are permitted only if used with headphones and played at a volume that does not disturb others.



7. **Equipment.** Weights or other fitness equipment may not be removed from the fitness center. Please replace weights to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
8. **Hand Chalk.** Hand chalk is not permitted.
9. **Personal Training.** Except as expressly authorized by the District, personal training for fees, or solicitation of personal training services for fees, is prohibited.

POOL, POOL SLIDE & SPA AREA

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

1. **Swim at Your Own Risk.** The pool areas are not supervised during operating hours. There is no lifeguard on duty.
2. **Operating Hours.** Swimming is permitted only during posted swimming hours. The operating hours for the swimming pool are posted and may vary depending on season, weather conditions, etc. The operating hours for the pool slide areas are posted and may vary depending on season, weather conditions, etc. No one is permitted in the pool or pool slide areas at any other time.
3. **Supervision of Children.** Children aged twelve (12) years and younger must be accompanied by an adult at least eighteen (18) years of age at all times for usage of the pool.
4. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
5. **Food and Drink.** Food and drink will be limited to designated areas only and purchased from the Café. Outside alcoholic beverages and food are not permitted, except for pre-approved special events and reservation events. Glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms at any time.
6. **Horseplay.** No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
7. **Diving.** Diving is strictly prohibited at the pool.
8. **Noise.** Except at pre-approved events, radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.



9. **Aquatic Toys and Recreational Equipment.** Aquatic toys and equipment are not permitted in the pool and pool slide. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
10. **Entrances.** Pool entrances must be kept clear at all times.
11. **Railings.** No swinging on ladders, fences, or railings is allowed.
12. **Pool Furniture.** Pool furniture is not to be removed from the pool area and must be returned after use.
13. **Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
14. **Pets.** Pets, with the exception of service animals, are not permitted on the pool deck area inside the pool gates at any time.
15. **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
16. **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person with or suspected of having a communicable disease which could be transmitted through the use of the pool should use the pool.
17. **Swim Diapers.** Parents or legal guardians should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
18. **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.



19. **Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
20. **Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
21. **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
22. **Pool/Water Slide.** Be advised that the water slide is an adventure activity and may expose the rider to possible physical injury. In deciding to participate the rider assumes full responsibility of any injury sustained. Riders must be at least ~~36-48~~ inches tall and be able to swim the width of the pool in order to exit the catch pool area to use the slide. Riders are not allowed to wear flotation devices to ride the slide; they must be able to exit the slide flume and swim to the exit by themselves. No metal objects, locker keys, jewelry, metal straps, watches, goggles, sunglasses, or eyeglasses permitted on the slide as they may cause injury. Cutting ahead of others in line and rowdy play are prohibited and may result in dismissal from the pool area. No chain riding permitted; only one rider at a time. Enter and exit the flume feet first; standing, stopping, or sliding down head first is prohibited. Hands must be kept inside the flume at all times. No diving from the end of the flume. All riders must cross feet and arms when riding down the slide and enter the catch pool area feet first. Exit the catch pool immediately; individuals must exit the catch pool area before the next rider can be sent. Elderly persons and persons with medical conditions should consult their physician before using the water slide. Pregnant women will not be permitted on the water slide. Parents and/or guardians of children under the age of eighteen (18) are strongly encouraged to observe the activity prior to deciding whether to allow their child to participate. Parents and guardians must abide by all children's policies
23. **Swim Instruction.** Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
24. **Capacity.** The maximum bathing load for the pool is enforced pursuant to the Florida Department of Health's operating permit for the District's swimming pool ("Capacity Limits"). The Amenity Manager will post the Capacity Limits at the pool and will periodically monitor the area. In the event the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons and their Guests leave the pool area until the Capacity Limits are met.



LAZY RIVER

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

1. **Swim at Your Own Risk.** The lazy river areas are not supervised during operating hours.
2. **Operating Hours.** The operating hours for the lazy river areas are posted and may vary depending on season, weather conditions, etc. No one is permitted in the lazy river at any other time unless a specific event is pre-approved.
3. **Supervision of Children.** Children ages twelve (12) years and younger must be accompanied by an adult at least eighteen (18) years of age at all times for usage of the lazy river.
4. **Approved Tubes.** No outside floatation devices are permitted. Floatation devices, such as tubes, may not be stacked while in the water and must be neatly returned to the proper storage area after use.
5. **Flow.** Riders must follow the flow of the current. No jumping, pushing, running or other horseplay is allowed in the lazy river.
6. **Capacity.** The maximum bathing load for the lazy river is enforced pursuant to the Florida Department of Health's operating permit for the District's lazy river ("Capacity Limits"). The Amenity Manager will post the Capacity Limits at the lazy river and will periodically monitor the area. In the event the Capacity Limits are exceeded, the Amenity Manager shall request that Patrons and their Guests leave the lazy river area until the Capacity Limits are met.

TENNIS COURTS

The following policies apply to the tennis courts:

1. **First Come Basis.** Courts are available for use by Patrons and Guests only on a first come first serve basis. When other players are waiting, tennis court use should be limited to 1 hour.
2. **Attire.** All players shall be dressed in appropriate attire, which includes: shirts, tennis shoes, shorts or warm up suits. These items must be worn at all times. Hard and/or black soled shoes are restricted from the tennis courts.
3. **Use.** Tennis courts are for tennis only.



4. **Pets.** Pets, with the exception of service animals, are not permitted on the tennis courts at any time.
5. **Food and Drinks.** Food and gum are not permitted on the tennis courts. Drinks must be in a non-breakable spill-proof container.
6. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the tennis courts.
7. **Operating Hours.** The tennis courts are open from dawn to dusk only, or as otherwise posted by the Amenities Manager. No one is permitted on the tennis courts at any other time unless a specific event is pre-approved and scheduled.
8. **Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades or skate boards or similar uses are permitted on the tennis courts.
9. **Furniture.** No furniture, other than benches already provided, will be allowed on the playing surfaces.
10. **Equipment.** Patrons are responsible for bringing their own equipment.
11. **Tennis Instruction.** Except as expressly authorized by the District, tennis instruction for fees, or solicitation of tennis instruction for fees, is prohibited.
12. **Noise.** The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

MULTI-PURPOSE FIELD

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

1. **First Come Basis.** The field is available for use by Patrons and Guests only on a first come first serve basis.
2. **Vehicles.** No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted on the multi-purpose field.
3. **Chalking.** Chalking or marking the field must be approved in advance and proper marking materials must be used.
4. **Glass Containers.** No glass containers or breakable objects of any kind are permitted on the field.



5. **Pets.** Pets must be kept on leash, and Patrons and Guests must pick up and dispose of pet waste in appropriate receptacles.
6. **Equipment.** Patrons are responsible for bringing their own equipment.
7. **Golfing.** Golfing is not permitted on the field.
8. **Sports Instruction.** Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.
9. **Noise.** The volume of live or recorded music must not violate applicable Polk County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

EVENT LAWN, PATIO, PICNIC AREAS, AND OUTDOOR AREAS

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

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



8. **Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

LAKE OR POND AREAS

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

The following additional guidelines apply:

1. Please be respectful of the privacy of the residents living near the ponds.
2. Parking along the county right of way or on any grassed area near the ponds is prohibited.
3. Do not leave personal property unattended.
4. Do not leave any litter.
5. Do not feed the wildlife anything, ever.
6. Fishing is prohibited in all ponds on District property.
7. Swimming is prohibited in all ponds on District property.
8. No watercrafts of any kind are allowed in any of the ponds on District property.

PLAYGROUND AND TOT LOTS

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

1. Patrons and Guests may use the playgrounds and tot lots at their own risk.
2. Adult (meaning an individual aged eighteen (18) years or older) supervision is required for children under the age of twelve (12) years old. Children must remain in the sight of parents and/or guardians. All children are expected to play cooperatively with other children.
3. Proper footwear is required and no loose clothing, especially with strings, should be worn.
4. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
5. No food, drinks, or gum are permitted at the playground.
6. No pets of any kind are permitted at the playground.
7. No glass containers are permitted at the playground.
8. No jumping off from any climbing bar or platform.
9. Profanity, rough-housing, and disruptive behavior are prohibited.



10. If anything is wrong with the equipment or someone gets hurt, notify the Amenity Manager and District immediately.

PROPERTY DAMAGE

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

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

USE AT OWN RISK; INDEMNIFICATION

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

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

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

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



SOVEREIGN IMMUNITY

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

SEVERABILITY

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

AMENDMENTS / WAIVERS

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

ATTACHMENT A:	Registration Form
ATTACHMENT B:	Consent and Waiver Agreement
ATTACHMENT C:	Rental Application



**ATTACHMENT A
Registration Form**

A specific registration form will be provided for each event.



ATTACHMENT B
Consent and Waiver Agreement

Solterra Resort Community Development District
Consent and Waiver Agreement

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

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

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

Acknowledgement of Participation

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

Acknowledgement of Health

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



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

Role of the District

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

Assumption of Risk

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

Waiver and Indemnification

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

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



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

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

Sovereign Immunity

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

Emergency Transportation and Care

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

Rules and Policies

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

Insurance Coverage

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



Binding Effect

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

Miscellaneous Provisions

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

[CONTINUED ON FOLLOWING PAGE]



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

Participant Name: _____

Participant Signature: _____
(if Participant is 18 years of age or older)

Date: _____

Parent/Guardian Name: _____
(if Participant is a minor child)

Parent/Guardian Signature: _____
(if Participant is a minor child)

Date: _____

Address: _____

Phone Number (home/cell): _____

Phone Number (alternate): _____

Emergency Contact (Print Name): _____

Emergency Contact Phone Number: _____

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



**ATTACHMENT C
Rental Application**

**SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT
PATRON – AMENITIES RENTAL APPLICATION**

Today's Date: ___/___/___

Event Date: ___/___/___

Amenity Requested for Rental (check box):

- Clubhouse
- Outdoor covered patio area
- Multi-purpose field

Type of Event: _____

Maximum Number of People Attending: _____

Patron Name: _____

Patron Address: _____

Patron Phone Number: _____

Patron Email Address: _____

****RESPONSIBILITY FOR THE RENTAL AND ALL DAMAGES ARE THE LIABILITY OF THE PATRON****

CHECKS / MONEY ORDERS MUST BE WRITTEN TO: SOLTERRA RESORT CDD

**** ALL NSF & CHECKS RETURNED FOR ANY REASON WILL RESULT IN ADDITIONAL FEES PER RETURNED CHECK ****

FOR OFFICE USE ONLY:

Deposit: Check # _____ Amount: _____
Employee: _____

Rental: Check # _____ Amount: _____
Employee: _____

Driver's License Number: _____ STATE: _____

Were there damages / rental issues? YES: _____ NO: _____
If yes, describe issues: _____

If no, date deposit check refund requested: ___/___/___
Request by: _____



PART 3: Amenities Disciplinary Rule

Law Implemented: ss. 190.011, Fla. Stat.

Effective Date: August 4, October 6, 2023

In accordance with Chapters 190 and 120 of the Florida Statutes, and on August 4, October 6, 2023, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Solterra Resort Community Development District adopted the following rules to govern disciplinary matters at the District's amenities.

1. **Introduction.** This rule addresses disciplinary measures governing the use of the amenities owned and managed by the Solterra Resort Community Development District.

2. **General Rule.** All persons using the District's amenities are responsible for compliance with, and shall comply with, the rules and policies established for the safe operations of the District's Amenities.

3. **Suspension of Rights.** The District, through its Board, District Manager, Amenities Manager, and District Counsel shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities; or
- b. Permits the unauthorized use of an Amenity Pass; or
- c. Exhibits unsatisfactory behavior, deportment or appearance; or
- d. Fails to pay amounts owed to the District in a proper and timely manner; or
- e. Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool; or
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner; or
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests.

Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on District property, or violates the District's rules and policies in a manner that, in the discretion of the Amenities Manager, District Manager, and/or District staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth herein, such offender(s) shall have all amenity



privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) privileges, which suspension or termination may include members of the offender(s) household and may, upon the first offense, equal to or exceed one year. In particular situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenities privileges may be warranted and considered.

4. Authority of Amenities Manager. The Amenities Manager or their designee has the ability to remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the Amenities for a period not to exceed seven (7) days.

5. Authority of District Manager. The District Manager may at any time restrict, suspend, or terminate for cause or causes, including but not limited to those described above, any person's (and his/her family's) privileges to use any or all of the District Amenities for any period of time. Any such person shall have the right to appeal the imposition of the restriction, suspension, or termination before the Board of Supervisors.

6. Enforcement of Penalties/Fines. For any of the reasons set forth above, the District shall additionally have the right to impose a fine up to the amount of \$1,000 – in addition to any amounts for damages – and collect such fine, damages, and attorneys' fees as a contractual lien or as otherwise provided pursuant to Florida law.

7. Legal Action; Criminal Prosecution. If any person is found to have committed any of the infractions noted above, such person may additionally be subject to legal enforcement or other legal action, civil or criminal in nature.

8. Severability. If any section, paragraph, clause, or provision of this rule shall be held to be invalid or ineffective for any reasons, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.



Part 4: Operation Plan

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



EXHIBIT 3



RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY CENTER RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Districts’ Amenity Facilities have been constructed in accordance with the District’s purpose and improvement plan; and

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”), after providing notice pursuant to Florida law and holding a public hearing thereon, previously adopted Amenity Policies governing the use of the Amenity Facilities and establishing certain rates and fees relating to the use thereof; and

WHEREAS, after providing notice pursuant to Florida law, and after holding a public hearing thereon, the Board finds that it is in the best interests of the District to adopt revised rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Revised Amenities Rules and Policies**”), for immediate use and application; and

WHEREAS, the Board finds that the imposition of user fees and related charges in accordance with **Exhibit A** for utilization of the recreation facilities and services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interest of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Revised Amenities Rules and Policies contained in **Exhibit A**.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The attached Revised Amenities Rules and Policies are hereby adopted pursuant to this resolution as necessary for the efficient use and operation of the District’s Amenity Facilities. These Revised Amenities Rules and Policies shall stay in full force and effect until such time as the Board of Supervisors may amend these Revised Amenities Rules and Policies. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.



SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 3RD DAY OF OCTOBER, 2023.

ATTEST:

**SOLTERRA RESORT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Amenities Rules and Policies



EXHIBIT 4





Solterra Resort CDD Aquatics

Inspection Date:

9/28/2023 10:48 AM

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:

Some subsurface algae growth was noted in this pond. The perimeter contains moderate amounts of nuisance grasses, some of which do appear to be decaying from previous treatment. Our technician will continue to target these nuisance species during future maintenance events.

<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	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth was observed. Nuisance grasses were present throughout and are intertwined with beneficial vegetation. Technician will continue to treat accordingly and monitor closely.

<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	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:

Minor amounts of surface algae was observed in this pond. It appears as if the landscapers aren't weed whacking around this pond, because there is a section of overgrown grasses above the high water mark. There is some torpedo grass present along the shoreline in some areas, and that will be addressed during the next visit.

<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:

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Once again, it appears as if the landscapers did not weed whack around this pond either. There are some decaying nuisance grasses present along the shoreline and within the water. No major algae growth was observed. Routine maintenance and monitoring will occur here.

<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	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: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying nuisance grasses were present within the water of this pond. No other nuisance vegetation growth was observed. Pond is in great condition.

<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	Minimal	<input checked="" type="checkbox"/> 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:

The main nuisance vegetation growth present was nuisance grasses within the water and along the shoreline. Our technician will target these grasses during the next visit.

<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	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: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying nuisance grasses were present along the edge of this pond. Some algae was also observed along some areas of the perimeter. These will be addressed during future maintenance events. All beneficial vegetation appears to be in healthy condition.

<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	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth observed. Nuisance grasses were present in moderate amounts and a lot of them were decaying from previous treatment. Technician will continue to treat them accordingly.

<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	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	



Inspection Report

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses were present throughout this pond in moderate amounts. Some were decaying and some still needed to be addressed. Subsurface algae growth was also observed in minor amounts. Routine maintenance and monitoring will occur here.

This is another one that looks like the landscapers didn't weed whack.

<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	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:	

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying torpedo grass is present along the shoreline of this pond. Surface algae was also present along the perimeter in moderate amounts. Technician will target these nuisance species during the next maintenance event.

<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	Slender Spikerush	Other:	



MANAGEMENT SUMMARY



As we enter October, the conditions that influence the ponds are seeing a slight turn. Nights & mornings are already cooling off, and as temperatures cool and days shorten in length; both of these have the effect of decreasing growth rates for surface algae and nuisance species alike. Occasional heavy rains are still common, but the hurricane season is coming to an end which means that these rains should taper off as the month progresses. Pond levels are high, and a large influx of water usually has the benefit of resetting pond biology by allowing nutrients in the water column to exit the pond into the wetlands. Decreased water temperatures and sudden wind and rain are both capable of stressing fish populations, and contribute to the occasional fish kill. This is normal for early fall (or due to an extended summer) and are not primarily caused by treatments targeted against nuisance algae and vegetation.

Hopefully as conditions enter a true fall phase, and plant growth slows, technicians will be able to switch from reactive & preventative treatment methods (which were directly combating rapid new growth) to proactive treatments (to begin to make headway in overgrown areas of select ponds now that regrowth rates are starting to slow).

At the time of this inspection, many of the ponds were in great condition. Across most ponds algal activity was present in minor amounts. Some of the observed algae was already decaying, and any ponds with notable amounts will be on our technician's radar for future visits. Likewise, nuisance grasses along the observed pond's banks were present in moderate amounts. The major issue noted on this inspection were these grasses, and they will be our main focus moving forward. We will continue on with routine treatment with the goal of eradicating as much of this nuisance vegetation as possible.

Around the perimeter of many ponds, it was observed that the landscapers had missed a strip of grass just above the high water mark. This strip was present around many of the ponds and requires a weed whacker.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid 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 5



SOLTERRA RESORT

General Managers Report

Meeting Date: 10/06/23

Submitted by: *Jayme Biggs*

LIFESTYLE

- The website is complete and was distributed to the owner database on 9/11's eblast. There will be a button link in all future eblasts.
- The website was also linked on the CDD website.
- A slide show with hours of operation, events, and other helpful information was created and will be updated as needed. The slide show is displayed on the TV behind front desk in the clubhouse and on the tv near the café on the patio.
- Fall is officially here which means the lifestyle team is hard at working setting up for the autumn season! Make sure to stop by the pool throughout the next month for fun Halloween themed activities, giveaways, and treats! We will be hosting a "Solterra Spook-Tacular" on October 29th. During our spooktacular we will have fun music, a selfie station, scavenger hunt, as well as themed games and prizes! We will also be hosting *D & K Island Creations* Food Truck, which specializes in Hawaiian Shaved Ice! Be sure to mark your calendars for this fang-tastic event! We will also continue with lots of other activities throughout the month including a musical vendor on Saturdays, rotating between DJ Lady Loca and Live Local Musicians!

ADMIN

- The Resort Fee began on 9/1.
- Cabana Rentals began on 9/20.
 - The current rate is \$50.
 - Once the upgrades to the cabanas have been completed the full day rental rate will be \$150 and half day (4 hours) rental rate will be \$100.
- Square Reports for both resort fee and cabanas are included below.
- Weekly eblasts are being sent out to the owner email database with Lifestyle, Maintenance, and CDD updates.
- All check-ins in the clubhouse are 100% digital now. When Vesta took over check-ins were completed on paper and record keeping was cumbersome. With digital records guests can be found quickly and historical records are accurate and easy to access.
- Staff are always stationed at the pool gate, verifying access and allowing entry. Rules and regulations are briefly communicated to guests and height is checked for the slide if applicable.
- Checking height at the entry gate has reduced almost all frustration regarding the height requirement since guests are informed immediately upon entry.
- The front desk back counter has had all files removed and relocated to the lifestyle office for cleaner look for guest arrivals.



SOLTERRA RESORT

- Signage has been added to the front desk for Artemis' customer service email address.

SQUARE REPORTS (As of 9/26/23)

Updated numbers will be provided for all of September at the meeting.

- **Resort fee –**
 - **\$19,835**
 - **533 resort fees**
- **Cabanas –**
 - **\$1050**
 - **21 rentals**

WRIST BAND PROCEDURE/PROPOSAL

- Attached separately.

THANKSGIVING EVENT

- Proposed event for Saturday, November 18th from 6-9pm.
- 3 catering proposals to consider.

LAZY RIVER TUBES

- **Purchase request**
- We have 21 large orange tubes. Our standard inventory is 25 tubes. We have exhausted our stock of back up tubes.
- Tubes are typically \$43 each. (see picture below of tube)
- Bulk rate has been negotiated for \$31 per tube if we purchase at least 12.
- Total for purchasing 24 tubes \$833 includes shipping
- Total for purchasing 12 tubes \$431 includes shipping

MEETING WITH HOA

On 9/13 I met with Joe Bullins from the new HOA company, Artemis. We discussed many things regarding communication between CDD and HOA. We are excited for a positive partnership moving forward.

MEETING WITH CHAIR

On 9/15 the chair, Karan Wienker, and I met to discuss several items and she shared her wish list of facility improvements, see listed below:

- Dog park
- Mini golf course
- Add basketball hoop



SOLTERRA RESORT

- Sand volleyball court
- Pickle ball court
- More benches on path and on boulevard
- More dog stations on boulevard
- Adding pine tree or flagpole to roundabout by clubhouse
- Change all mulch to ground cover – especially island in lazy river
- Hammocks in green space around lazy river

APPROVED PROJECT UPDATES

FOOD TRUCK PAD

- Project was completed by Yellowstone on 9/21.
- Completed pictures attached.
- The first food truck to use it will be 9/30.
- The invoice will be submitted 10/1.

PRESSURE WASHING PROJECT

- Pressure washing closure dates were communicated on the 9/11 eblast and the dates will remain on all future eblasts until work is complete.
- Only the Lazy River - will be closed on November 6th, 7th, and 8th.
- The entire pool deck will be closed November 13th, 14th, and 15th. Only staff on-site those days will be front desk and management.
- This information was added to the CDD website and our Amenity website.
- The dates have also been added to the bulletin board and communicated to HOA and all vendors.

RESTRIPING PROJECT

- The work is 100% complete. USA Seal & Stripe completed the project the week of 8/28.
- Additional After pictures attached.

HOLIDAY LIGHT PROJECT

- The invoice for 50% deposit will be submitted on 10/1.
- The in-house team has coordinated and completed the electrical project that was needed for the vendor to power lights on the clubhouse palm trees.
- The vendor was able to add the two outlets with 120V in preparation for holiday lights. The only outlets that were available before were 12V and would not power holiday lights.

CONCRETE REPAIR PROJECT – Oakbourne Ave.

- Work has been completed.



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- After pictures attached.

FIELD OPERATIONS AND FACILITY MAINTENANCE

A/C Issues, repairs, and savings:

- Clubhouse A/C broke on 9/11. To avoid emergency charges from HVAC company Randy was able to schedule and coordinate with local vendor for specific part that was broken. This resulted in savings of approximately \$300. The replacement motor was paid for via CDD credit for a total of \$500.
- Gym A/C broke on 9/23. Westbrook assessed the unit on Monday 9/25 and the unit is now working correctly as of 9/26.
- Guard Gate A/C broke again on 9/5. Several attempts to repair were unsuccessful. After assessment a new unit was quoted from Westbook to be \$5720.00. Randy was able to purchase a mini split unit with AMAZON. He and the in-house maintenance team installed the unit themselves. **This resulted in significant savings to the district of \$4,828.** When the new unit was installed the wall section of the unit was relocated away from the door. All temporary units were removed on 9/26.

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

- Emergency lights on the patio were replaced.
- 2 pavers that came off the pool deck were repaired and properly secured to the edge of the pool deck.
- Repaired Pool bathroom women's toilet.
- Relocated ice maker in the café. In-house team installed new water line, drain line, and built platform for the ice maker.
- Café can opener mounted to table that was custom built by inhouse team to fit the space.
- Chain and reserved signs installed at all cabanas.
- Poles and chains installed at entrance to field. No parking signs added. This replaced unsightly caution tape and road cone.
- No soliciting signs installed on boulevard.
- No parking sign installed in clubhouse parking lot to indicate fire lane.
- The clubhouse ceiling was repainted, and the vent issue was repaired.
- The café sink leak was repaired.

In Process:

1. Repair final outdoor shower (to be completed in October)
2. Pressure wash pool chairs (60% complete)
3. LED conversion – gym and patio (to be completed in October)
4. Tree lighting in field (70% complete) – moving lights away from trees to increase up light effect.



SOLTERRA RESORT

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



Attachments

LAZY RIVER TUBE



SOLTERRA RESORT

Before and After Pictures

Concrete Repair – Oakbourne Ave.



Food Truck Pad Completed Project

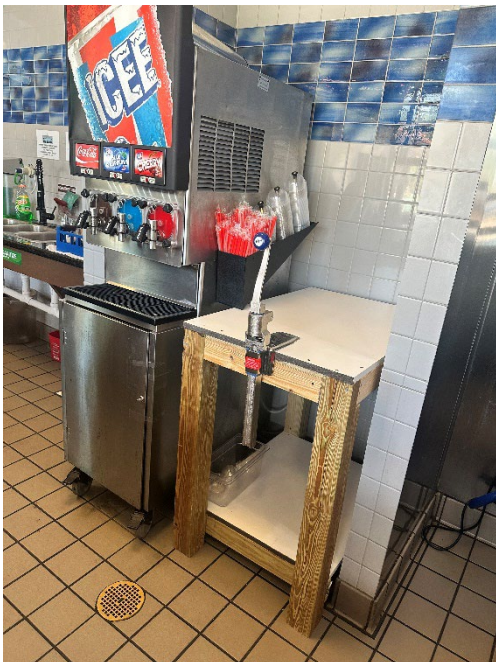


SOLTERRA RESORT

Guard Gate A/C and Reserved Cabana



Completed Café Projects – can opener and ice maker

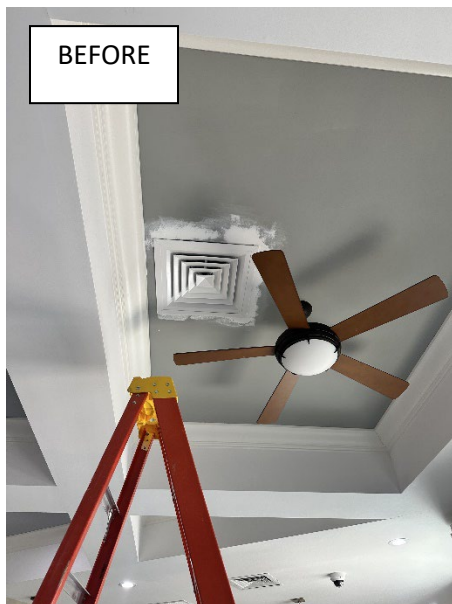


SOLTERRA RESORT

Completed private property signs and no parking area



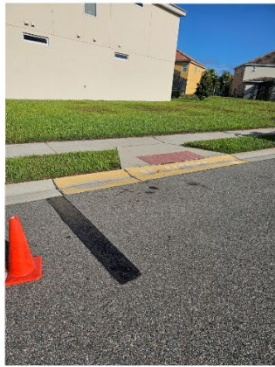
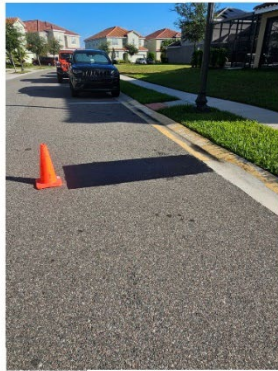
Before and After – Clubhouse ceiling



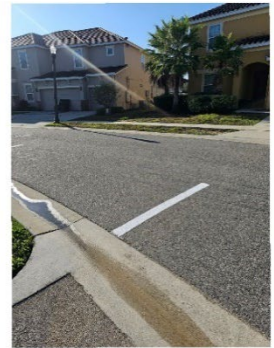
SOLTERRA RESORT

USA Seal and Stripe Completed Project – Final pictures

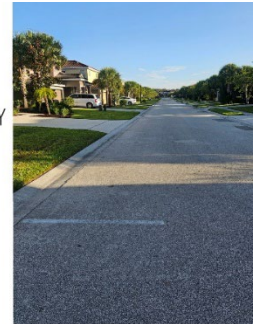
STRIPS TO BLACK OUT – 1 ACROSS FROM 6148 BROAD OAK DRIVE
AND 1 ACROSS FROM 6064 BROAD OAK DRIVE



STRIPES TO REPAINT – 1 ACROSS
FROM 6005 BROAD OAK DRIVE



STRIPES TO REPAINT – WILDWOOD WAY
AS MANY AS YOU CAN
BETWEEN
5227-5303 WILDWOOD WAY



TOTAL OF 28 STRIPES PAINTED
BETWEEN 5227 - 5303 WILDWOOD WAY



EXHIBIT 6



Solterra Trash Compactor Quotes

	Rate Monthly	Rate for 1 pull	Pulls per month	Rate per Ton of Waste	Additional Fees	Total per month	
Current (I Deal)*	300	150	7	49	10%	\$4,404.08	avg

Historical Data			
	June	\$5,357.62	9 pulls
	July	\$4,157.88	8 pulls
	August	\$3,696.75	6 pulls
	Total 3 months	\$13,212.25	

Vendor Name	Rental Rate Monthly	Rate for 1 pull	Pulls per month	Rate per Ton of Waste	Additional Fees	Total per month	Notes
Pouncey Sanitation	525	200	4	49	10%	\$3,049.80	Currently providing our service was sub contractor of old vendor
Waste Management	550	275	4	89.5	19.08%	\$5,060.45	*add monitor service \$150 month
Waste Connection	776.59	262.59	4	65.32	included in pull rate	\$3,917.19	
Republic Services	450	350	4	55	\$392.14 per pull	\$5,178.56	*one time installtion fees \$3060.10

*all proposals are with a 8 ton estimate per week



Pouncey Recycling & Sanitation

P.O Box 5302 Lakeland, FL 33807

Tel: 863-500-1817

Email: Pounceysanitation@gmail.com



9/25/2023

To Whom It May Concern,

I am writing to submit a proposal for trash removal services at Solterra Resorts located at 5200 Solterra Blvd., Davenport, FL. 33837. We understand the importance of maintaining a clean and safe work environment and are committed to providing you with reliable and efficient trash removal services.

Benefits of Choosing Our Services:

1. Experience: We have a proven track record of providing reliable trash removal services to your company and many others.
2. Compliance: We are well-versed in local and state waste disposal regulations and will ensure full compliance throughout the contract.
3. Safety: Our services contribute to a safer work environment, reducing the risk of accidents and injuries.
4. Cost-Effective: Our competitive pricing ensures you receive excellent value for your investment.

Pricing:

Our pricing is competitive and will be customized based on your specific needs. We will work closely with you to provide a cost-effective solution that aligns with your budget.

Compactor Rental: \$525

Weekly Pulls: \$200 (June-August 2x a week and on certain holidays)

Tonnage: \$49 (with a 5-ton minimum)

References:

We can provide a list of references from our satisfied clients who can vouch for the quality and reliability of our services.

Thank you for considering our proposal. We look forward to the opportunity to work with you and contribute to the success of your resort.

Sincerely,

Lisa Webster





9/25/2023

Randy Fredrick
Soltera Resort
5200 Solterra Blvd
Davenport, FL33837
Quote: A910275807

Soltera Resort:

Below is our proposal of recommended services, customized for your business needs identified during our discussions. If you ever need additional services, or just need an extra pickup, please give us a call at 863-665-1489. It's that easy.

Service Details

LARGE CONTAINERS

Equipment Qty/Type/Size:	1 - Self-Contained - 34.00Yd(s)	Haul Rate:	\$350.00 per haul
Frequency:	On-Call	Disposal Rate:	\$55.00 per ton
Material Type:	Solid Waste	Rental Rate:	\$450.00 per month
Hauls/ month:	1.0		

Estimated Monthly Amount *

Large Container Haul Charge	\$350.00
Large Container Disposal Charge	\$55.00
Large Container Rental Charge	\$450.00
Total Fuel/ Environmental Recovery Fees**	\$386.19
Administrative Fee**	\$5.95
Total Estimated Amount	\$1,247.14

One Time Charges

Delivery Charge Subtotal	\$312.50
Installation Charge Subtotal	\$1,800.00
Total Fuel/ Environmental Recovery Fees**	\$947.60
Total One-Time Amount	\$3,060.10

Kenneth Devore
Republic Services

kdevore@republicservices.com
www.republicservices.com

* The Total Estimated Amount is merely an estimate of your typical monthly invoice amount without one-time start-up charges (e.g., delivery). It does not include any applicable taxes or local fees, which would be additional charges on your invoice.

**FRF, RPC, ERF and ADMIN: The Fuel Recovery Fee (FRF) and the Recycling Processing Charge (RPC) are variable charges that change monthly. For more information on the FRF, RPC, Environmental Recovery Fee (ERF) and Administrative Fee, please visit www.republicservices.com/customer-support/fee-disclosures. The proposed rates above are valid for 30 days. This proposal is not a contract or agreement or an offer to enter into a contract or agreement. The purpose of this proposal is to set forth the proposed framework of service offerings and rates and fees for those offerings. Any transaction based upon this proposal is subject to and conditioned upon the execution by both parties of Republic Services' Customer Service Agreement.



INVOICE TO

CUSTOMER NAME	Soltera Resort
ATTN	Randy Fredrick
ADDRESS	5200 Solterra Blvd
CITY	Davenport, FL
STATE	
ZIP CODE	33837
TEL. NO.	(407) 235-8984
FAX NO.	

SITE LOCATION

SITE NAME	Soltera Resort	
ADDRESS	5200 Solterra Blvd	
CITY	Davenport, FL	
STATE		
SUITE		
ZIP CODE	33837	
TEL. NO.	(407) 235-8984	FAX NO.
AUTHORIZED BY	Randy Fredrick	TITLE
CONTACT	Randy Fredrick	TITLE Operations Mgr.

Customer Service Agreement



AGREEMENT NUMBER A910275807

ACCOUNT NUMBER 654

EMAIL : rfredrick@vestapropertyservices.com

N/O	CONT. GRP	TYPE	SIZE	C	QTY	ACCT. TYPE	C/O	SERV. FREQUENCY	EST. LIFTS	S	P.O. REQ	RECPT. REQ	L/F CODE	OPEN/ CLOSE DATE	LIFT CHARGE	MONTHLY SERVICE	EXTRA LIFT	DISP RATE	ADDITIONAL CHARGES	SUPPLEMENTAL CHARGES	TC/RC CMP
N		SC	34.00Yd(s)	Y	1	P	N	O/C	1.0	N		N	NC01	10/31/2023	\$350.00	\$450.00		\$55.00per ton		Delivery \$312.50 Dry Run \$265.00 Relocate \$265.00 Removal \$219.01 Washout \$227.70	

Republic Services of Florida, Limited Partnership DBA Florida Refuse Service, Republic Services of Polk County
 HEREINAFTER REFERRED TO AS THE "COMPANY"

The undersigned individual signing this Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to sign the Agreement on behalf of the Customer.

BY: _____
 (AUTHORIZED SIGNATURE)

TITLE: _____

BY : _____
 (AUTHORIZED SIGNATURE)

TITLE: _____

CUSTOMER NAME (PLEASE PRINT)

DATE OF AGREEMENT



COMMENTS:

One-time Installation Charge for SC 34.00 yard - \$1,800.00

Delivery Notes:

Safety: No Safety Concerns

Fuel Recovery Fee - Yes, Environmental Recovery Fee - Yes, Administrative Fee - Yes

See reverse for Terms and Conditions



TERMS AND CONDITIONS

- 1. AGREEMENT.** This Customer Service Agreement consists of the service details above, including the Comments ("Service Details"), and these Terms and Conditions (together, the "Agreement"). If Customer's Site is located within a franchised service area and the Terms and Conditions in this Agreement conflict with the applicable franchise agreement with respect to the Services covered by such franchise agreement, the terms and conditions in the franchise agreement shall control.
- 2. RESPONSIBLE PARTY.** "Company" is the entity identified in the Service Details. Company is an individual operating subsidiary of Republic Services, Inc. Republic Services, Inc. itself does not perform the waste services and does not contract with customers. Accordingly, all obligations to you rest solely with Company and not with its parent company. All Services hereunder will be managed, performed, and billed for by Company, except to the extent Company may subcontract certain Services to its affiliates or subcontractors, as needed.
- 3. TERM (SCHEDULED AND ON-CALL SERVICES).** FOR ALL SCHEDULED AND ON-CALL SERVICES, THE INITIAL TERM OF THIS AGREEMENT SHALL BEGIN ON THE DATE WHEN SERVICE COMMENCES AND CONTINUE FOR 36 MONTHS. UNLESS OTHERWISE SPECIFIED, THIS AGREEMENT SHALL AUTOMATICALLY AND SUCCESSIVELY RENEW FOR 36 MONTHS UNLESS EITHER PARTY GIVES WRITTEN NOTICE OF TERMINATION TO THE OTHER AT LEAST 60 DAYS, BUT NOT MORE THAN 180 DAYS, BEFORE THE END OF THE THEN-CURRENT TERM.
- 4. TERM (TEMPORARY SERVICES).** FOR ALL TEMPORARY SERVICES, THE TERM SHALL BEGIN ON THE EFFECTIVE DATE AND CONTINUE THROUGH THE FINAL LIFT OF THE TEMPORARY CONTAINER(S).
- 5. DEFINITIONS.** "Waste" means any waste material that fully conforms to the description of such Waste in this Agreement and its approved waste profile, manifest or other waste documentation. "Non-Conforming Waste" means any waste material not expressly included within the scope of this Agreement, waste material that does not conform to its waste documentation, waste material that is not acceptable at the intended disposal or recycling facility, and/or Waste placed in a container intended for a different type of Waste (such as solid waste in a container for Recyclables). "Recyclables" means material that Company determines can be recycled such as aluminum, used beverage containers, cardboard (free of wax), ferrous metal cans, mixed office paper, newspaper, and plastic containers.
- 6. SCOPE OF SERVICES; TITLE; NON-CONFORMING WASTE.** Customer grants to Company the exclusive right to perform the services set forth in the Service Details ("Services"), and Company agrees to furnish such Services in compliance with all applicable international, federal, state, or local laws or regulations ("Applicable Law"). Customer represents and warrants that all material to be collected under this Agreement shall be only acceptable Waste. Customer agrees not to deposit, or permit the deposit for collection of, any Non-Conforming Waste. Title to and liability for any Non-Conforming Waste shall remain with Customer and shall at no time pass to Company regardless of whether physical possession of Non-Conforming Waste has passed to Company. Company shall acquire title to conforming Waste when collected or received by Company. If Company determines that any Waste is Non-Conforming Waste, it will have the right to reject, revoke acceptance of, or determine alternative disposal for, such Non-Conforming Waste and convey it to Customer or another location. In such event Customer will pay Contractor's reasonable costs for the handling, analysis, transportation, repackaging, and time involved in returning such Non-Conforming Waste to Customer or other location or arranging for alternative disposal.
- 7. PAYMENT AND CHARGES.** Customer shall pay Company all rates, fees, taxes, and other amounts payable under this Agreement for the Services ("Charges") within 20 days after the date of Company's invoice. Any invoiced amounts not received by their due date are subject to a late payment fee, and any payment returned for insufficient funds is subject to an insufficient funds fee, both in an amount at Company's discretion up to the maximum amount allowed by Applicable Law. Customer acknowledges that any late or insufficient funds fees charged by Company are not to be considered a penalty or interest but are a reasonable charge for late or insufficient payments. Unless otherwise agreed, Customer shall pay administrative fees ("ADMIN"), fuel recovery fees ("FRF") environmental recovery fees ("ERF") and a recycling processing charge ("RPC") in the amounts shown on each of Company's invoices, which fees Company may change from time to time by showing the amount on Customer's invoice (additional information regarding these fees is available on Company's website at: www.republicservices.com/customer-support/fee-disclosures). ADMIN, FRF, ERF and RPC are not associated with any explicit cost to service Customer's account but are designed to help Company recover certain costs across its business and achieve an acceptable operating margin. If applicable, Company may impose additional Charges at its prevailing rates for extra service, extra yards, minimum lift, contamination, service attempts and container delivery, relocation, removal and exchange, and other additional services not listed in the Service Details. If Company becomes concerned about Customer's creditworthiness and/or Customer makes any late payment, Company may require Customer to pay a deposit in an amount equal to two months' Charges under this Agreement if allowed by Applicable Law. The rates set forth in the Service Details do not include taxes or franchise and/or local fees, which shall be separately itemized on Customer's invoice where applicable.
- 8. ADJUSTMENTS TO CHARGES.** Notwithstanding any information contained in the Service Details, Company may, from time to time by notice to Customer (on its invoice), add a surcharge, fee or increase any Charges provided in this Agreement to account for: (a) increased Company costs due to uncontrollable events including, but not limited to, changes in Applicable Laws, imposition of taxes, fees or surcharges, or acts of God such as fires, weather, disease, strikes or terrorism; (b) increased Company costs as measured by the most recently trailing 12-months' average in the Consumer Price Index for All Urban Consumers (Waste, Sewer and Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics; (c) increased disposal or processing costs; (d) increased transportation costs; (e) increased fuel costs; (f) costs or fees due to the inclusion of Non-Conforming Waste and/or contamination; (g) decreased value of Recyclables or changes in commodity markets; or (h) actual Services or equipment that differ from those listed in the Service Details (all of the foregoing are "Required Adjustments"). Subject to any Comments in the Service Details, Company may also increase Charges at any time and for any other reason by notice to Customer (on its invoice) and with Customer's consent ("Agreed Adjustments"), which consent may be evidenced verbally, in writing, or by the parties' actions and practices. Unless specified otherwise in Company's notice, all adjustments to charges shall be treated as Agreed Adjustments. Within 30 days of receiving notice of an Agreed Adjustment, Customer may object to the adjustment by calling Customer Service. If Customer does not object to an Agreed Adjustment within 30 days and continues to receive and pay for Services, then Customer shall be deemed to have consented to the Agreed Adjustment by its actions.
- 9. SERVICE CHANGES.** The parties may change the type, size or amount of equipment, the type or frequency of Service, and correspondingly the Charges by mutual agreement, which may be evidenced verbally, in writing, by payment of the invoice, or by the parties' actions and practices. In the event there are changes to Services and/or Charges, or Customer changes its Site Location within the area in which Company provides collection and disposal (or processing) services, the parties agree that this Agreement shall continue in full force and effect as so adjusted.
- 10. RESPONSIBILITY FOR EQUIPMENT; ACCESS.** Any equipment furnished by Company shall remain Company's property. Customer shall be liable for all loss or damage to such equipment (except for normal wear and tear and for loss or damage resulting from Company's handling of the equipment). Customer shall use the equipment only for its proper and intended purpose, shall not overload (by weight or volume), move, or alter the equipment, and shall not allow the equipment to be used for any purpose by any person or entity other than Customer's employees without Company's prior written consent. If a Company container is moved from Customer's Site Location by anyone other than Company, Customer agrees to pay Company \$250 per moved container, which amount is a reasonable estimate of the damage Company will incur from the unauthorized moving of its container. After the Initial Term, Company may increase the fee for the unauthorized moving of its container at its discretion. Customer shall provide safe, unobstructed access to the equipment on the scheduled collection day. Company may charge an additional fee for any additional collection service required by Customer's failure to provide access. Company shall not be responsible for any damages to Customer's pavement, curbing, or other driving surfaces resulting from Company providing service at Customer's Site.
- 11. COMPANY INDEMNIFICATION. COMPANY SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS CUSTOMER FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY, "LOSSES") TO THE EXTENT ARISING FROM COMPANY'S NEGLIGENCE, WILLFUL MISCONDUCT OR BREACH OF THIS AGREEMENT.**
- 12. CUSTOMER INDEMNIFICATION. CUSTOMER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS TO THE FULLEST EXTENT PERMITTED BY LAW COMPANY, ITS PARENT, AND CORPORATE AFFILIATES FROM AND AGAINST ANY AND ALL LOSSES TO THE EXTENT ARISING FROM CUSTOMER'S NEGLIGENCE, WILLFUL MISCONDUCT, PROVISION OF NON-CONFORMING WASTE, AND CUSTOMER'S USE, OPERATION, OR POSSESSION OF COMPANY'S EQUIPMENT. THE OBLIGATIONS SET FORTH IN SECTIONS 11 AND 12 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT.**
- 13. SUSPENSION; TERMINATION.** If any amount due from Customer is not paid within 60 days after the date of Company's invoice, Company may, without notice and without terminating this Agreement, suspend collecting and disposing of Waste until Customer has paid such amount to Company. If Company suspends service, Customer shall pay Company a service interruption fee in an amount determined by Company in its discretion up to the maximum amount allowed by Applicable Law. Either party may terminate this Agreement upon 30 days prior written notice to the other party if the other party breaches a material obligation of the Agreement (including non-payment) and fails to cure such breach within 10 days after receiving written notice of the breach. Company may terminate this Agreement for its convenience upon 30 days prior written notice to Customer.



14. LIQUIDATED DAMAGES. If Customer terminates this Agreement before its expiration for any reason other than Company's breach (or if Company terminates this Agreement due to Customer's non-payment), Customer shall pay Company an amount equal to the average Charges from Customer's last 6 invoices multiplied by the lesser of (a) six months or (b) the number of months remaining in the Term. Customer acknowledges that in the event of such a termination, actual damages to Company would be uncertain and difficult to ascertain, such amount is the best, reasonable and objective estimate of the actual damages to Company, such amount does not constitute a penalty, and such amount is reasonable under the circumstances. Any amount payable under this paragraph shall be in addition to amounts already owing under this Agreement.

15. RIGHT OF FIRST REFUSAL. Customer agrees to notify Company in writing of any offer that Customer receives from any third party relating to the provision of the Services during any term of this Agreement ("Offer") and agrees to give Company the right of first refusal and reasonable opportunity to match such Offer prior to acceptance.

16. COMMUNICATIONS. To ensure timely and accurate receipt of communications, all communications to Company regarding this Agreement and/or the Services must come directly from Customer. Customer acknowledges that Company will not accept any communications from any third parties acting as the Customer's agent or representative (absent proof of medical necessity as reasonably determined by Company). All notices to Company pertaining to this Agreement shall be sent via email to contractnotice@republicservices.com. If (and only if) Customer does not have access to email, written notice shall be provided via certified mail to: Republic Services, Attn: Customer Contracts, 18500 N. Allied Way, Phoenix, AZ 85054. Any notices received from Customer will be deemed effective no less than 60 days from the date received by Company.

17. DISPUTE RESOLUTION-ARBITRATION; CLASS ACTION WAIVER. (a) Except for Excluded Claims (defined below), Customer and Company agree that any and all claims between them arising out of or related to this Agreement, whether based in contract, law or equity or alleging any other legal theory, or arising in connection with or after the termination of this Agreement, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules with a single arbitrator, and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. (b) Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company or its parent or corporate affiliates. (c) The following claims constitute "Excluded Claims" and are not subject to mandatory binding arbitration: (i) either party's claims against the other in connection with bodily injury or real property damage; (ii) claims for indemnity pursuant to the Indemnification Section of this Agreement; and (iii) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise), or any other amounts due or payable to Company by Customer under this Agreement.

18. MISCELLANEOUS. (a) This Agreement shall be governed by and construed in accordance with the internal laws of the State where the Services are provided, without giving effect to any conflict of law provision. (b) This Agreement represents the entire agreement between the parties and supersedes all prior agreements, whether written or verbal, that may exist between the parties for the same Services. (c) Except for Customer's obligation to pay amounts due to Company, any failure or delay in performance due to contingencies beyond a party's reasonable control, including strikes, riots, terrorist acts, compliance with Applicable Laws or governmental orders, fires and acts of God, shall not constitute a breach of this Agreement. (d) Company shall have no confidentiality obligation with respect to any Waste or Recyclables. (e) Company may assign this Agreement without Customer's consent. This Agreement shall be binding upon and inure solely to the benefit of the parties and their permitted successors and assigns. (f) If any provision of this Agreement is declared invalid or unenforceable, it shall be modified so as to be valid and enforceable but so as most nearly to retain the intent of the Parties. If such modification is not possible, such provision shall be severed from this Agreement. In either case, the validity and enforceability of the remaining provisions of this Agreement shall not in any way be affected thereby. (g) Failure or delay by either party to enforce any provision of this Agreement will not be deemed a waiver of future enforcement of that or any other provision. (h) If any litigation or arbitration is commenced under this Agreement, the successful party shall be entitled to recover, in addition to such other relief as the court may award, its reasonable attorneys' fees, expert witness fees, litigation and arbitration related expenses, and court or other costs incurred in such litigation, arbitration or proceeding. (i) Customer and Company agree that electronic signatures are valid and effective, and that an electronically stored copy of this Agreement constitutes proof of the signature and contents of this Agreement, as though it were an original.

The following Terms and Conditions apply to Customer only if Customer is receiving the applicable Service from Company.

19. CONTAINER REFRESH. If the Services include Container Refresh, Customer is limited to one (1) exchange of each participating container every 12 months of paid enrollment; any additional exchange is subject to Company's standard container exchange fee. Customer agrees that during any enrollment year in which Customer receives an exchange under the program, any request by Customer to cancel Container Refresh will not be effective until Customer completes payment for 12 consecutive months of enrollment in the program. The Charge for Container Refresh will be itemized on Customer's invoice, which Charge may be changed by Company by showing the amount of the new Charge on Customer's invoice. Company reserves the right to suspend or cancel the Container Refresh program at any time.

20. RECYCLABLES. If the Services include recycling, Customer shall comply with all Applicable Laws regarding the separation of solid waste from Recyclables and not place items in any recycling container that may make the Recyclables unsuitable for recycling or decrease the value of the Recyclables. Customer agrees that Company in its sole discretion may determine whether any load of Recyclables is contaminated and may refuse to collect it or may collect it but charge Customer for any additional costs, fees or surcharges associated with sorting, processing, contamination, transportation, and/or disposal.

21. ROLL-OFF. Republic may charge rent or a minimum lift charge if a roll-off container is not lifted or hauled at least once per month. The following additional terms shall apply to any roll-off service: (a) Company will not accept: white goods, tires, drums, paint, solvents, chemicals, or other such materials that would be considered flammable or explosive, or other materials not permitted to be disposed of at the designated disposal facility. (b) If the roll-off is loaded with extremely heavy material, such as block concrete, asphalt, dirt or roofing material, such material must be evenly distributed at the bottom of the roll-off, shall not exceed 3 feet in depth and shall not exceed 10 tons in weight. (c) Customer shall not load materials above the top of the roll-off. (d) Customer shall close and latch the back door of the roll-off before service. The driver cannot load a roll-off with an open or unlatched back door. (e) If Company is unable to safely haul a roll-off, Customer shall off-load the impermissible overage or type of materials or otherwise improve any conditions necessary to enable safe hauling. Customer will be charged a dry run fee for each attempted trip where hauling does not occur. (f) If Company hauls an overloaded roll-off, Customer shall be responsible for all service charges based on the actual tonnage hauled, plus any tickets, fines, penalties, or damages incurred by Republic due to the overweight container.

22. EQUIPMENT RENTAL. Rented equipment shall remain at Customer's Site, except when handled by Company. Customer shall not make any changes, alterations, additions, or improvements in or to the equipment or move or relocate the equipment without Company's prior written consent. Customer shall allow Company and/or its designee to enter the Site to examine or inspect the equipment, perform preventative maintenance and repairs, or for any other purpose permitted by this Agreement. Company has the right, at any time and at its sole discretion, to substitute the equipment for similar equipment of make and size, or of a make and size that provides for more efficient or economical service.

MAINTENANCE. Company shall maintain the equipment in good operating condition and make repairs necessitated only by normal wear and tear. Customer shall be responsible for repairs, replacement parts, and labor necessitated by abuse or negligent operation or care of the equipment. Once installed, Customer shall have the care, custody, and control of the equipment. Customer assumes all risks of loss, damage, destruction or interference with the use of, and accepts responsibility for, the equipment and the supervision and operation of the equipment, accessories and contents during the term of this Agreement. Company will not be responsible for installation of utility service necessary to operate the equipment or any utility service charges attributable to the equipment's operation. If electrical or any other installation requirements are not satisfied prior to delivery of the equipment, Company may charge Customer all costs incurred by Company for its inability to complete the installation of the equipment. Customer shall be responsible for (a) connecting the equipment to the electrical service and any other utility services in conformance with all applicable building and zoning codes and regulations, (b) providing the necessary electrical power to operate the equipment, and (c) all costs of electrical wiring, and/or other utility hook-up and inspection thereof necessary for use of the equipment.

CUSTOMER'S OBLIGATIONS. Customer shall operate the equipment solely for its intended purpose and in strict conformance with this Agreement and the manufacturers and Company's instructions. Customer shall comply with all reporting and operating requirements related to the operation, maintenance, and management of the equipment as required by Company or as otherwise mandated by Applicable Law. Any Site-related licenses and permits concerning the equipment shall be obtained and maintained by Customer at Customer's sole cost and expense. Customer shall take all action necessary to ensure that the equipment is not abused, misused, or otherwise harmed by Customer or its employees, agents, and representatives or any other persons. Customer shall immediately notify Company of any damage to the equipment, or any injuries relating to the use or operation of the equipment. Customer shall keep the equipment free from any and all liens and claims and shall not do or permit any act whereby Company's title or rights might be encumbered or impaired. **If this Agreement is terminated early for any reason, in addition to the Liquidated Damages, Customer shall also reimburse Company for any fabrication, configuration, installation and de-installation costs, including, but not limited to, labor costs, incurred in placing and removing the equipment from Customer's Site.**

DISCLAIMER OF WARRANTIES; DAMAGES. COMPANY MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE EQUIPMENT, ITS MERCHANTABILITY OR ITS FITNESS FOR ANY PARTICULAR PURPOSE, AND COMPANY HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES THEREFOR. COMPANY EXPRESSLY DISCLAIMS ALL INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR EXEMPLARY DAMAGES ARISING IN CONNECTION WITH THIS AGREEMENT OR THE EQUIPMENT.

INCLUDING, WITHOUT LIMITATION, LOST SALES AND PROFITS AND OTHER BUSINESS INTERRUPTION DAMAGES, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WITHOUT REGARD TO THE NATURE OF THE CLAIM OR THE UNDERLYING THEORY OR CAUSE OF ACTION (WHETHER IN CONTRACT, TORT, OR OTHERWISE), AND CUSTOMER HEREBY EXPRESSLY WAIVES AND RELEASES COMPANY FROM AND AGAINST ANY SUCH DAMAGES.

23. ELECTRONIC MATERIAL AND/OR BULB & BATTERY RECYCLING SERVICES. Electronic Material Services and/or Bulb & Battery Recycling Services are provided only within the continental United States (not available in Alaska or Hawaii). Company or its subcontractor shall collect, transport, or receive via mail, treat, recycle, and/or dispose of Electronic Material and/or Bulbs & Batteries as provided in the Service Details. Customer acknowledges and understands that due to a variety of factors, including without limitation market conditions and processing costs, some or all of the Electronic Material and Bulbs & Batteries may be disposed of in a disposal facility and not recycled. Weights and/or unit counts of all Electronic Material and Bulbs & Batteries shall be determined upon receipt by Company or its subcontractor. All references to "Company" in this section of the Agreement shall also include Company's subcontractor(s).

ADDITIONAL DEFINITIONS. The following additional definitions apply to the recycling of Electronic Material and Bulbs & Batteries only:

"Bulbs & Batteries" means those materials included in the Environmental Protection Agency's Universal Waste regulations set forth in 40 C.F.R. 273, including bulbs, batteries, TSCA-exempt ballasts and non-PCB ballasts, lamps, and other mercury-containing items and materials.

"Electronic Material" consists of any video display devices (CRT or flat panel), computers, servers, laptops, tablets, cell phones, and other electronics that are not excluded by these provisions relating to Electronic Material Services. Electronic Material does not include any solid waste, non-electronic Recyclable Material or Excluded Waste.

"Excluded Waste" means any material other than Electronic Material or Bulbs & Batteries. Electronic Material and Bulbs & Batteries may not be commingled. If Electronic Material is commingled with Bulbs & Batteries for a Bulb & Battery Recycling Service, the Electronic Material will be treated as Excluded Waste, and vice versa.

BOX MAIL-BACK SERVICES (Electronic Material and Bulbs & Batteries). In connection with Box Mail-Back Services, the following additional terms shall apply:

Pre-Payment; No Refunds. Payment for Box Mail-Back Services is made in advance and will not be refunded for any reason after a box has been shipped to Customer. If Customer returns an unused box, Customer will be responsible for its shipping cost plus a restocking fee.

Expiration of Boxes. Each box must be received by Company or its subcontractor within 1 year from the date of order (the "Expiration Date"). With respect to Electronic Material, the Expiration Date can be extended an additional year for a fee of 50% of the original box price. Company has no obligation after the Expiration Date to process materials sent in for recycling and may return such materials to Customer at Customer's expense.

Safe Packaging Obligation. Customer is responsible for complying with all packaging (including safely packaging contents), sealing, and shipping instructions included with each box.

Electronic Material Specifications. With respect to Electronic Material Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) processing electronics containing wood; (v) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (vi) return shipping charges for any Excluded Waste or boxes received with expired labels.

Bulbs & Batteries Specifications. With respect to Bulb & Battery Recycling Box Mail-Back Services, Company reserves the right to bill additional amounts for any of the following: (i) any box exceeding its specified maximum weight; (ii) shipping materials in the wrong box or mixing materials in a box; (iii) shipping materials that require additional labor for unpacking or disassembly; (iv) additional shipping charges beyond the amounts prepaid for any prepaid label; and/or (v) return shipping charges for any Excluded Waste or boxes with expired labels received by Company.

PACK-UP & PICK UP SERVICES (Electronic Material and Bulbs & Batteries). In connection with Pack Up & Pick Up Services, the following additional terms shall apply:

Safe Packaging Obligation. Customer is responsible for complying with all safety, packaging, sealing, and loading/palletizing instructions (including removing materials from their original packaging and/or not individually wrapping all materials) included with each order and shall ensure such is completed prior to the scheduled pickup date.

Electronic Material Specifications. With respect to Electronic Material Pack-Up and Pick-Up Services, Customer shall ensure that Electronic Material is sorted into the following categories: (1) video display devices (CRT); (2) video display devices (flat panel); (3) computers; (4) laptops, tablets, cell phones; and (5) all other Electronic Material. A full list of items that fall into each of these categories is available upon request. If the Electronic Material is not properly sorted, is not removed from its original packaging, and/or is not properly loaded and palletized, additional fees will apply.

FULL SERVICE (Electronic Material). There is a minimum charge for Full Service. For loads of Electronic Material up to 466 pounds, the minimum charge for Full Service will be \$660. For loads of Electronic Material over 466 pounds, the charge for Full Service will be the weight of the load multiplied by the per pound charge quoted in the Service Details.

CUSTOMER'S INITIAL:

[Redacted]

DATE:

[Redacted]





Thank You for this Opportunity!

Our local expertise coupled with our capital resources make us the ideal partner to supply your waste and recycling collection services.

Proposal For:		Quote #: 01112095	
Company Name:	SOLTERRA RESORT-HOA	Contact Name:	Randy Fredrick
Address:	5200 Solterra Boulevard	Contact Title:	Field Operations Manager
City, State, Zip:	Davenport, FL, 338370000	Email:	rfredrick@vestapropertyservices.com
		Phone:	(407) 235-8984

SERVICES AND RATES

Proposal Effective Date: September 21, 2023

Qty	SERVICE #1	Billing Frequency	PRICE
1	ROLL OFF 36 YD ON CALL COMPACTED		
	COMPACTOR CHARGE	MONTHLY	\$776.59
	ICI WASTE	TONS	\$65.32
	RO DRY RUN	PER SERVICE	\$262.59
	RO RELOCATE	PER SERVICE	\$262.59
	RO DUMP & RETURN	PER LIFT	\$262.39
	RO DUMP & EXCHANGE	PER LIFT	\$262.39
	RO DUMP & REMOVE	PER LIFT	\$262.39
	RO DELIVERY	PER SERVICE	\$200.00

Price includes fuel, environmental and administrative fees.

This proposal is valid for 60 days from the Effective Date above.

Choosing Waste Connections of Florida, Inc. as your solid waste and/or recycling service provider is the right choice because:

- Local Customer Service Support. We believe that having our Customer Service Teams in the same market as our Customers is important because it ensures you get prompt attention and fast results.
- Well trained drivers who operate safely on your property. From onboard cameras to rigorous safety training, our people who enter your property are doing everything we can to ensure you receive the safest, most reliable service.
- We want to help you be greener. You can count on Waste Connections of Florida, Inc. to provide cost-effective recycling services to help you meet your sustainability objectives.

REPRESENTATIVE

Printed Name Britton Brown	Title Major Account Representative
Phone (407) 619-5912	Email britton.sharpe@progressivewaste.com
Date (MM/DD/YYYY) 9/21/2023	



Environmental Services Proposal

Customer Name: SOLTERRA RESORT CDD

Date: 09-13-2023

Based on a comprehensive evaluation of your business, waste streams, service needs and budget parameters, the following recommended services are designed to improve your company's productivity and enhance your overall business operations.

These services also deliver the benefits identified as most important to your business needs. With Waste Management, you'll receive:

- The best value for your investment
- Excellent reliability, cleanliness and responsiveness
- Hassle-free, guaranteed service delivered by a safe, environmentally conscious company

99.9% RELIABILITY Out of every 1,000 pickups, we miss one or fewer. We're driving for zero.

93% of Waste Management customers rate us high for reliability.

4 OUT OF 5 COMMERCIAL CUSTOMERS SAID THEY WERE LIKELY TO RECOMMEND WASTE MANAGEMENT TO OTHER PROSPECTIVE CUSTOMERS.

Proposed Services:

Account Representative Information

Stephen Kanarek
Waste Management
 M: (407) 702-4788
skanare1@wm.com

Non-Hazardous Waste Service Summary

Service Information				Billing Information			
Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS	Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS
Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993	Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993
City State Zip	DAVENPORT, FL 33837	Fax #		City State Zip	DAVENPORT, FL 33837	Fax #	
County/Parish		Email	jbiggs@vestapropertyservices.com	County/Parish		Email	jbiggs@vestapropertyservices.com
Customer Comments Compactor Monitor Service is \$150 per month							

Service Description & On Demand Rates*

Quantity	Equipment	Material Stream	Frequency	Haul Rate	
1	34 Yard Compactor	MSW Industrial - Compacted	1x Per Week	Disposal Rate per Ton	\$ 89.50
				Minimum Haul/Month (over 30 days)	\$ 481.25

Minimum Tons: 5.00 (Tons) Current Energy Surcharge 19.08% Franchise Fee Percentage: 0.00% *

Customer's Waste Materials not to exceed an average weight of lbs/yard.

Initial One Time Service Charges*	As Needed Services*	
Initial Delivery	\$ 0.00	The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.



*This proposal is valid for 30 calendar days from date listed above. This is not a binding contract, which requires the parties execution of a Service Agreement that contains all applicable terms and conditions.





Waste Management Inc. of Florida
 8801 NW 91st Street
 Medley, FL, 33178
 (866) 724-2989

WM Agreement #
 Customer ID
 Acct. Name
 Salesperson
 Effective Date
 Last PI Date

S0017473203
 SOLTERRA RESORT CDD
 Stephen Kanarek
 1/15/2024

Service Agreement

Non-Hazardous Waste Service Summary

Service Information

Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS
Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993
City State Zip	DAVENPORT, FL 33837	Fax #	
County/Parish		Email	jbiggs@vestapropertyservices.com

Billing Information

Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS
Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993
City State Zip	DAVENPORT, FL 33837	Fax #	
County/Parish		Email	jbiggs@vestapropertyservices.com

Customer Comments: Compactor Monitor Service is \$150 per month

PO#

Service Description & On Demand Rates*

Quantity	Equipment	Material Stream	Frequency	Haul Rate	
1	34 Yard Compactor	MSW Industrial - Compacted	1xPer Week	Disposal RateperTon	\$ 275.00
				Minimum Haul/Month (over30days)	\$ 89.50
					\$ 481.25

Minimum Tons: 5.00 (Tons) Minimum Hauls: 1 (Hauls) Current Energy Surcharge 19.08% Franchise Fee Percentage: 0.00% *

Customer's Waste Materials not to exceed an average weight of lbs/yard.

Initial One Time Service Charges*

Initial Delivery \$ 0.00

As Needed Services*

The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments. This Agreement does not provide for a fixed price during the Contract Term. Unless specifically provided otherwise herein, Customer should expect Company to increase Charges as allowed by Section 4(b) and Company to seek other price increases subject to Customer's consent under Section 4(c) of this Agreement. Consent to price increases may be given orally, in writing, or by notice and Customer's payment of, or failure to object to, the price increase.

Contract Term is for 5 year(s) from the Effective Date ('Initial Term') and it shall automatically renew thereafter for additional terms of 60 months ('Renewal Term') unless terminated as set forth herein.

The individual signing this agreement on behalf of customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which accompany this service summary sheet and that he/she has the authority to sign on behalf of the customer.

Customer Signature _____ Printed Name _____ Title _____ Date _____

Company Waste Management Inc. of Florida _____ Printed Name _____ Title _____ Date _____

Terms and Conditions on following page(s)



- 1. (a) SERVICE GUARANTEE.** We guarantee our Services (as defined below). If Company fails to perform Services in accordance with the service summary as provided, which for Services purchased online include the information and terms disclosed during the order and checkout process (collectively, the “Service Summary”), and Company does not remedy such failure within five (5) business days of its receipt of a written demand from Customer, Customer may immediately terminate this Agreement without penalty.
- (b) SERVICES RENDERED; WASTE MATERIALS.** Customer grants to Company the exclusive right, and Company through itself and its Affiliates shall furnish equipment and services, to collect and dispose of and/or recycle (collectively, the “Services”) all of Customer’s Waste Materials at Customer’s Service Address(es) listed on the Service Summary, subject to the terms and provisions contained herein (collectively, with the Service Summary, the “Agreement”). If Customer changes its Service Address(es), this Agreement shall remain valid and enforceable with respect to Services rendered at Customer’s new service location(s) if such location(s) is within Company’s service area. Customer represents and warrants that the materials to be collected under this Agreement shall be only “Waste Materials” as defined herein. For purposes of this Agreement, “Waste Materials” means all non-hazardous solid waste, organic waste, and if applicable, Recyclable Materials (as defined in Section 12) generated by Customer or at Customer’s Service Address(es). Waste Materials includes “Special Waste”, such as industrial process wastes, asbestos-containing material, petroleum contaminated soils, treated/de-characterized wastes, and demolition debris, for which Customer shall complete a Special Waste Profile sheet to be approved by Company in writing. Waste Materials excludes, and Customer agrees not to deposit or permit the deposit for collection of (i) any waste tires, (ii) radioactive, volatile, corrosive, flammable, explosive, biomedical, infectious, bio-hazardous, regulated medical or hazardous waste, toxic substance or material, as defined by, characterized or listed under applicable federal, state, or local laws or regulations, (iii) any materials containing information protected by federal, state or local privacy and security laws or regulations (unless tendered to Company pursuant to an additional Exhibit L to this Agreement), (iv) any other items or material prohibited by federal, state or local laws or regulations, or that could adversely affect the operation or useful life of the facility(ies) receiving Customer’s Waste Materials, or (v) Special Waste not approved in writing by Company (collectively, “Excluded Materials”). Title to and liability for Excluded Materials shall remain with Customer at all times. Title to Customer’s Waste Materials is transferred to Company upon Company’s receipt or collection unless otherwise provided in this Agreement or applicable law.
- 2. CONTRACT TERM.** The Initial Term and any subsequent Renewal Term of this Agreement (collectively, the “Contract Term”) is set forth on the Service Summary. Unless otherwise specified on the Service Summary, at the end of the Initial Term and any subsequent Renewal Term, the Contract Term shall automatically renew for an additional Renewal Term at the then current Service levels and applicable Charges, unless (a) for a Renewal Term of twelve (12) months or more, either party gives to the other party written notice of termination at least ninety (90) days, but not more than one hundred eighty (180) days, prior to the termination of the then-existing term, and (b) for a Renewal Term of less than twelve (12) months, either party gives to the other party written notice of termination at least thirty (30) days prior to the termination of the then-existing term. Notice of termination received at any other time will be considered ineffective and the Agreement will be considered automatically renewed upon completion of the then-existing term.
- 3. TERMINATION RIGHTS.** Notwithstanding the foregoing, this Agreement can be terminated prior to the end of the Initial Term or a Renewal Term as follows: (a) by Customer (with no obligation to pay liquidated damages as provided in Section 7), (i) if Company fails to satisfy the Service Guarantee provided in Section 1(a) or (ii) pursuant to Section 4(c) if Company increases the Charges payable by Customer hereunder with a Consensual Price Increase; (b) by Customer with thirty (30) days prior written notice to Company, subject to Customer’s obligation to pay liquidated damages as provided in Section 7 no later than thirty (30) days after written notice of termination; (c) by Company, (i) if as a result of Customer’s breach of Section 5, Company suspends Services for more than fifteen (15) days, or (ii) if Customer fails to cure any other breach of its obligations under this Agreement within five (5) business days of its receipt of written demand from Company to cure such breach; and (d) by Company, with at least fifteen (15) days prior written notice to the Customer, any time after Customer retains, designates or appoints a broker or agent to act for Customer, or manage its Services, under this Agreement. In order to move containers in a safe, secure and orderly fashion, Company shall have up to seven (7) days to remove any equipment from Customer’s service location(s) after the effective date of the termination of this Agreement.
- 4. (a) CHARGES; ADDITIONAL SERVICES; CHANGES.** The initial charges, fees and other amounts payable by Customer (“Charges”) for Services and/or equipment furnished by Company to Customer are set forth on the Service Summary. Company also reserves the right to charge Customer additional Charges for additional Services provided by Company to Customer, whether requested or incurred by Customer, including, but not limited to, container relocation or removal; gate, enclosure or roll out services; account resume or reactivation services; extra pickups or trip charges; container overages and overflows; and equipment repair and maintenance (see www.wm.com/billhelp for a list of “Additional Services”), which may be updated from time to time), all at such standard prices or rates that Company is charging its customers in the service area at such time. Changes in the frequency of collection, collection schedule, number, capacity and/or type of equipment, the terms and conditions of this Agreement, and any changes to the Charges payable under this Agreement (including any Consensual Price Increase or Negotiated Price Adjustment), may be agreed to orally, in writing or by other actions and practices of the parties, including, without limitation, electronic or online acceptance or payment of the invoice reflecting such changes, and written notice to Customer of any such changes and Customer’s failure to object to such changes, which shall be deemed to be Customer’s affirmative consent to such changes.
- (b) PERMITTED PRICE INCREASES AND CHARGE MODIFICATIONS.** Company reserves the right, and Customer acknowledges that it should expect Company to increase, add, or modify the Charges payable by Customer hereunder during the Contract Term: (i) for any changes or modifications to, or differences between, the actual equipment and Services provided by Company to Customer and those specified on the Service Summary; (ii) for any changes or difference in the composition, amount or weight of the Waste Materials collected by Company from Customer’s service location(s) from what is specified on the Service Summary (including for container overages or overflows); (iii) for any increase in or other modification made by Company to the calculation of the Energy Surcharge including additions or modifications to the fuel types used in the calculations, the Recyclable Materials Offset, and/or any other Charges included or referenced in the Service Summary (which Charges are calculated and/or determined on an enterprise-wide basis, including Company and all Affiliates and subcontractors); (iv) to cover any increases in disposal, processing, and/or transportation costs, including fuel or energy surcharges; (v) to cover increased costs due to uncontrollable circumstances, including, without limitation, changes (occurring from and after three (3) months prior to the Effective Date) in local, state, federal or foreign laws or regulations (or the enforcement, interpretation or application thereof), including the imposition of or increase in taxes, fees or surcharges, or acts of God such as floods, fires, hurricanes and natural disasters; and (vi) for increases in the Consumer Price Index (“CPI”) for Water, Sewer and Trash Collection Services published by U.S. Bureau of Labor Statistics, and with written notice to Customer, any other national, regional or local CPI, with such increases in CPI being measured from the Effective Date, or as applicable, Customer’s last CPI based price increase date (“PI Date”). Increases to Charges specified in this Section 4(b) may be applied singularly or cumulatively and may include an amount for Company’s operating or profit margin. Customer acknowledges and agrees that any increased Charges under this Section 4 (including any Consensual Price Increases or Negotiated Price Adjustments) are not represented to be solely an offset or pass through of Company’s costs.
- (c) CONSENSUAL PRICE INCREASES** Without limiting the foregoing, Company also reserves the right to seek, and Customer acknowledges that it should expect Company to seek, increases in the Charges payable by Customer hereunder for reasons not specifically permitted in Section 4(b) (a “Consensual Price Increase”). If Customer does not accept the Consensual Price Increase, Customer’s sole right and remedy shall be to terminate this Agreement by written notice to Company no later than thirty (30) days after Company notifies Customer of such Consensual Price Increase. Customer’s failure to terminate this Agreement (within the 30-day period) shall be construed as Customer’s acknowledgement that the continuation of the Services by Company hereunder is good, valuable and sufficient consideration for the Consensual Price Increase. Notwithstanding the foregoing, the parties may, but are not obligated to, agree to a different increase or an adjustment to Customer’s Charges (a “Negotiated Price Adjustment”) as a result of a Consensual Price Increase. Absent a Negotiated Price Adjustment, the Consensual Price Increase shall be binding and enforceable against Customer under this Agreement unless the Customer terminates this Agreement (within the 30-day period) as described above. Customer’s agreement to a Consensual Price Increase or Negotiated Price Adjustment may be evidenced pursuant to Section 4(a) and the parties agree that this Agreement with such modified Charges will continue in full force and effect.
- 5. INVOICES; PAYMENT TERMS** Company shall send all invoices for Charges and any required notices to Customer under this Agreement to Customer’s billing address specified in the Service Summary, or if the Customer elects to participate in the Company’s electronic billing program, make them available by email to Customer’s designated e-mail address. Unless specifically agreed to in writing by Company and subject to such additional costs that Company may charge, in its discretion, Company shall not be required to bill Customer using Customer’s or any third-party billing portal or program. In no event shall the use by Company of Customer’s or any third-party billing portal or program, or any terms thereof, operate to amend or supplement the terms and conditions of this Agreement, which will remain binding in accordance with its terms. Customer shall pay all invoiced Charges within thirty (30) days of the invoice date, by check mailed to Company’s payment address on Customer’s invoice. Payment by any other method or channel, including in person, online or by phone, shall be as may be allowed by Company and subject to applicable convenience fees and other costs charged by Company, from time to time. Any Customer invoice balance not paid within thirty (30) days of the date of invoice is subject to a late charge, and any Customer check returned for insufficient funds is subject to a non-sufficient funds charge, both to the maximum extent allowed by applicable law. Customer acknowledges that any late charge charged by Company is not to be considered as interest on debt or a finance charge, and is a reasonable charge for the anticipated loss and cost to Company for late payment. If payment is not made when due, Company retains the right to suspend Services until the past due balance is paid in full. In addition to full payment of outstanding balances, Customer shall be required to pay a reactivation charge to resume suspended Services. If Services are suspended for more than fifteen (15) days, Company may immediately terminate this Agreement for default and recover any equipment and all amounts owed hereunder, including liquidated damages under Section 7.
- 6. EQUIPMENT, ACCESS.** All equipment furnished by Company shall remain its property; however, Customer shall have care, custody and control of the equipment and shall be liable for all loss or damage to the equipment and for its contents while at Customer’s service location(s). Customer shall not overload, move or alter the equipment or allow a third party to do so, and shall use it only for its intended purpose. At the termination of this Agreement, Company’s equipment shall be in the condition in which it was provided, normal wear and tear excepted. Customer shall provide safe and unobstructed access to the equipment on the scheduled collection day. Company may suspend Services or terminate this Agreement in the event Customer violates any of the requirements of this provision. Customer shall pay, if charged by Company, any additional Charges, determined by Company in its sole discretion, for overloading, moving or altering the equipment or allowing a third party to do so, and for any service modifications caused by or resulting from Customer’s failure to provide access. Customer warrants that Customer’s property is sufficient to bear the weight of Company’s equipment and vehicles and agrees that Company shall not be responsible for any damage to Customer’s pavement or any other surface resulting from the equipment or Services.

7. LIQUIDATED DAMAGES. In the event Customer terminates this Agreement prior to the expiration of the Initial or Renewal Term for any reason other than as set forth in Section 3(a), or in the event Company terminates this Agreement for Customer's default pursuant to Section 3(c), Customer shall pay the following liquidated damages in addition to Company's legal fees, if any: (a) if the remaining Contract Term (including any applicable Renewal Term) under this Agreement is six (6) or more months, Customer shall pay the average of its six (6) monthly Charges immediately prior to default or termination (or, if the Effective Date is within six (6) months of Company's last invoice date, the average of all monthly Charges) multiplied by six (6); or (b) if the remaining Contract Term is less than six months, Customer shall pay the average of its six (6) most recent monthly Charges multiplied by the number of months remaining in the Contract Term. Customer acknowledges that the actual damage to Company in the event of Customer's early termination or breach of contract is impractical or extremely difficult to fix or prove, the foregoing liquidated damages amount is reasonable and commensurate with the anticipated loss to Company resulting therefrom, and such liquidated damages payment is an agreed upon charge for Customer's early termination or breach of contract and is not imposed as a penalty. Customer shall also pay liquidated damages of \$100 for every Customer waste tire that is found at any disposal facility used by Company. In addition to and not in limitation of the foregoing, Company shall be entitled to recover all losses, damages and costs, including attorneys' fees and costs, resulting from Customer's breach of any other provision of this Agreement in addition to all other remedies available at law or in equity.

8. INDEMNITY. Company agrees to indemnify, defend and save Customer and its Affiliates harmless from and against any and all liability which Customer or its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law, to the extent caused by any negligent act or omission or willful misconduct of Company or its employees, which occurs (a) during the collection or transportation of Customer's Waste Materials, or (b) as a result of the disposal of Customer's Waste Materials in a facility owned by Company or an Affiliate, provided that Company's indemnification obligations will not apply to occurrences involving Excluded Materials. Customer agrees to indemnify, defend and save Company and its Affiliates harmless from and against any and all liability which Company and its Affiliates may suffer, incur or pay as a result of any bodily injuries (including death), property damage or violation of law to the extent caused by Customer's breach of this Agreement or by any negligent act or omission or willful misconduct of Customer or its employees, agents or contractors or Customer's use, operation or possession of any equipment furnished by Company. Neither party shall be liable to the other for consequential, incidental or punitive damages arising out of the performance or breach of this Agreement.

9. RIGHT TO PROVIDE COMPETING OFFERS. If Customer receives an offer from (or makes any offer to) a third party relating to such third party's provision to the Customer of the same or similar Services to those provided hereunder, Customer shall give Company prompt written notice of any such offer and a 15-day period to respond to such third party offer prior to Customer agreeing to such third party offer. Except to the extent either party has provided timely written notice of termination as set forth in Section 2, Customer's acceptance of a competing offer under this Section 9 before the expiration or termination of the current Initial Term or Renewal Term shall be a termination under Section 3(b) and subject to Customer's obligation to pay liquidated damages as provided in Section 7.

10. DISPUTE RESOLUTION-ARBITRATION AGREEMENT AND CLASS ACTION WAIVER.BINDING ARBITRATION: Except for those claims expressly excluded below (EXCLUDED CLAIMS), Customer and Company agree that any and all existing or future controversy or claim between them arising out of or related to this Agreement or any prior agreements between the parties, whether based in contract, law or equity or alleging any other legal theory, or arising prior to, in connection with, or after the termination of this Agreement or any other agreements, shall be resolved by mandatory binding arbitration (see www.wm.com for details on arbitration procedures). **CLASS ACTION WAIVER:** Customer and Company agree that under no circumstances, whether in arbitration or otherwise, may Customer bring any claim against Company, or allow any claim that Customer may have against Company to be asserted, as part of a class action, on a consolidated or representative basis or otherwise aggregated with claims brought by, or on behalf of, any other entity or person, including other customers of Company. **EXCLUDED CLAIMS:** The following are not subject to mandatory binding arbitration: (a) either party's claims against the other in connection with bodily injury or real property damage and for environmental indemnification; and (b) Company's claims against Customer for collection or payment of Charges, damages (liquidated or otherwise) or any other amounts due or payable to Company by Customer under this Agreement or any prior agreements between the parties, but Customer and Company may mutually agree to arbitrate any Excluded Claims.

11. MISCELLANEOUS. (a) Except for the obligation to make payments hereunder for Services already performed, neither party shall be in default for its failure to perform or delay in performance caused by events or significant threats of events beyond its reasonable control, whether or not foreseeable, including, but not limited to, strikes, labor trouble, riots, imposition of laws or governmental orders, fires, acts of war or terrorism, acts of God, and the inability to obtain equipment, and the affected party shall be excused from performance during the occurrence of such events. (b) This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. (c) The terms, conditions and disclosures set forth on www.wm.com relating to Billing/Billing Help, Charges, Arbitration Procedures, and for those Customers that sign up for electronic billing and payment, Autopay, are incorporated by reference and made a part hereof (as such terms, conditions and disclosures may be changed or modified from time to time, effective from such change or modification). In addition to, and not in limitation of, the foregoing, the terms and provisions of this Agreement may be amended and modified as agreed to by the parties as provided in Section 4(a). Subject to the foregoing, this Agreement represents the entire agreement between the parties and supersedes any and all other agreements for the same Services at the same Customer locations covered by this Agreement, whether written or oral, that may exist between the parties. (d) This Agreement shall be construed in accordance with the law of the state in which the Services are provided. (e) All written notification to Company required by this Agreement shall be effective upon receipt and delivered by Certified Mail, Return Receipt Requested, courier or by hand to Company's address on the first page of the Service Summary, provided that Company may provide written notice to Customer of a different address for written notice to Company. (f) If any provision of this Agreement is declared invalid or unenforceable, then such provision shall be severed from and shall not affect the remainder of this Agreement; however, the parties shall amend this Agreement to give effect, to the maximum extent allowed, to the intent and meaning of the severed provision. (g) In the event Company successfully enforces its rights against Customer hereunder, Customer shall be required to pay Company's attorneys' fees and court costs. (h) Notwithstanding the termination of this Agreement, Sections 6, 7, 8, 10, 11, 12(vi) and Customer's obligation to make payments for all Charges and other amounts due or payable hereunder through the termination date shall survive the termination of this Agreement. (i) It is expressly agreed that the parties shall be independent contractors and that the relationship between the parties shall not constitute a partnership, joint venture, agency, or employer-employee relationship. (j) The term "Affiliate" means with respect to any specified party, any corporation, limited liability company, partnership or other legal entity, directly or indirectly, controlled by, controlling or under common control with such specified party, with "control" meaning, directly or indirectly, the power to direct or cause the direction of the management and policies of such legal entity, whether through the ownership of voting securities, by contract or otherwise. (k) "business day" means Monday through Friday, excluding bank holidays.

12. RECYCLING SERVICES. The following shall apply to fiber and non-fiber recyclables ("Recyclable Materials") and recycling services. All Recyclable Materials must be clean, dry, unshredded, empty, loose and unbagged. (i) Single stream Recyclable Materials ("Single Stream") will consist of Customer's entire volume of uncoated office and writing paper, magazines, pamphlets, mail, newspaper; flattened, uncoated cardboard, paperboard boxes; aluminum food and beverage containers, tin or steel cans; glass, and rigid container plastics #1, #2 and #5, including narrow neck containers and tubs. Any material not specifically set forth above, including but not limited to foam, film plastics, plastic bags, napkins, tissue, paper towels, or paper that has been in contact with food, is unacceptable. Glass may not be accepted at all locations. Customer shall provide source-separated wastepaper, cardboard, plastics and metals in accordance with the most current ISRI Scrap Specifications Circular and any amendments thereto or replacements thereof. All other Recyclable Materials will be delivered in accordance with industry standards or such specifications communicated to Customer by Company from time-to-time. Company reserves the right, upon notice to Customer, to discontinue acceptance of any category of Recyclable Materials set forth above as a result of market conditions related to such materials and makes no representations as to the recyclability of the materials. (ii) Notwithstanding anything to the contrary contained herein, Recyclable Materials may not contain Special Waste, Excluded Materials or other materials that are deleterious or capable of causing material damage to any part of Company's property, its personnel or the public or materially impair the strength or the durability of Company's structures or equipment. (iii) Company may reject in whole or in part, or may process, in its sole discretion, Recyclable Materials not meeting the specifications. Customer shall pay Company for all increased costs, losses and expenses incurred with respect to such non-conforming Recyclable Materials which charges may include an amount for Company's operating or profit margin (collectively the "Cost"). Without limiting the foregoing, Customer shall pay a contamination charge for additional handling, processing, transporting and/or disposing of such non-conforming Recyclable Materials, Special Waste, Excluded Materials, and/or all of part of non-conforming loads and additional charges may be assessed for bulky items such as appliances, concrete, furniture, mattresses, tires, electronics, pallets, yard waste, propane tanks, etc. Collected Recyclable Materials for which no commercially reasonable market exists may be landfilled at Customer's Cost. (iv) Recycling Services are subject to a Recyclable Material Offset (RMO) charge to the extent that (a) Company's processing cost per ton, including costs of disposal for contamination, plus profit margin, exceeds (b) an amount equal to recyclables value per ton minus an amount for profit margin. The RMO charge, including profit margin, processing and disposal costs and recyclable value shall be determined by Company from time-to-time, in its sole discretion, based on applicable operating data and market information. If recyclables value exceeds processing costs, plus profit margin, a RMO credit may apply, at Company's sole discretion. (v) Where Company has agreed in writing to provide a market-based rebate to Customer, the following shall apply. Customer acknowledges that the market value for Recyclable Materials will fluctuate based upon various factors, and such materials may at times have no value or that the value may be negative. Company will establish the value of Recyclable Materials each month based upon such various factors, including but not limited to quantity, quality and location. For recycling services, Company shall pay or charge Customer on or about the last day of each month for Recyclable Materials accepted during the preceding month, after deduction of any charges owed to Company by Customer. Any invoice shall be payable upon receipt. Where recycling processing services are provided, Charges may include separate fuel and environmental surcharges for recycling services as set forth at www.wm.com. (vi) Notwithstanding anything to the contrary set forth above, the liquidated damages calculation set forth in Section 7 of this Agreement shall not apply to any Customer breach of the Agreement pertaining to Services for Recyclable Materials which have been determined by Company to have a positive value. If a breach occurs under such circumstances, the damages shall be determined by calculating actual damages rather than such liquidated damages. (vii) Service arrangements will be agreed upon between Customer and Company for the service location(s) set forth in this Agreement. For trailer load quantities, Customer shall load trailers to full visible capacity to achieve 40,000 pounds minimum shipping weight and trailers shall be loaded or caused to be loaded in accordance with the most current ISRI/AF&PA Shipping Guide. Freight and/or adjustments may apply to light loads. For baled wastepaper picked up by bale route service, the minimum quantity for pickup is six (6) bales and for purposes of payment, weights shall be estimated weights.

Environmental Services Proposal

Customer Name: SOLTERRA RESORT CDD

Date: 09-13-2023

Based on a comprehensive evaluation of your business, waste streams, service needs and budget parameters, the following recommended services are designed to improve your company's productivity and enhance your overall business operations.

These services also deliver the benefits identified as most important to your business needs. With Waste Management, you'll receive:

- The best value for your investment
- Excellent reliability, cleanliness and responsiveness
- Hassle-free, guaranteed service delivered by a safe, environmentally conscious company

99.9% RELIABILITY Out of every 1,000 pickups, we miss one or fewer. We're driving for zero.

93% of Waste Management customers rate us high for reliability.

4 OUT OF 5 COMMERCIAL CUSTOMERS SAID THEY WERE LIKELY TO RECOMMEND WASTE MANAGEMENT TO OTHER PROSPECTIVE CUSTOMERS.

Proposed Services:



Account Representative Information

Stephen Kanarek
Waste Management
 M: (407) 702-4788
skanare1@wm.com

Non-Hazardous Waste Service Summary

Service Information				Billing Information			
Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS	Name	SOLTERRA RESORT CDD	Contact	JAYME BIGGS
Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993	Address	5200 SOLTERRA BOULEVARD	Telephone #	407-436-4993
City State Zip	DAVENPORT, FL 33837	Fax #		City State Zip	DAVENPORT, FL 33837	Fax #	
County/Parish		Email	jbiggs@vestapropertyservices.com	County/Parish		Email	jbiggs@vestapropertyservices.com
Customer Comments							

Service Description & Recurring Rates

Quantity	Equipment	Material Stream	Frequency	Base Rate	
1	8 Yard FEL Recycling	Single Stream Recycling	1x Per Week	\$	146.96
				Energy Surcharge	\$ 28.04

Current rate for Extra Pickup: \$ 299.00
 Franchise Fee Percentage: 0.00% *
 Current Energy Surcharge 19.08%
TOTAL : \$ 175.00*

Customer's Waste Materials not to exceed an average weight of lbs/yard.

	Administrative Charge \$ 8.50*
	GRAND TOTAL \$ 183.50*

Initial One Time Service Charges*	As Needed Services*	
Initial Delivery \$ 315.00	The above listed Charges are for recurring services only. Charges for all additional services will be at current rates at the time of service. These include but are not limited to: extra pickups, container removal, overages and contamination. Contact Waste Management for a full list of such additional services and current prices.	

*The Energy Surcharge applies to all other Charges whether or not listed on this summary. Any Energy Surcharge amounts shown in this Service Summary are estimated based on current percentages (as set forth herein), and actual amounts will be calculated at the time of invoicing based on current applicable percentages. Information about the Energy Surcharge can be found at www.wm.com/billhelp. State & Local taxes, and/or fees and a Recycle Material Offset, if applicable, and any applicable franchise fees will also be added to the Charges. An Administrative Charge per invoice will be assessed and can be removed by enrolling in paperless statements and automated payments.



*This proposal is valid for 30 calendar days from date listed above. This is not a binding contract, which requires the parties execution of a Service Agreement that contains all applicable terms and conditions.



COMPACTOR LEASE

THIS COMPACTOR LEASE (the "Lease"), is made September 13th, 2023 by and between WASTE MANAGEMENT INC. OF FLORIDA, whose address is 8801 NW 91st Street Medley, FL 33178 (the "Owner"); and SOLTERRA RESORT CDD, whose address is 5200 SOLTERRA BLVD. DAVENPORT, FL 33837, (the "Lessee").

1. Equipment; Term. Owner does hereby lease to the Lessee, and the Lessee does hereby hire from the Owner, that certain equipment (the "Equipment") described as: **1-34-yard self-contained compactor.**

The term of this Lease shall be 60 months (the "Initial Term"). The Initial Term shall commence the earlier of (a) the date the Equipment is offered to Lessee as available for delivery; or (b) sixty (60) days from the date this Lease is executed by the Lessee. The Lease term shall be automatically extended for 60 months from the termination of the Initial Term, unless Lessee provides Owner written notice, via certified U.S. Mail, of its intent to cancel this Lease. Such written notice must be provided to Owner not more than 180 days, and not less than 90 days, before expiration of the Initial Term.

2. Site; Electrical Connections; Access. Lessee agrees to provide a proper site for the location of the Equipment. Such location shall include a stable and suitable base, adequate access and sufficient and proper electrical connections. The electrical connections necessary for the proper working of the Equipment shall be provided at the Lessee's cost and expense in accordance with the manufacturer's specifications provided to Lessee. Except where due to the negligent acts or omissions of the Owner, failure of the Equipment to operate in a proper manner by reason of any faulty electrical connection shall be the Lessee's responsibility at all times during the term of this Lease. Further, Lessee hereby agrees that Owner shall have reasonable access to said Equipment location, during Lessee's normal hours of operation or at a time mutually agreed to by the parties, with egress and ingress thereto at all times during the term of this Lease.

3. Rental; Purchase. Lessee agrees to pay the Owner, for the Equipment described herein, monthly rental in the amount of \$550, plus tax, and franchise fees, if applicable, on or before the tenth (10th) day of each month, for the Initial Term and any renewal term of this Lease. The monthly rental shall be adjusted annually by the change in the "Consumer Price Index for Water, Sewer and Trash Collection Services" ("CPI") published by the U.S. Bureau of Labor Statistics, with such increase in CPI being measured from the effective date hereof, or, if applicable, Lessee's last CPI-based price increase date. An Energy surcharge will apply to the monthly rental charge, and such amounts will be calculated at the time of invoicing based on then-current applicable percentages. Information about these charges and their calculation can be found at www.wm.com/billhelp.

4. Operator; Indemnification. Lessee agrees that the Equipment shall be operated only by a safe, careful and properly trained operator. Lessee agrees to indemnify, defend and hold harmless Owner, its parents, subsidiaries and affiliates, from and against all claims and actions, including any claims and actions filed by Lessee's employees, agents or subcontractors. Such indemnification shall include, but not be limited to, attorneys' fees, costs of investigation and settlement, based on or arising out of damage or injury to persons or property, to the extent caused in whole by the willful, reckless or negligent conduct, error, omission or act of Lessee or any of Lessee's directors, officers, employees, agents or subcontractors, relating to or arising from the use, installation, or operation of the Equipment, the performance of this Lease, or any breach of any term of this Lease.

Owner agrees to indemnify, defend and hold harmless the property owner, Lessee, and its or their parents, subsidiaries and affiliates, from and against all claims and actions, including any claims and actions filed by Owner's employees, agents or subcontractors. Such indemnification shall include, but not be limited to, attorneys' fees, costs of investigation and settlement, based on or arising out of damage or injury to persons or property, to the extent caused in whole by the willful, reckless, or negligent conduct, error, omission or act of Owner or any of Owner's directors, officers, employees, agents or subcontractors, relating to or arising



from the use, installation, or operation of the Equipment, the performance of this Lease, or any breach of any term of this Lease.

5. Repairs. Owner agrees that it shall maintain the Equipment and repair the same, at its own cost and expense, for proper use by the Lessee, provided that the said use by the Lessee is in the manner specified by Owner and that any abusive handling by the Lessee or use of the Equipment for purposes other than those for which the Equipment has been designed, resulting in damage to said Equipment, repairable at the cost and expense of the Lessee. Owner agrees, however, that all labor and parts necessary to keep the Equipment in good operating condition shall be at the expense and obligation of the Owner, with the exception noted. Owner reserves the right to exchange the Equipment for a comparable unit at any time for the purpose of maintenance or repair. The Lessee agrees to maintain reasonable housekeeping around, under, and behind the blade of the Equipment. Any repairs necessitated due to poor housekeeping will be the responsibility of the Lessee.

6. Title; Location; Inspection; Repossession. At all times, title to the Equipment shall remain in the name of the Owner, and said Equipment shall display the name and address of the Owner, with a recitation that the same is the property of the Owner. Lessee shall at no time obliterate, obstruct or remove said display from the Equipment. It is the responsibility of the Owner to replace any such display when it is damaged or removed due to regular wear and tear. The Equipment is and shall remain, for the term of this Lease, personal property, notwithstanding any attachment of it, or part of it, to real property or improvements on such real property. The Equipment shall be located at Lessee's facility at 8210 Funie Steed Rd Kissimmee, FL 34747 during all the Lease period, and shall not be removed from that location without Owner's prior consent in writing. The Owner shall have the right, upon reasonable notice and during Lessee's normal business hours, to enter the premises occupied by the Equipment and shall be given free access to such premises and afforded necessary facilities for the purpose of inspection. A breach of this Lease by the Lessee either for non-payment of undisputed rent or otherwise shall, without notice, entitle the Owner to repossess the Equipment and remove the same from the Lessee's premises without interference from the Lessee; or, the Owner, at its option, may bring such action as it deems advisable in accordance with the laws of the State of Florida to protect its title to the Equipment, the possession thereof, and collect damages, if any, for the breach of this Lease.

7. Owner Financing. Owner may finance the Equipment or any part thereof, and, in connection therewith, may, as security, give its lender an installment sales instrument or mortgage covering such Equipment or part thereof, or assign rents due hereunder.

8. Insurance. Each of Owner and Lessee shall procure and maintain, for the Initial Term and any renewal term of this Lease, the following insurance or self-insurance coverage, and shall provide the other with a certificate evidencing same:

- a) Statutory workers' compensation and employer's liability insurance.
- b) Commercial general liability insurance on an "occurrence basis" in the amount of \$2,000,000.00 per occurrence; \$4,000,000.00 aggregate.

Each party shall name the other as an "additional insured" on the coverages set forth in paragraph (b) above, and shall provide a certificate or memorandum as to the term and coverage in force and the entities insured. Each certificate or memorandum shall provide that the insurance carrier shall provide written notice to the "additional insured" thirty (30) days in advance of any cancellation, modification or lapse.

9. Assignment. Owner may assign this Lease or any rights hereunder without Lessee's consent. Owner's assignee shall not be obligated to perform any of Owner's duties under the Lease, but Owner shall not, because of such assignment, be excused from performing them. Lessee acknowledges its consent to such assignment by execution hereof.

Lessee shall not assign this Lease or any Equipment herein, or any interest in such Lease or Equipment, without Owner's written consent, which consent shall not unreasonably be withheld. Lessee shall not sublet the Equipment herein, or any item of it, without Owner's written consent.



10. Equipment Return. Lessee agrees that, upon termination of this Lease, it shall return the Equipment in good condition, allowing for reasonable wear and tear, and free and clear of encumbrances.

11. Equipment Removal Charge. Upon removal of the Equipment from the Lessee's location because (a) the Lease term has ended; (b) Lessee has requested it be released from the Lease prior to expiration of the term; or (c) Lessee has defaulted, the payment of a reasonable Equipment removal charge shall be required of the Lessee. Such charge shall not exceed \$1,500.00. Such charge shall not be issuable where Lessee is terminating this Lease due to a breach of the Lease by Owner.

12. Return of Equipment due to Lessee's Business Relocation. In the event Lessee moves its business to a location where it does not require the Equipment, and Lessee terminates this Lease for said reason, Owner shall, at its option, recover from Lessee the balance, if any, of rent reserved in the Lease for the remainder of the term, and further, shall, at its option, be entitled to liquidated damages calculated as follows: All past due sums shall be paid in full, and, in addition, Lessee shall pay, as liquidated damages, and not as a penalty, an amount equal to thirty percent (30%) of the product of the last monthly charge at the time of default or cancellation, multiplied by the number of months then remaining in the current term of the Lease, plus all attorney's fees Owner expends in enforcing its rights against Lessee for cancellation hereof.

13. Late Payment; Attorneys' Fees. Lessee agrees, on Lessee's failure to pay any part of the undisputed rental or other charge under this Lease within ten (10) days of the date due, to pay interest at the rate of eighteen percent (18%) per annum, or the maximum rate permitted by law, whichever is less, until paid. In the event litigation is commenced by either party against the other in connection with the enforcement of any provision of this Lease, the losing party shall pay all court costs and shall pay to the prevailing party all expenses incurred by the prevailing party in litigation, including reasonable attorneys' fees, in a reasonable amount to be determined by the court.

14. Default. Should either party breach or default in the performance of any material obligation contained in this Lease and fail to cure, correct or remedy such breach or default within thirty (30) calendar days after receipt of written notice by the non-defaulting party, the non-defaulting party may terminate this Lease by written notice to the defaulting party; provided, however, that a failure to pay rent or any part thereof shall not require such notice and Owner shall have the right to terminate if such payment or part is more than fifteen (15) days late.

15. Owner's Rights on Default by Lessee. Upon Lessee's default or breach, Owner shall, at its option, have the right to exercise any, or all, of the following remedies:

- (a) During Lessee's normal business hours, enter the premises where the Equipment is located and take possession of it, or any items of it, without process or notice.
- (b) Terminate the Lease as to all Equipment, or any items of Equipment, after first giving Lessee five (5) days notice in writing. In such event, Owner shall, at its option, recover from Lessee the balance, if any, of rent reserved in the Lease for the remainder of the term, and further, shall, at its option, be entitled to liquidated damages calculated as follows: All past due sums shall be paid in full, and, in addition, Lessee shall pay, as liquidated damages, and not as a penalty, an amount equal to thirty percent (30%) of the product of the last monthly charge at the time of default or cancellation, multiplied by the number of months then remaining in the current term of the Lease, plus all attorney's fees Owner expends in enforcing its rights against Lessee for cancellation hereof.
- (c) Pursue any other remedy or combination of remedies legally available to Owner.

In case of Lessee's default under this Lease, Owner may, at its option, perform the obligations as to which default was made, on Lessee's behalf, without waiving the default. Lessee agrees to pay Owner any



expenses involved in such performance as additional rent on the Equipment, plus interest at the lowest legal rate.

16. Notice. All notices under this Lease shall be delivered in person or by certified mail to an authorized representative of the party to whom delivery is made at the place of business of that party set forth in this Lease, or to any other place specifically designated by the party in writing.

17. Cumulative Remedies; Waiver. All remedies under this Lease are cumulative, not alternative. Waiver of any default herein is not a waiver of a subsequent default.

18. Successors and Assigns. Lessee and Owner agree that the rights and obligations under this Lease shall inure to and be binding on their respective successors and assigns.

19. Entire Agreement; Invalidation. This Lease embodies the entire agreement between the parties as to the rental of Equipment. It may not be modified or terminated except as provided herein or by other written agreement. If any provision herein is invalid it shall be considered deleted from this Lease, and shall not invalidate the remaining provisions.

20. Applicable Law. This Lease is executed in Florida, and all rights and liabilities hereunder shall be determined in accordance with the law of Florida. Venue for any action or proceeding arising from this Lease shall only be in Orange County, Florida.

21. Force Majeure. Neither party shall be liable to the other by reason of any failure or delay in the performance of its obligations due to strikes, riots, fires, explosions, acts of God, war, governmental action or any other cause beyond the reasonable control of the party affected thereby. The performance of such party shall be excused for such reasonable time as may be required to resume performance following cessation of such cause. Notwithstanding the above, the obligation to pay money shall not be subject to the provisions of this Paragraph 21.

22. Captions. Captions herein are for the convenience of the parties and are not part of the text of this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease this _____, 20__.

SOLTERRA RESORT CDD

By: _____

Print Name: _____

Title: _____

Date: _____

WASTE MANAGEMENT INC. OF FLORIDA

By: _____

Print Name: _____

Title: _____

Date: _____



Compactor Install Requirements

Compactor Electrical Requirements

2 thru 5-yard stationary or 15, 20, 30, 34-yard self-contained:

- 230 volts 3 phase 60 amps
- 480 volts 3 phase 30 amps
- 230 volts single phase 100 amps

Vert-I-Pack (VIP) or Mini-MAC (RJ1835)

- 230 volts 3 phase 30 amps
- 480 volts 3 phase 30 amps

NOTE: All disconnects need to be within 10 feet of the power unit

Concrete Pad Requirements

- Pads must be 6" reinforced to 3,000 psi minimum
- Front load pad size = 12' x 12'
- VIP pad = 12' x 15' (front fed & can be 12' x 12')
- 2-yard stationary = 12' x 40' minimum
- 3 & 4-yard stationary = 12' x 45' minimum
- 5-yard stationary = 12' x 50' minimum
- 15 or 20 yard self-contained = 12' x 25' minimum
- 30 or 34 yard self-contained = 12' x 30' minimum

WM Truck Information

Roll Off Trucks:

- 37' long / 10' wide (w/mirrors) / 14' high with receiver box
- Required overhead service clearance = 21'
- Required turning radius = 57'

Front End Trucks:

- 37' long / 8 ½' wide (w/mirrors) / 13 ½' high
- Required overhead service clearance = 21'
- Required turning radius = 34'

CONTACT	Steve Kanarek Outside Sales Representative 704-689-6195 skanare1@wm.com
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Why Waste Management?



Compactor Monitoring System

What it is?

- Real time 24-hour compactor monitoring system
- Daily forecasts to CMS command center predict hauls & notifies customer via email when being picked up
- No expensive equipment to buy or commit to
- One-time set-up & installation

How does it work?

- Patented monitor connects to your compactor
- Wirelessly transmits pressure, weight & usage patterns
- WM analyzes & adjusts pickup schedule accordingly
- Email sent to customer when pull is scheduled
- Notification of repairs, if needed

Why do I need it?

- Reduced haul frequency
- Potential cost savings
- Maximize compactors capabilities
- Environmental benefits
- Focus on your business, not your trash



EXHIBIT 7



Wrist Band Proposals and Procedure

Procedure

Guests will check in at the clubhouse and pay the resort fee. They will receive an amenity access card, wrist bands for the day, and car passes. On additional days of the guest’s stay they will show their amenity access card to the staff member at the pool gate and wrist bands for that day will be issued. If the entire party is not present and will be entering at another time Solterra staff will record the number of entries granted to ensure that additional entrance does not exceed party size allowed on the reservation.

On high volume days 2 staff members will be required at the pool entry gate to assist with wrist bands. On days when capacity is close or reached 3 staff members will be required to allow 2 staff to run the gate and wrist bands and 1 staff to direct traffic of vehicles in the roundabout and guest check in line.

Guests will experience a short wait even with the above staffing model during busy times of the day.

Wrist band colors will change every 10 days. They are waterproof paper with the Solterra Logo if we go with recommended vendor – wrist band express.

Initial Costs

Podium	105.99
Lock Box	28.99
	134.98

Wrist Band Options - Company	Logo imprinted	Logo set up fee	Cost per band	Shipping	10,000 bands	Total	Lead Time
Wrist Band Express	yes	none	0.04	62	400	462	7 days plus 3 days shipping
4Imprints.com	yes	65	0.1	100	1000	1165	6 days plus 5 days shipping
24 Hour Wrist bands	yes no - text	none	0.5	0	5000	5000	3 weeks free shipping
Amazon	only	none	0.56	0	5600	5600	20 day lead time plus shipping





Roll over image to zoom in



Panana Podium Stand - Hostess Stand with Wheels, Portable Podium Stand Reception Desk with Adjustable Shelf, Pulpits for Churches, Mobile Lectern Podium for Conference, Auditorium, Classroom, Black

Brand: Panana
4.3 ★★★★★ 46 ratings
Amazon's Choice for "podium for classroom"

Price: \$105.99 **prime**
FREE Returns

Don't forget to checkout with Pay by Invoice - with no interest or fees.

May be available at a lower price from other sellers, potentially without free Prime shipping.

Color: Black



- PROFESSIONAL PODIUM STAND - With a Standing Height Of 41.34", This Wooden Podium Stand Gives You Better Posture Support When Standing. And 22.68" x 14.57" Desktop Is Spacious To Place Your Laptop, Notebook, Etc. Tilt Angle Protects Your Cervical Spine, While a Stopper Is Designed For Preventing Paper From Slipping Down, With Lockable Wheels for Easy Movement and Stability
- USE IT ANYWHERE - This Portable Podium Stand Can Be Used As Pulpits for

Buy new: \$105.99

prime
FREE Returns

FREE delivery **Friday, September 29**. Order within 9 hrs 46 mins

Deliver to Solterra - Davenport 33837

In Stock

Qty: 1

Buying in bulk?

Add to Cart

Secure transaction

Sold by FurnitureDesigner and Fulfilled by Amazon.

Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt

Shows what's inside. Item often ships in manufacturer container to reduce packaging. If this is a gift, consider shipping to a different address.

Add a Protection Plan:



Valtz Locking Medicine Storage Box with Combination Lock, 3.75" x 11.88" x 5.25", Black (VZ03480)

Visit the Valtz Store
4.2 ★★★★★ 809 ratings | 23 answered questions

List Price: ~~\$31.99~~
Price: \$28.99 **prime** One-Day
FREE Returns

You Save: \$3.00 (9%)

Buy more, save more

3 units -13% \$27.54	10 units Lowest price -18% \$26.09
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Don't forget to checkout with Pay by Invoice - with no interest or fees.

May be available at a lower price from other sellers, potentially without free Prime shipping.

Color: Black

Pattern: Storage Box



\$28.99

prime One-Day
FREE Returns

FREE delivery **Tomorrow, September 27**. Order within 9 hrs 44 mins

Deliver to Solterra - Davenport 33837

In Stock

Quantity: 1

Buying in bulk?

Add to Cart

Secure transaction

Sold by ISCP - Makers of Valtz, Snap-N-Store and Find It and Fulfilled by Amazon.

Seller Credentials:
889 certification

Return policy: [Eligible for Return](#)













Home > Your Shopping Cart

[CONTINUE SHOPPING](#)

Your Shopping Cart

Remove	Name	Qty	Price	Ext.
<input type="checkbox"/>	Custom 3/4" Tyvek® Wristbands VIEW PROOF EDIT Estimated ship date: Thu, Sep 28 Tyvek Imprint FEE-PLATE-OP	10000	FREE	\$0.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Neon Green) T3VL-01-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Neon Red) T3VL-03-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Neon Yellow) T3VL-02-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Neon Blue) T3VL-05-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Neon Orange) T3VL-04-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Goldenrod) T3VL-47-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (White) T3VL-09-Q Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00
<input type="checkbox"/>	 3/4" Tyvek® Wristbands (Silver) T3-12 Wristbands per pack: 1 Availability: Will ship on Sep 28, 2023.	remove <input type="text" value="1000"/>	\$0.04	\$40.00

[UPDATE CART](#)

[HAVE A PROMO CODE?](#)

IMPORTANT MESSAGE

Your order will ship on Sep 28, 2023.

Enter ZIP code and country to estimate shipping cost

- Economy (FREE)
- Ground (+\$17.14)
- 3 Day Select (+\$62.00)
- 2nd Day Air (+\$84.70)
- Next Day Air (+\$108.57)

For complete shipping details, [Click here](#).

Your order qualifies for free shipping!

Subtotal: \$400.00

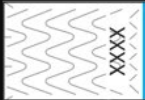


EXHIBIT 8





39895 US HWY 27
Davenport, FL 33837
Phone: 863-438-6857
info@lacriollacafe.com

FECHA: 09/14/2023

Nombre: Diana Garcia

Teléfono: 321-682-7838

Cantidad: 50 personas

Fecha de entrega: 11/18/2023

Hora de entrega: 6 pm – 9 m

CANTIDAD	DESCRIPCION	TOTAL
25 #	Arroz con Gandulles	\$133.40
25 #	Pavo	\$183.40
20 #	Stuffing	\$94.45
25 sides	Ensalada verde	\$76.25
15 #	Ensalada de papa	\$73.00
15 #	Batata asada	\$73.00
50 personas	Cranberry sauce	\$50.00
5 servers	Service	\$375.00
	SUBTOTAL	\$1,058.50
	SALES TAX	\$75.50
	TOTAL	\$1,134.00

A down payment of 10% is required at the time of placing the order. Down payment is NON-REFUNDABLE. Full payments must be submitted 15 days prior to the date of service. Orders cancelled 7 days before the date of catering will not be refundable. Make all checks payable to La Criolla Café & Restaurant
If you have any questions concerning this invoice, contact LA CRIOLLA CAFE & RESTAURANT, 863-438-6857, INFO@LACRIOLLACAFE.COM. Thank you for your business!



PROPOSAL

September 19, 2023



PROPOSAL TO:

Solterra CDD
c/o Diana Garcia
Vesta Property Services

PRODUCT	PRICE	QTY	TOTAL
Thanksgiving Meal for 50 people. Menu to include turkey, ham, mac and cheese, stuffing, green beans, mashed potatoes, gravy and pie. Vendor will include plates, cups, utensils, napkins, and drinks.	\$25.00 pp	50	\$1,250.00
Vendor will set up, provide servers and break down.	\$500.00	1	\$500.00
SUBTOTAL			\$1,750.00
TAX (7%)			\$122.50
TOTAL			\$1,872.50

PAYMENT DUE:

Payment due 5 days prior to event.





Diana Garcia (Thanksgiving Meal)

Saturday, November 18, 2023

PROPOSAL

CONTACT: Diana Garcia

EMAIL: digarcia@vestapropertyservices.com

PHONE:

OFFSITE VENUE:

OFFSITE VENUE ADDRESS: 5022 Solterra Blvd Davenport

OFFSITE CONTACT:

EVENT SUMMARY

Name	Date	Time	Location	Areas	Event Type	Guests	Gtd
Diana Garcia (Thanksgiving Meal)	11/18/2023	5:00 pm - 9:00 pm	Premier Event Services			50	

RENTAL FEES AND ITEMS

Qty		Price	Total
4	Staff Members	\$195.00	\$780.00

FOOD

Qty		Price	Total
50	Thanksgiving Buffet Sliced Roasted Turkey Honey Glazed Ham Mashed Potatoes & Gravy Cornbread Stuffing Gourmet Dinner Rolls Water & Lemonade OR Tea	\$34.95	\$1,747.50



Qty	Price	Total
** this is just a sample menu that can be revised upon request		

Package Includes: Water Goblets, Dinner Plates, Silverware, Buffet Equipment, Complimentary Cake Cutting Service & Champagne Pouring (Champagne Not Included)

ESTIMATED BILLING

	Total
Rental Items & Staff Total	\$780.00
Food & Beverage Total	\$1,747.50
Subtotal	\$2,527.50
<hr/>	
12% Production Fee (An Event Preparation charge that covers transportation, dishwashing, maintenance, preparing supplies, etc.)	12.0% \$303.30
3.5% Online Processing Fee (Only Applies for Card Payments)	\$0.00
Gratuity (Guideline Between 10% - 18%) *Min Required	\$0.00
6.5% Sales Tax	\$0.00
Grand Total	\$2,830.80
<hr/>	
Estimated Amount Due	\$2,830.80

Pay Now

Diana Garcia (Thanksgiving Meal)



EXHIBIT 9





Proposal #353845

Date: 09/25/2023

From: Dana Bryant

Proposal For

Solterra CDD
 c/o DPGF
 250 International Pkwy
 Suite 280
 Lake Mary, FL 32746

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Q 4 Irrigation Repairs

Terms: Net 30

- Solterra CDD Q4 (7/1/23-9/30/23) Irrigation Repairs
- Parts and Labor

DESCRIPTION	AMOUNT
Irrigation Labor	\$1,080.00
6" Pop-up (NO PRS)	\$285.71
MP Rotator Nozzle	\$684.28
4" Rotor	\$114.28
2" Rainbird Valve	\$834.27
Reclaim Valve Box	\$542.85
Round Valve Box	\$131.43
4 Station decoder	\$2,150.20
1" SCH 40 PVC	\$144.00
Solenoid	\$154.28

Client Notes



Signature

x

SUBTOTAL	\$5,569.14
SALES TAX	\$0.00
TOTAL	\$5,569.14

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Assigned To

Print Name: _____

Dana Bryant

Title: _____

Office:

danabryant@yellowstonelandscape.com

Date: _____

EXHIBIT 10





5250 Pleasure Island Road
 Orlando, FL 32809
 P. 407-438-6824
 F. 407-438-6827

Invoice

Date	Invoice #
5/8/2023	QUOTE 1

Bill To
Solterra Resort 5200 Solterra Blvd Davenport, FL 33837

P.O. No.	Terms
QUOTE 1	Upon receipt

Item	Description	Qty	Price	Amount
Part	HYTERA UHF DIGITAL REPEATER - HR1062-U1	1	2,900.00	2,900.00
Part	REPEATER ANTENNA UHF OMNI 3 db - FG4603	1	189.00	189.00T
Part	4' MAST SECTION AND MOUNTING HARDWARE - MAST & H	1	69.00	69.00T
Part	50' COAX, CONNECTORS, LIGHTENING PROTECTION - C+LP+J	1	120.00	120.00T
Part	HYTERA UHF DIGITAL PORTABLE RADIO - PD402i-U1	5	289.00	1,445.00T
SITE LABOR	INSTALLATION OF EQUIPMENT	1	275.00	275.00T

Name	Subtotal	\$4,998.00
	Sales Tax (0.0%)	\$0.00
	Total	\$4,998.00
	Balance Due	\$4,998.00





Invoice

5250 Pleasure Island Road
Orlando, FL 32809
P. 407-438-6824
F. 407-438-6827

Date	Invoice #
5/8/2023	QUOTE 2

Bill To
Solterra Resort 5200 Solterra Blvd Davenport, FL 33837

P.O. No.	Terms
QUOTE 2	Upon receipt

Item	Description	Qty	Price	Amount
LICENSE	FCC LICENSE - 10 YEAR FCC UHF LICENSE WITH REPEATER PAIR	1	785.00	785.00

Name	Subtotal	\$785.00
	Sales Tax (7.5%)	\$0.00
	Total	\$785.00
	Balance Due	\$785.00



EXHIBIT 11



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



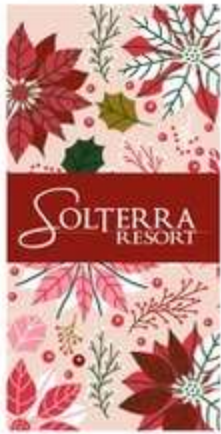


EXHIBIT 12





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.

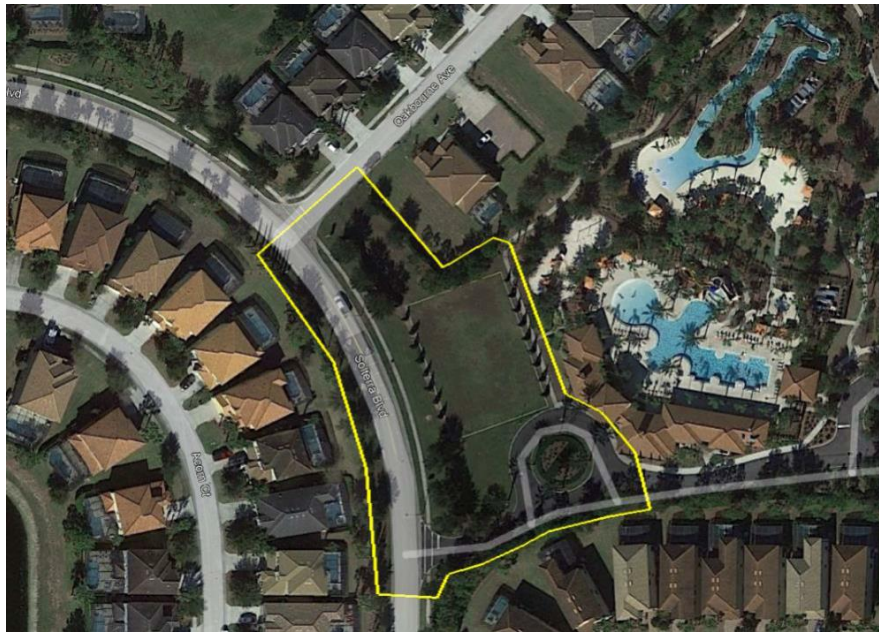
Topographic Survey: RTK/GPS or conventional data acquisition within the project limits; location and elevation of existing improvements and visible above ground utilities; storm and gravity sanitary sewer structure top and pipe invert data; and setting at least 6 site bench marks to facilitate engineering 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 13



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 Friday, Friday, September 1, 2023 at 10:08 a.m. at Solterra
6 Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837.

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

8 Mr. Darin called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Karan Wienker (S1)	Board Supervisor, Chairwoman
11	Ariane Casanova (S5)	Board Supervisor, Vice Chairwoman
12	Bobby Voisard (S4)	Board Supervisor, Assistant Secretary

13 Also present were:

14	Kyle Darin	District Manager, Vesta District Services
15	Meredith Hammock	District Counsel, Kilinski Van Wyk
16	Mary Ellen Clark	Kilinski Van Wyk
17	Tonja Stewart (<i>via Teams</i>)	District Engineer, Stantec
18	Jayne Biggs	Amenity Manger, Vesta
19	Lea Stokes	Vesta
20	Dana Bryant	Yellowstone Landscape

21 *The following is a summary of the actions taken at the September 1, 2023 Solterra Resort CDD*
22 *Board of Supervisors Regular Meeting.*

23 **SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items and New Business**

24 Comments were heard regarding

- 25 • security and monitoring,
- 26 • options for faster check-in at the front gate,
- 27 • the amenity fee, its enforcement, and its impact on short-term rental owners,
- 28 • adding more parking spaces,
- 29 • the cost of amenity staffing,
- 30 • improving communication with property owners,
- 31 • café management,
- 32 • waterslide minimum height requirement,
- 33 • exploring resolutions to issues before asking for more money,
- 34 • asking guests to pay an amenity fee but not guaranteeing access to the
- 35 amenities due to capacity limits being reached,
- 36 • an error message when trying to contact the Board via the website,
- 37 • utilizing the access cards to monitor the bathing load,
- 38 • the condition of the amenity center,
- 39 • assessing the property owners rather than charging an amenity fee on guests,



- 40 • the lack of timeliness of the notice provided to short-term rental owners
41 regarding the implementation of the amenity fee.

42 Mr. Darin explained that the amenity fee adds about \$700,000 to the operating budget
43 which pays for upkeep of the amenities and facilities. The implementation of the amenity
44 fee reduces the annual assessment for each property owner by about \$850 a year. He also
45 clarified that Evergreen manages the café, not Vesta.

46 Ms. Weinker responded to comments noting the commitment of each Supervisor and their
47 vested interest in the community, the Board’s responsibility towards the bondholders and
48 the statutory framework within which the Board must operate. She explained the
49 considerations that led to the implementation of an amenity fee as a creative solution to the
50 issues facing the community and highlighted some of the noticeable improvements because
51 of the work performed by amenity management and security teams. Ms. Weinker admitted
52 there are still growing pains as the teams have only been in place for two months, but
53 overall she considered the community was in an overall better position.

54 Mr. Darin added that the amenity fee was not imposed on anyone in-house/already on site,
55 only new arrivals as of September 1. He added that Vesta does not make operational
56 decisions – it does not implement fees or processes that affect the budget or the day-to-day
57 lives of the residents - independent of the Board. Recommendations are brought to the
58 Board and if not approved new opportunities are sought; the District and Amenity
59 management teams work in partnership with the Board and perform execute processes
60 based on the Board’s direction.

61 **THIRD ORDER OF BUSINESS – Business Items**

62 A. Vendor Reports

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

64 There being no questions or action items regarding aquatic maintenance,
65 the next item followed.

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

67 Mr. Bryant provided an update on the progress of landscape projects.

68 3. HOA Management – *Artemis Lifestyles Management*

69 No representative from Artemis was present. A motion by Ms. Weinker to
70 revisit the HOA office space discussion, citing a benefit to the
71 homeowners to have an HOA representative on-site and the
72 underutilization of the office space. The motion failed due to lack of a
73 Second.

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

75 Ms. Biggs reviewed items on the General Managers Report:

76 a. Lifestyle Events Schedule Update

77 The website will be forwarded to Supervisors for input. A
78 webpage was created to provide more information on the amenity
79 fee along with a square site to receive payments.



80 *Ms. Biggs discussed the Cintas Agreement at this point.*

81 b. Discussion of Villatel Amenity Rental Request

82 Ms. Biggs presented Villatel's request to rent the amenity space
83 through a group coordinator, not by individual guests.

84 On a MOTION by Ms. Weinker, SECONDED by Ms. Cassanova, with ALL IN FAVOR, the
85 Board approved Villatel's request to rent amenity space through a group coordinator, for the
86 Solterra Resort Community Development District.

87 c. Facility Closing for Pressure Washing
88 (Lazy River 11/6-11/8; Entire Facility 11/13-11/15)

89 The contract was updated to match the not to exceed approved by
90 the Board, this includes the playground equipment. The Board had
91 no questions regarding the scheduled facility closures for the
92 pressure washing and deck sealing but requested email notification
93 be sent to all homeowners prior to November. The closures will be
94 posted on the website and noted on eblasts sent in September and
95 October. Direction was given on prioritizing information in the
96 eblasts.

97 d. Exhibit 3: Discussion of Revised Cintas Agreement

98 *This item was discussed out of order, after the Lifestyle Events*
99 *Schedule Update as part of the General Managers Report.*

100 The revised agreement removes non-CDD items and reduces the
101 cost of the items.

102 On a MOTION by Ms. Weinker, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
103 approved the revised Cintas agreement, with the addition of required language and Statutory terms
104 by District Counsel, for the Solterra Resort Community Development District.

105 B. Exhibit 4: Consideration and Adoption of Resolution 2023-17, Setting the FY
106 2024 Meeting Dates, Times and Location

107 For FY 2024, the Board will continue to meet on the first Friday of each month at
108 10:00 a.m. at the Solterra Resort Clubhouse with the exception of the July
109 meeting which was changed to July 12.

110 On a MOTION by Mr. Voisard, SECONDED by Ms. Weinker, with ALL IN FAVOR, the Board
111 adopted Resolution 2023-17, Setting the FY 2024 Meeting Dates, Times and Location inclusive
112 of the revised July date, for the Solterra Resort Community Development District.

113 **FOURTH ORDER OF BUSINESS – Consent Agenda**

114 A. Exhibit 5: Consideration and Approval of the Minutes of the Board of Supervisors
115 Regular Meeting Held August 4, 2023



- 116 B. Exhibit 6: Consideration and Acceptance of the July 2023 Unaudited Financial
117 Report
- 118 C. Exhibit 7: Ratification of Approved Spies Proposal to Repair Spa Recirculation
119 Pump Housing and Pump Gasket - \$845.00

120 On a MOTION by Ms. Weinker, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
121 approved Items A-C of the Consent Agenda, as presented, for the Solterra Resort Community
122 Development District.

123 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 124 A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
125 Ms. Hammock had no specific updates. There being no questions or requests, the
126 next item followed.
- 127 B. District Engineer – *Tonja Stewart, Stantec*
128 There being no questions or requests for the District Engineer, the next item
129 followed.
- 130 C. District Manager – *Kyle Darin, Vesta Property Services*
131 Mr. Darin is in communication with Proptia regarding a timeline for installation.
132 They have acknowledged receipt of payment and are working on shipping
133 equipment. Once equipment is received installation should be scheduled and
134 completed within a month.

135 **SIXTH ORDER OF BUSINESS – Supervisors Requests** (*Includes Next Meeting Agenda Item*
136 *Requests*)

- 137 A motion by Mr. Voisard to redesignate officers failed due to lack of a Second.
- 138 Ms. Casanova asked about the requirements to move forward with authorizing the HOA
139 to install a bike rack on CDD property. A request has been made to the HOA to provide
140 specifications on the bike rack, concrete pad, and specific location. Once these are
141 received District Counsel can move forward with an agreement.
- 142 Ms. Weinker requested the “Leisure Patron Amenity Utilization Fee” be renamed “Resort
143 Fee.” A public hearing is already advertised for the October meeting. Ms. Biggs was
144 asked about disclaimers regarding no guaranteed access if capacity is reached. She
145 affirmed the pamphlet discloses that admittance is subject to capacity and weather
146 conditions.

147 On a MOTION by Ms. Weinker, SECONDED by Mr. Voisard, with ALL IN FAVOR, the Board
148 approved changing the name of the “Leisure Patron Amenity Utilization Fee,” as listed in the
149 *Solterra Resort Community Development District Revised Amenities Rules & Policies*, to “Resort
150 Fee,” for the Solterra Resort Community Development District.

- 151 Ms. Weinker also requested a discussion on changing the monitoring amenity access to
152 color-coded, Solterra-branded Tyvek wristbands that would allow staff to easily identify
153 authorized guests utilizing the amenities. This will be discussed further at the public



154 hearing to be considered for incorporation into the revised amenity rules. Ms. Biggs
155 provided further details on the current check-in process and will explore the wristband
156 proposal further.

157 Ms. Weinker requested the Thanksgiving event be communicated to residents, a location
158 be designated for security personnel to park their vehicles, so they're not stacked up
159 behind the guardhouse, distribution of the amenity schedule on the 15th of the prior
160 month, CDD meeting highlights be forwarded to homeowners within 1-2 business days
161 of the meeting.

162 On a request by Ms. Weinker, Board direction was for staff to review the height limit for
163 the slide and report back next month.

164 Ms. Weinker also raised the possibility of a policy for signage and branded signs. Ms.
165 Hammock clarified that Board permission is required to post signs on District property,
166 staff may remove unauthorized signs and signs on private property are an HOA matter.
167 The Board declined to direct staff to research a signage policy further.

168 Mr. Voisard requested the security agreement be finalized and signed.

169 The Board was informed of the off-season café hours and discussed the café lease.

170 **SEVENTH ORDER OF BUSINESS – Action Item Summary**

- 171 • Amenities staff to propose implementation of wristbands vs resort cards for use
172 by both residents and guests.
- 173 • District Manager to follow up with Proptia.
- 174 • Staff to contact insurance, engineer, slide manufacturer regarding slide height.
175 Manufacturer states 48”, board wishes to investigate changing to 42”.
- 176 • Amenities staff commits to communicating the following month’s lifestyle
177 calendar by 15th of each month.

178 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check**

179 *Friday, October 6, 2023 at 10:00 a.m.*

180 *Solterra Resort Clubhouse*

181 *5200 Solterra Boulevard, Davenport, FL 33837*

182 All Supervisors present indicated their intent to attend in person.

183 **NINTH ORDER OF BUSINESS – Adjournment**

184 On a MOTION by Ms. Weinker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
185 Board adjourned the meeting at 11:54 a.m., for the Solterra Resort Community Development
186 District.

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



190 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
191 **meeting held on October 6, 2023.**

192 _____
Signature

_____ **Signature**

_____ **Printed Name**

_____ **Printed Name**

193 **Title:** **Secretary** **Assistant Secretary**

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



EXHIBIT 14



Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023



Solterra Resort CDD
Balance Sheet
August 31, 2023

	<u>GF</u>	<u>DEBT SVC SERIES 2013</u>	<u>DEBT SVC SERIES 2014</u>	<u>DEBT SVC SERIES 2018</u>	<u>DEBT SVC SERIES 2023</u>	<u>CAPITAL PROJECTS</u>	<u>TOTAL</u>
1 ASSETS:							
2 CASH - Operating Account BankUnited	\$ 1,829,183	\$ -	-	\$ -	\$ -	\$ 7	\$ 1,829,191
3 CASH - Operating Account South State	1,000	-	-	-	-	-	1,000
4 CASH - Money Market - BankUnited	100	-	-	-	-	-	100
5 INVESTMENTS:							
6 REVENUE	-	47,246	198,138	366,145	-	-	611,529
7 RESERVE	-	-	129,372	309,222	-	-	438,594
8 INTEREST FUND	-	-	32	-	57,718	-	57,750
9 PREPAYMENT FUND	-	-	-	0	-	-	0
10 SINKING FUND	-	-	6	-	-	-	6
11 ESCROWFUND	-	-	-	-	4,924,444	-	4,924,444
12 COST OF ISSUANCE	-	-	-	-	31	-	31
13 2013 ACQ./CONSTRUCTION	-	-	-	-	-	1,434	1,434
14 2014 ACQ./CONSTRUCTION	-	-	-	-	-	4,062	4,062
15 2018 ACQ./CONSTRUCTION	-	-	-	-	-	9,916	9,916
16 PHASE 2B	-	-	-	-	-	42,327	42,327
17 ACCOUNTS RECEIVABLE	-	-	-	-	-	-	-
18 ASSESSEMENTS RECEIVABLE-ON ROLL	-	-	-	-	-	-	-
19 ALLOWANCE FOR DOUBTFUL ACCOUNTS	(0)	-	-	-	-	-	(0)
20 RECEIVABLE-OFF ROLL (Pk. Square)	-	-	-	-	-	-	-
21 DEPOSITS -UTILITIES	3,530	-	-	-	-	-	3,530
22 PREPAID ITEMS	46,246	-	-	-	-	-	46,246
23 DUE FROM GEN FUND	-	60	34	80	-	-	174
24 TOTAL ASSETS	\$ 1,880,059	\$ 47,305.65	327,582	\$ 675,448	\$ 4,982,193	\$ 57,746	\$ 7,970,333
25 LIABILITIES:							
26 ACCOUNTS PAYABLE	\$ 128,254	\$ -	-	\$ -	\$ -	\$ -	\$ 128,254
27 DUE TO DEVELOPER	-	-	-	-	-	-	-
28 DUE TO OTHER FUNDS	174	-	-	-	-	-	174
29 ACCRUED EXPENSES	-	-	-	-	-	-	-
30 MATURED BONDS PAYABLE	-	-	-	-	-	-	-
31 DEFERRED REVENUE (ON ROLL)	-	-	-	-	-	-	-
32 DEFERRED REVENUE (OFF ROLL)	-	-	-	-	-	-	-
33 FUND BALANCE:							
34 NONSPENDABLE:							
35 PREPAID AND DEPOSITS	49,776	-	-	-	-	-	49,776
36 RESTRICTED FOR:							
37 DEBT SERVICE	-	47,306	327,582	675,448	4,982,193	-	6,032,528
38 CAPITAL PROJECTS	-	-	-	-	-	57,746	57,746
39 ASSIGNED:	-	-	-	-	-	-	-
40 UNASSIGNED:	1,701,856	-	-	0	-	-	1,701,856
41 TOTAL LIABILITIES & FUND BALANCE	\$ 1,880,059	\$ 47,306	327,582	\$ 675,448	\$ 4,982,193	\$ 57,746	\$ 7,970,333



Solterra Resort CDD
For The Period Starting October 1, 2022 and Ending August 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 SPECIAL ASSESSMENTS - ON ROLL	\$ 2,851,513	-	2,909,659	58,146	102%
3 SOLTERRA RESORT HOA	21,000	-	10,800	(10,200)	51%
4 MISCELLANEOUS	-	2,467	2,641	-	0%
5 INTEREST	-	-	-	-	0%
6 FUND BALANCE FORWARD	-	3,679	-	(3,679)	0%
7 TOTAL REVENUE	2,872,513	7,358	2,923,099	47,946	102%
8 EXPENDITURES					
9 GENERAL ADMINISTRATIVE:					
10 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	12,000	-	5,400	(6,600)	45%
11 DISTRICT MANAGEMENT	43,760	-	40,113	(3,647)	92%
12 MASS MAILING & PRINTING	1,500	-	3,751	2,251	250%
13 LEGAL ADVERTISING	1,500	3,679	1,400	(100)	93%
14 BANK FEES	500	-	-	(500)	0%
15 REGULATORY AND PERMIT FEES	250	-	175	(75)	70%
17 AUDITING SERVICES	3,000	(1,245)	2,800	(200)	93%
18 DISTRICT ENGINEER	-	-	6,570	6,570	0%
19 LEGAL SERVICES	25,000	-	74,364	49,364	297%
20 COUNTY ASSESSMENT COLLECTION FEE	25,000	-	668	(24,332)	3%
21 WEB SITE SETUP & ADMINISTRATION	2,015	-	1,635	(380)	81%
22 MISCELLANEOUS EXPENSES	-	-	2,965	2,965	100%
23 TOTAL GENERAL ADMINISTRATIVE	114,525	2,434	139,841	25,316	122%
24 INSURANCE:					
25 GENERAL, PROPERTY & P OFFICIALS LIABILITY INSURANCE	36,880	-	34,830	(2,050)	94%
26 TOTAL INSURANCE	36,880	-	34,830	(2,050)	94%
27 DEBT SERVICE ADMINISTRATION:					
28 ARBITRAGE REPORTING	750	-	650	(100)	87%
29 BOND AMORTIZATION SCHEDULE FEE	-	-	-	-	0%
30 DISSEMINATING AGENT	4,800	-	4,800	-	100%
31 TRUSTEE FEES	17,000	-	18,337	1,337	108%
32 TOTAL DEBT SERVICE ADMINISTRATION	22,550	-	23,787	1,237	105%
33 UTILITIES:					
34 UTILITIES - ELECTRICITY & STREETLIGHTS	277,908	24,107	238,790	(39,118)	86%
35 UTILITIES - GAS	75,000	1,048	45,477	(29,523)	61%
36 UTILITIES - WATER	99,730	10,952	142,271	42,541	143%
42 TOTAL UTILITIES	452,638	36,107	426,538	(26,100)	94%
43 SECURITY:					
44 SECURITY MONITORING - MAIN ENTRANCE & POOL	31,200	-	52,518	21,318	168%
45 SECURITY SYSTEM - MAIN ENTRANCE	2,400	-	18,622	16,222	776%
46 SECURITY - ACCESS CARDS	5,500	-	-	(5,500)	0%
47 SECURITY - PENALTY FALSE ALARM	8,500	-	1,632	(6,868)	19%
48 SECURITY GUARDHOUSE STAFFING	350,000	36,125	241,826	(108,174)	69%
49 SECURITY - PATROL	42,000	2,385	18,135	(23,865)	43%
50 GATE MAINTENANCE & REPAIR	10,000	2,511	17,715	7,715	177%
51 PHONE & INTERNET GUARDHOUSE	5,100	1,045	9,306	4,206	182%
52 TOTAL SECURITY	454,700	42,066	359,754	(94,946)	79%
53 CLUBHOUSE/AMENITY ADMINISTRATION:					
54 STAFFING - AMENITY MANAGEMENT	50,000	85,110	145,660	95,660	291%
60 STAFFING - LIFESTYLE & POOL MONITORING	550,000	360	173,714	(376,286)	32%
61 CLUBHOUSE FACILITY MAINTENANCE - CLEANING	45,000	7,846	94,061	49,061	209%
62 CLUBHOUSE MAINTENANCE & REPAIRS	20,000	1,640	9,571	(10,429)	48%
63 CLUBHOUSE & LIFESTYLE SUPPLIES	60,000	2,712	35,082	(24,918)	58%
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	48	597	(6,403)	9%
67 BACKGROUND CHECK & DRUG TESTING	750	-	-	(750)	0%
68 PHONE & INTERNET - CLUBHOUSE	12,514	278	4,771	(7,743)	38%
69 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	758,964	97,995	465,968	(292,996)	61%
70 LANDSCAPE/PROPERTY MAINTENANCE:					
71 POND & WETLAND MAINTENANCE	53,800	2,393	26,323	(27,477)	49%
72 LANDSCAPE MAINTENANCE - CONTRACT	194,400	16,166	164,879	(29,521)	85%
73 LANDSCAPE REPLENISHMENT	116,667	3,073	71,813	(44,854)	62%
74 IRRIGATION REPAIRS & MAINTENANCE	20,000	-	5,569	(14,431)	28%
75 ASPHALT PAVEMENT REPAIR & MONITORING	25,000	-	-	(25,000)	0%
76 LANDSCAPE/PROPERTY CONTINGENCY	122,000	952	1,626	(120,374)	1%
77 COMPREHENSIVE FIELD SERVICES	10,000	833	9,197	(803)	92%
78 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	541,867	23,416	279,407	(262,460)	52%
79 FACILITY MAINTENANCE:					
80 POOL & LAZY RIVER REPAIR & MAINTENANCE	78,000	13,685	120,412	42,412	154%
81 POOL PERMIT	850	-	701	(149)	82%
82 SLIDE MAINTENANCE CONTRACT	2,500	-	-	(2,500)	0%
83 SIGNAGE	2,000	-	10,432	8,432	522%



Solterra Resort CDD
For The Period Starting October 1, 2022 and Ending August 31, 2023

	FY2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
84 ATHLETIC FACILITIES MAINT. & FITNESS EQUIP REPAIR	10,000	295	6,060	(3,940)	61%
85 REFUSE DUMPSTER SERVICE	70,000	4,261	56,160	(13,840)	80%
86 MISCELLANEOUS -INCLUDES PRESSURE WASHING	15,000	3,812	12,019	(2,981)	80%
87 CONTINGENCY	6,000	3,504	9,450	3,450	158%
88 TOTAL FACILITY MAINTENANCE	184,350	25,558	215,234	30,884	117%
89 CAPITAL IMPROVEMENTS					
90 CAPITAL IMPROVEMENT	196,039	1,750	66,177	(129,862)	34%
91 INCREASE FOR OPERATING CAPITAL RESERVE	100,000	-	-	(100,000)	0%
92 TOTAL CAPITAL IMPROVEMENTS	296,039	1,750	66,177	(229,862)	22%
93 TOTAL EXPENDITURES					
	2,862,513	229,327	2,011,535	(850,978)	70%
94 EXCESS REVENUE OVER (UNDER) EXPENDITURES	10,000	(221,969)	911,564	(803,032)	
95 OTHER FINANCING SOURCES (USES)					
96 INTERFUND TRANSFER-OUT	-	-	-	-	
97 PRIOR YEAR ADJUSTMENT	-	2,100	2,100	-	
98 TOTAL OTHER FINANCING SOURCES (USES)	-	2,100	2,100	-	
99 NET CHANGE IN FUND BALANCE			913,664		
100 FUND BALANCE - BEGINNING			837,967		
101 FUND BALANCE - ENDING			1,751,632		



Solterra Resort CDD
DS Series 2013

For The Period Starting October 1, 2022 and Ending August 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 ASSESSMENTS ON-ROLL (Net)	\$ 462,388	\$ -	\$ 471,817	\$ 9,429	102%
3 ASSESSMENTS OFF-ROLL	-	-	-	-	0%
5 INTEREST - INVESTMENT	-	2,628	19,296	19,296	100%
6 DISCOUNTS	-	-	-	-	0%
7 TOTAL REVENUE	462,388	2,628	491,113	28,725	106%
8 EXPENDITURES					
9 COUNTY ASSESSMENT TAX COLLECTION FEES	-	-	-	-	
10 INTEREST EXPENSE	179,444	-	182,531	3,087	102%
11 INTEREST EXPENSE	179,444	-	179,444	(0)	100%
12 PRINCIPAL	100,000	-	95,000	(5,000)	95%
13 TOTAL EXPENDITURES	458,888	-	456,975	(1,913)	100%
14 EXCESS REVENUE OVER (UNDER) EXPENDITURES	3,500	-	34,138	34,138	
15 OTHER FINANCING SOURCES (USES)					
## INTERFUND TRANSFER-IN	-	-	-	-	
## INTERFUND TRANSFER-OUT	-	(654,090)	(664,755)	10,664	
## TOTAL OTHER FINANCING SOURCES (USES)	-	(654,090)	(664,755)	10,664	
## NET CHANGE IN FUND BALANCE	-	(654,090)	(630,617)	23,474	
## FUND BALANCE - BEGINNING			677,922		
## FUND BALANCE - ENDING			\$ 47,306		



Solterra Resort CDD

DS Series 2014

For The Period Starting October 1, 2022 and Ending August 31, 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR-TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 ASSESSMENTS ON-ROLL (Net)	\$ 258,744	\$ -	\$ 264,020	\$ 5,276	102%
3 ASSESSMENTS OFF-ROLL	-	-	-	-	0%
5 INTEREST - INVESTMENT	-	1,212	8,307	8,307	100%
6 TOTAL REVENUE	258,744	1,212	272,327	13,583	105%
7 EXPENDITURES					
8 COUNTY ASSESSMENT COLLECTIONS	-	-	-	-	
9 INTEREST EXPENSE	86,697	-	88,697	2,000	102%
10 INTEREST EXPENSE	86,697	-	86,697	(0)	100%
11 PRINCIPAL EXPENSE	85,000	-	80,000	(5,000)	94%
12 TOTAL EXPENDITURES	258,394	-	255,394	(3,000)	99%
13 EXCESS REVENUE OVER (UNDER) EXPENDITURES	350	-	16,933	16,933	
14 OTHER FINANCING SOURCES (USES)					
15 INTERFUND TRANSFER-IN	-	-	-	-	
16 INTERFUND TRANSFER-OUT	-	(521)	(4,499)	(4,499)	
17 TOTAL OTHER FINANCING SOURCES (USES)	-	(521)	(4,499)	(4,499)	
18 NET CHANGE IN FUND BALANCE			12,434		
19 FUND BALANCE - BEGINNING			315,148		
20 FUND BALANCE APPROPRIATED					
21 FUND BALANCE - ENDING			\$ 327,582		



Solterra Resort CDD
DS Series 2018

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 ASSESSMENTS ON-ROLL (Net)	\$ 618,463	\$ -	\$ 631,074	\$ 631,074	1.020391131
3 ASSESSMENTS OFF-ROLL	-	-	-	-	
5 INTEREST - INVESTMENT	-	2,467	20,550	18,084	100%
6 DISCOUNTS	-	-	-	-	
7 TOTAL REVENUE	618,463	3,679	651,624	647,945	105%
8 EXPENDITURES					
9 COUNTY ASSESSMENT COLLECTIONS	-	-	-	-	
10 INTEREST EXPENSE	229,453	-	229,441	(12)	100%
11 INTEREST EXPENSE	226,253	-	229,441	(229,441)	101%
12 PRINCIPAL	160,000	-	160,000	-	100%
13 TOTAL EXPENDITURES	615,706	-	618,881	(229,453)	101%
14 EXCESS REVENUE OVER (UNDER) EXPENDITURES	2,757	3,679	32,743	29,064	
15 OTHER FINANCING SOURCES (USES)					
16 INTERFUND TRANSFER-IN	-	-	-	-	
17 INTERFUND TRANSFER-OUT	-	(1,245)	(166,155)	164,910	
18 TOTAL OTHER FINANCING SOURCES (USES)	-	(1,245)	(166,155)	164,910	
19 NET CHANGE IN FUND BALANCE	-	3,679	(133,412)	(137,091)	
20 FUND BALANCE - BEGINNING			808,860		
21 FUND BALANCE - ENDING			\$ 675,448		



Solterra Resort CDD
DS Series 2023

	FY 2023 ADOPTED BUDGET	CURRENT MONTH	YEAR TO DATE	VARIANCE	% OF BUDGET
1 REVENUE					
2 BOND PROCEEDS	\$ -		- \$ -	\$ -	0
3 INTEREST - INVESTMENT	-		# -	-	0%
4 DISCOUNTS	-	-	# -	-	
5 TOTAL REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0%</u>
			#		
6 EXPENDITURES					
7 COST OF ISSUANCE	-	206,955	206,955	-	
8 INTEREST EXPENSE	-	-	-	-	0%
9 INTEREST EXPENSE	-	-	-	-	0%
10 PRINCIPAL	-	-	-	-	0%
11 TOTAL EXPENDITURES	<u>-</u>	<u>206,955</u>	<u>206,955</u>	<u>-</u>	<u>0%</u>
			-		
12 EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	(206,955)	(206,955)	-	
			#		
13 OTHER FINANCING SOURCES (USES)					
14 BOND PROCEEDS		206,986	206,986	-	
15 INTERFUND TRANSFER-IN	-	662,148	662,148	-	
16 INTERFUND TRANSFER-OUT	-	-	# -	-	
17 BOND REFUNDING		4,320,014	4,320,014	-	
18 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>5,189,148</u>	<u>5,189,148</u>	<u>-</u>	
19 NET CHANGE IN FUND BALANCE	<u>-</u>	<u>4,982,193</u>	<u>4,982,193</u>	<u>-</u>	
20 FUND BALANCE - BEGINNING			-		
21 FUND BALANCE - ENDING			<u>\$ 4,982,193</u>		



Solterra Resort CDD
Construction Fund 2013
For The Period Starting October 1, 2022 and Ending August 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	224
4 TOTAL REVENUE	224
 5 EXPENDITURES	
6 CONSTRUCTION-IN-PROGRESS	16,546
	-
7 TOTAL EXPENDITURES	16,546
 8 EXCESS REVENUE OVER (UNDER) EXPENDITURES	(16,322)
 9 OTHER FINANCING SOURCES (USES)	
10 BOND PROCEEDS	-
11 INTERFUND TRANSFER-IN	12,061
12 INTERFUND TRANSFER-OUT	(9,454)
13 TOTAL OTHER FINANCING SOURCES (USES)	2,607
 14 NET CHANGE IN FUND BALANCE	(13,716)
 15 FUND BALANCE - BEGINNING	15,150
 16 FUND BALANCE - ENDING	\$ 1,434



Solterra Resort CDD
Construction Fund 2014
For The Period Starting October 1, 2022 and Ending August 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	84
4 TOTAL REVENUE	84
5 EXPENDITURES	
6 CONSTRUCTION-IN-PROGRESS	6,173
	-
7 TOTAL EXPENDITURES	6,173
8 EXCESS REVENUE OVER (UNDER) EXPENDITURES	(6,089)
9 OTHER FINANCING SOURCES (USES)	
10 BOND PROCEEDS	-
11 INTERFUND TRANSFER-IN	4,499
12 INTERFUND TRANSFER-OUT	-
13 TOTAL OTHER FINANCING SOURCES (USES)	4,499
14 NET CHANGE IN FUND BALANCE	(1,590)
15 FUND BALANCE - BEGINNING	5,652
16 FUND BALANCE - ENDING	\$ 4,062



Solterra Resort CDD
Construction Fund 2018
For The Period Starting October 1, 2022 and Ending August 31, 2023

	ACTUAL YEAR-TO-DATE
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	150
4 TOTAL REVENUE	150
 5 EXPENDITURES	
6 CONSTRUCTION-IN-PROGRESS	158,339
	-
7 TOTAL EXPENDITURES	158,339
 8 EXCESS REVENUE OVER (UNDER) EXPENDITURES	 (158,190)
 9 OTHER FINANCING SOURCES (USES)	
10 BOND PROCEEDS	-
11 INTERFUND TRANSFER-IN	166,155
12 INTERFUND TRANSFER-OUT	-
13 TOTAL OTHER FINANCING SOURCES (USES)	166,155
 14 NET CHANGE IN FUND BALANCE	 7,965
 15 FUND BALANCE - BEGINNING	 1,951
 16 FUND BALANCE - ENDING	\$ 9,916



Solterra Resort CDD
Construction Fund 2018 Phase 2B
For The Period Starting October 1, 2022 and Ending August 31, 2023

	<u>ACTUAL YEAR-TO-DATE</u>
1 REVENUE	
2 BOND PROCEEDS	\$ -
3 INTEREST-INVESTMENT	1,444
4 TOTAL REVENUE	<u>1,444</u>
5 EXPENDITURES	
6 CONSTRUCTION-IN-PROGRESS	-
	-
7 TOTAL EXPENDITURES	<u>-</u>
8 EXCESS REVENUE OVER (UNDER) EXPENDITURES	1,444
9 OTHER FINANCING SOURCES (USES)	
10 BOND PROCEEDS	-
11 INTERFUND TRANSFER-IN	-
12 INTERFUND TRANSFER-OUT	-
13 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>
14 NET CHANGE IN FUND BALANCE	1,444
15 FUND BALANCE - BEGINNING	40,883
16 FUND BALANCE - ENDING	<u><u>\$ 42,327</u></u>



Solterra Resort CDD
Cash Reconciliation (GF)

For The Period Starting October 1, 2022 and Ending August 31, 202

	<u>BANK UNITED</u>
Balance Per Bank Statement	\$ 1,949,824.03
Plus: Deposits	\$ -
Less: Outstanding Checks	<u>(\$120,640.89)</u>
<i>Adjusted Bank Balance</i>	<u><u>\$ 1,829,183.14</u></u>

#####

Beginning Bank Balance Per Books	\$ 2,141,003.03
Add: Cash Receipts	425.00
Less: Cash Disbursements	<u>(312,244.89)</u>
<i>Balance Per Books</i>	<u><u>\$ 1,829,183.14</u></u>



CHECK REGISTER

For The Period Starting October 1, 2022 and Ending August 31, 2023				978,520.76
10/01/2022	5129	Egis Insurance & Risk Advisors	FY Insurance Policy # 100122585 10/01/22-10/01/23	34,215.00
10/01/2022	657R		Reverse of CJE 657 -- To clear voided check, to record payment to yellowstone to match FY 20 Audit	3,960.83
10/01/2022	658R		Reverse of CJE 658 -- To record expense for void check 4463 Obelish Cleaning, to match FY 21 Audit	2,445.00
10/03/2022	01ACH100322	DUKE ENERGY	0 Solterra Blvd Lite 8/9-9/8	1,334.32
10/03/2022	02ACH100322	DUKE ENERGY	7524 Oak Spring LN Irrigation 8/6-9/7	30.42
10/03/2022	03ACH100322	DUKE ENERGY	7310 Oakmoss Loop Irrigation 8/6- 9/7	30.42
10/03/2022	04ACH100322	DUKE ENERGY	0 7632 Oak Spring LN Irrigation 8/6-9/7	30.42
10/03/2022	05ACH100322	DUKE ENERGY	0 7102 Oakmoss Loop Irrigation 8/6-9/7	30.42
10/03/2022	06ACH100322	DUKE ENERGY	0 6022 Board Oak Dr Pump 8/6-9/7	30.41
10/03/2022	07ACH100322	DUKE ENERGY	5456 Misty Oak Cr Pump 8/6-9/7	30.41
10/03/2022	10322ACH1	DUKE ENERGY	1 4000 OAKMONT BLVD 8/6/22 - 9/7/22	49.42
10/03/2022	10322ACH2	DUKE ENERGY	2 4000 OAKMONT BLVD GATEHSE 8/6/22 - 9/7/22	92.00
August 31, 2023	01ACH100422	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree Tr 8/9-9/8	4,493.24
10/04/2022	100092	Cintas	= Invoice: 4132520499 (Reference: Facility Maintenance For Cleaning.)	314.06
10/04/2022	100093	CRYSTAL SPRINGS	Invoice: 18244974 092522 (Reference: Coffee, Water & Vending Services.)	28.45
10/10/2022	ACH101022	206955	000 Solterra Blvd Lite 8/17-9/16	789.16
10/11/2022	100096	I-Deal Refuse Savings, Inc.	Invoice: 407912 (Reference: Dump and Return Compactor.) Invoice: 407918 (Reference: Dump and ...)	1,556.70
10/11/2022	100097	Innersync	Invoice: 20831 (Reference: Website Services.)	1,515.00
10/11/2022	100098	POLK COUNTY UTILITIES	Invoice: 092622-3364 (Reference: Reuse Usage.) Invoice: 092622-5234 (Reference: Waste Water U...	11,167.17
10/11/2022	100099	Power Pool Services, LLC	0 Invoice: 2678 (Reference: Pool Service Oct.) Invoice: 2699 (Reference: Service after Natural ...)	0.00
10/11/2022	100100	SPIES POOL, LLC	= Invoice: 390416 (Reference: Pool Bulk Bleach.) Invoice: 390111 (Reference: Pool Bulk Bleach.)	1,786.65
10/11/2022	100101	Steadfast Environmental LLC	Invoice: SE-21550 (Reference: Routine Pond Spraying.)	2,393.00
10/11/2022	100102	YELLOWSTONE LANDSCAPE	= Invoice: OS 437596 (Reference: Quarterly Date Palm Injection and Fertilizer.) Invoice: OS 437...	14,657.93
10/11/2022	100103	King Jackson Music LLC	Invoice: SR9222022 (Reference: Duo Music.)	350.00
10/11/2022	100104	206986.16	Invoice: INV-4116 (Reference: Aqua Zumba Group Fitness Class.)	240.00
10/11/2022	100105	662147.9	Invoice: 15399 (Reference: Clubhouse Entertainment DJ.)	350.00
10/11/2022	100094	Amenity Services LLC	- Cleaning of Clubhouse, Duplicate Payment	3,500.00
10/17/2022	100106	4320013.84	Invoice: 067483201100422 (Reference: Phone and Internet.)	277.96
10/17/2022	100107	=SUM[R-4]-R-1(C)	Invoice: 719961 (Reference: Security Monitoring Pool.)	2,510.87
10/17/2022	100108	I-Deal Refuse Savings, Inc.	Invoice: 407936 (Reference: Dump and Return Compactor.)	593.32
10/19/2022	ACH101922	DUKE ENERGY		171.44
10/19/2022	101922ACH1	DUKE ENERGY	4000 Oakmont Blvd LITE SOLTERRA PH2A-SL 7/14-8/11 Double Paid	2,137.64
10/19/2022	101922ACH2	DUKE ENERGY	Lite Solterra PH2C July 20-Aug 18. Double payment 1314.11+8.59 adm fee	1,322.70
10/19/2022	100110	Spectrum Business	Deposit	3,600.00
10/19/2022	100111	Cintas	Invoice: 093404701062322 (Reference: Phone and Internet.) Invoice: 092622-5-02 (Reference: Ph...	854.32
10/19/2022	100112	DUKE ENERGY	Invoice: 4133212597 (Reference: Facility Maintenance Cleaning.) Invoice: 413399103 (Referenc...	628.12
10/19/2022	100113	SPIES POOL, LLC	Invoice: 092822-5266 (Reference: Utility.) Invoice: 092922-5563 (Reference: Utility.)	912.66
10/19/2022	100114	STANTEC CONSULTING SERVICES, INC.	Invoice: 391088 (Reference: Bulk Beach Pool Supplies.)	2,571.90
10/19/2022	100115	Captain Carnival LLC	Invoice: 19889377 (Reference: Professional services.)	904.00
10/19/2022	100116	METFITNESS LLC	Invoice: 15355 (Reference: Entertainment DJ.)	1,700.00
10/19/2022	100117	King Jackson Music LLC	Invoice: INV-4096 (Reference: weekly Group Zumba.)	360.00
10/19/2022	100118	Skyline Janitorial, Paper & Supply, Inc.	Invoice: SR8232022 (Reference: Duo Music.)	350.00
10/20/2022	ACH102022	DUKE ENERGY	Invoice: 63293 (Reference: Facility Cleaning Maintenance.)	326.45
10/20/2022	100119	COMMUNITY WATCH SOLUTIONS, LLC	5200 OAKMONT BLVD 8/27-9/27	8,975.10
10/20/2022	100120	Florida Pest Control	Invoice: 2058 (Reference: Security Services.)	16,179.65
10/20/2022	100121	SPIES POOL, LLC	Invoice: 8735771 (Reference: Pest Control May.) Invoice: 8735789 (Reference: Pest Control Ser...	2,336.00
10/20/2022	102022ACH1	FLORIDA DEPT OF REVENUE	Invoice: 391250 (Reference: Bulk Bleach Lazy River.)	1,375.00
10/21/2022	100122	Cintas	Florida Tax Payment 7/22 - 9/22	312.55
10/21/2022	100123	DUKE ENERGY	Invoice: 413456569 (Reference: Facility Maintenance.)	314.06
10/25/2022	ACH1102522	DUKE ENERGY	Lite Solterra PH2C J 09/20-10/18/22	1,314.20
10/31/2022	ACH1103122	DUKE ENERGY	= 00 Solterra Blvd LITE 9/2-10/3	1,031.44
10/31/2022	ACH2103122	DUKE ENERGY	1 7632 Oak Spring LN Irrigation 9/8-10/6	30.42
10/31/2022	ACH3103122	DUKE ENERGY	= 6022 Board Oak Dr Pump 9/8-10/5	30.41
10/31/2022	ACH4103122	DUKE ENERGY	7524 Oak Spring Lane 9/8-10/6	30.42
10/31/2022	ACH5103122	DUKE ENERGY	7310 Oakmoss Loop Irrigation 9/8- 10/6	30.42
10/31/2022	5130	CANDICE SMITH	7102 Oakmoss Loop Irrigation 9/8-10/6	30.42
10/31/2022	ACH103122	DUKE ENERGY	BOS MTG 10/27/22	200.00
10/31/2022	ACH2113122	DUKE ENERGY	4000 OAKMONT BLVD 9/8/22 - 10/6/22	42.97
10/31/2022	ACH103122	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 8/8/22 - 10/6/22	59.56
			5456 Misty Oak Cr Pump 9/8-10/6	30.41
10/31/2022				10,005.83
11/01/2022	100124	Spectrum Business	0 Invoice: 093404701102322 (Reference: Phone and Internet.)	111.63
11/01/2022	100125	Cintas	3 Invoice: 4135276674 (Reference: Facility Cleaning Maintenance.) Invoice: 102822- (Reference: ...	922.78
11/01/2022	100127	CRYSTAL SPRINGS	2 Invoice: 18244974 102322 (Reference: Filtration System Rental.)	28.45
11/01/2022	100128	DPFG M&C	2 Invoice: 403564 (Reference: Dissemination Agent.) Invoice: 403524 (Reference: Monthly Contrac...	9,280.00
11/01/2022	100129	Evergreen Lifestyles Mgmt	Invoice: SRCCDD0922C (Reference: Monthly Management fees.)	29,337.11
11/01/2022	100130	I-Deal Refuse Savings, Inc.	Invoice: 408213 (Reference: Solid Waste Disposal.) Invoice: 408222 (Reference: Solid Waste Di...	2,188.63
11/01/2022	100131	KE Law Group, PLLC	Invoice: 4571 (Reference: Legal services.)	7,754.00
11/01/2022	100132	POLK COUNTY UTILITIES	Invoice: 102122-8052 (Reference: Reclaimed Water.) Invoice: 102122-3364 (Reference: Reclaimed...	528.28
11/01/2022	100133	YELLOWSTONE LANDSCAPE	8 Invoice: OS 443295 (Reference: Monthly Landscape Maintenance Oct.)	16,160.00
11/02/2022	100134	Power Pool Services, LLC	Invoice: 2734 (Reference: Service Call.)	120.00
11/02/2022	100135	Amenity Services LLC	3 Invoice: 1557.5 (Reference: Facility Cleaning Maintenance.) Invoice: 1547 (Reference: Facilit...	7,151.00
11/03/2022			7 Deposit	16,166.00
11/04/2022	100137	Cintas	= Invoice: 4135969687 (Reference: Facility Cleaning Maintenance.)	314.06
11/04/2022	100138	DUKE ENERGY	2 Invoice: 102622-1688 (Reference: Utility.)	939.50
11/04/2022	100139	EXERCISE SYSTEMS, INC.	Invoice: 049023 (Reference: Amenity Facility & Fitness.)	1,095.00
11/04/2022	100140	Power Pool Services, LLC	Invoice: 2772 (Reference: Pool Service For November.)	2,800.00
11/04/2022	100141	YELLOWSTONE LANDSCAPE	4 Invoice: OS 451683 (Reference: Monthly Landscape Maintenance For Nov 2022.)	16,166.00
11/07/2022	100142	I-Deal Refuse Savings, Inc.	Invoice: 408254 (Reference: Solid Waste Disposal.)	545.11
11/07/2022	100143	METFITNESS LLC	2 Invoice: INV-4145 (Reference: Athletic Facilities Fitness.)	300.00
11/07/2022	100144	One Day Masterpieces	Invoice: 102822- (Reference: Various Property signs.)	6,612.19
11/08/2022	ACH110822	DUKE ENERGY	000 Solterra Blvd Lite 9/17-10/17	789.16
11/08/2022			= Deposit	7,106.71
11/09/2022	100145	Envera Systems	Invoice: 720981 (Reference: Alarm Monitoring services.)	2,510.67
11/09/2022	100146	I-Deal Refuse Savings, Inc.	Invoice: 408279 (Reference: Dump and return compactor.)	595.66
11/09/2022	100147	Paradise Property Solutions & Services	Invoice: 1352 (Reference: Delineator post.)	455.00
11/09/2022	100148	POLK COUNTY UTILITIES	Invoice: 102122-4492 (Reference: 5200 Solterra Blvd CLUB 9/8-10/10.)	9,023.37
11/09/2022	100149	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 124794225 (Reference: quarterly HVAC Maintenance.)	674.56
11/09/2022	100150	SPIES POOL, LLC	Invoice: 392280 (Reference: Wire nut and labor.)	277.50
11/09/2022	100151	Steadfast Environmental LLC	Invoice: SE-21643 (Reference: Routine Aquatic Maintenance.)	2,363.00
11/09/2022	100152	Amenity Services LLC	Invoice: 1762 (Reference: Facility Cleaning Maintenance.)	3,773.00
11/09/2022	100153	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63675 (Reference: Janitorial supplies.) Invoice: 63164 (Reference: Janitorial suppli...	1,774.33
11/10/2022	100156	One Day Masterpieces	Invoice: 436144 (Reference: Various Property Signs.)	6,612.19
11/10/2022	100154	Amenity Services LLC	Invoice: 1662 (Reference: Cleaning of Clubhouse.)	3,500.00
11/10/2022	100155	Amenity Services LLC	3 Invoice: 1711 (Reference: Cleaning of Clubhouse.)	3,500.00
11/10/2022			Deposit	3,792.96
11/11/2022	ACH211122	DUKE ENERGY	0 Solterra Blvd Lite 09/9-10/7	1,334.32
11/14/2022	100157	ADMIRAL OUTDOOR FURNITURE	9 Invoice: ACF060531 (Reference: Deposit of replacement of the Canopy Fabric.)	20,343.25
11/14/2022	100158	Spectrum Business	8 Invoice: 076832502102622 (Reference: Phone and Internet.)	743.90
11/14/2022	100159	Cintas	Invoice: 4136666006 (Reference: Janitorial and cleaning supplies.)	314.06
11/14/2022	100160	SPIES POOL, LLC	Invoice: 392455 (Reference: Pool and Lazy River R&M.) Invoice: 392491 (Reference: Pool and La...	921.95
11/14/2022	100161	Amenity Services LLC	Invoice: 1765 (Reference: Late fee.) Invoice: 1766 (Reference: late fee.)	715.00
11/15/2022	ACH4111522	DUKE ENERGY	= 0 Oakmont Blvd Lite @ Pint tree Tr 9/9-10/7	4,493.24
11/15/2022	100162	Spectrum Business	Invoice: 067483201110422 (Reference: Utilities.)	277.96
11/15/2022	100163	BUSINESS OBSERVER	Invoice: 2021-7121K (Reference: Legal Advertising Nov.)	56.88
11/16/2022			0 Deposit	1,125.00
11/16/2022			2 Deposit	35,677.69
11/17/2022	ACH1111722	DUKE ENERGY	4 5300 Solterra Blvd Lft 9/27-10/25	158.73
11/17/2022	100164	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2073 (Reference: Security System Maintenance.)	18,305.49
11/17/2022	100165	I-Deal Refuse Savings, Inc.	= Invoice: 408265 (Reference: Solid Waste Disposal.) Invoice: 408266 (Reference: Solid Waste Di...	1,451.73
11/17/2022	100166	KE Law Group, PLLC	Invoice: 4885 (Reference: Legal Services.)	4,450.00
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
11/17/2022	100168	STANTEC CONSULTING SERVICES, INC.	Invoice: 2002926 (Reference: Professional services.)	312.00
11/17/2022	100169	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63910 (Reference: Cleaning and Maintenance.)	121.28
11/18/2022	ACH111822	DUKE ENERGY	1 Utility.Sep 28-Oct 26	35.87
11/18/2022	ACH111822	DUKE ENERGY	5200 OAKMONT BLVD 9/28-10/26	7,363.02
11/18/2022	5132	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	FY 2022/2023 Special District Fee Invoice/Update Form	175.00
11/18/2022	ACH111822	DUKE ENERGY	Utility 08/27-09/27/22	876.79

CHECK REGISTER

11/21/2022	100170	DPFG 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: 000533770 (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 LITE 10/04-11/1		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 Oakmass 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 Oakmass 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	ACH1112922	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 10/8-11/7	1,334.32	950,578.84
11/30/2022	100176	CRYSTAL SPRINGS	Invoice: 18244974 11/2022 (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 D.J.)	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
				309,717.09	220,094.05
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 D.J.)	350.00	915,411.08
12/01/2022	100185	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 63988 (Reference: Janitorial supplies.)	854.03	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: 1000119653 (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: 8088406689 (Reference: Office Supplies.)	1,554.67	909,418.66
12/02/2022	ACH2120222	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-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: 4139453596 (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. Omer	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	DPFG 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.)	258.20	1,328,776.42
12/20/2022	ACH122022	DUKE ENERGY	Utility 10/27-11/28/22	876.79	1,327,899.63
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	SACH122122	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	DPFG 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	ONISIGHT SIGNAGE & VISUAL SOLUTION	Invoice: 001-22-327403-1 (Reference: Street Signage.) Invoice: 001-22-239032-1 (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	9,952.19	3,855,616.50
12/28/2022	100214	Evergreen Lifestyles Mgmt	Invoice: SRCDD1122C (Reference: Pool Monitors/Lifeguards.)	26,998.92	3,828,617.58
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	ACH1112922	DUKE ENERGY	6022 Board Oak Dr Pump 11/05-12/6	30.42	3,821,124.61
12/29/2022	ACH2112922	DUKE ENERGY	7524 Oak Spring Lane 11/5-12/6	30.42	3,821,094.19
12/29/2022	ACH3112922	DUKE ENERGY	7102 Oakmass Loop Irrigation 11/5-12/6	30.42	3,821,063.77
12/29/2022	ACH4112922	DUKE ENERGY	0 Solterra Blvd Lite 11/8-12/7	1,334.32	3,819,729.45
12/29/2022	ACH5112922	DUKE ENERGY	7310 Oakmass Loop Irrigation 11/6- 12/6	30.42	3,819,699.03
12/29/2022	ACH6112922	DUKE ENERGY	7632 Oak Spring LN Irrigation 11/6-12/7	30.42	3,819,668.61
12/29/2022	ACH1112922	DUKE ENERGY	5456 Misty Oak Cir Pump 11/5-12/6	30.41	3,819,638.20
12/29/2022	ACH3112922	DUKE ENERGY	4000 OAKMONT BLVD 11/5/22 - 12/6/22	36.94	3,819,601.26
12/29/2022	ACH3112922	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11/5/22 - 12/6/22	53.66	3,819,547.60
				3,187,039.86	314,682.28
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 PH2A-SL 11/11-11/11	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...	2,129.83	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
01/13/2023			Deposit	3,600.00	3,768,925.82
01/13/2023	100226	Cintas	Invoice: 4142937829 (Reference: Facility Cleaning Maintenance.)	314.06	3,768,611.76
01/13/2023	100227	ENVERA	Invoice: INV000005980 (Reference: Sec- Gate Maintenance & Repair.)	1,941.00	3,766,670.76
01/13/2023	100228	I-Deal Refuse Savings, Inc.	Invoice: 429067 (Reference: Solid Waste Disposal.) Invoice: 429088 (Reference: Solid Waste Di...	3,579.48	3,763,091.28
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

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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		3,969,603.60
01/19/2023	100231	CRYSTAL SPRINGS	Invoice: 18244974 011523 (Reference: Coffee, Water & Vending Services.)	4.45		3,969,599.15
01/18/2023	SACH011823	DUKE ENERGY	Utility: 11/24-12/27/22	469.75		3,969,129.40
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		3,876,815.56
01/19/2023	100235	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 23727482 (Reference: Capital Improvements.)	2,366.58		3,874,448.98
01/19/2023	100236	YELLOWSTONE LANDSCAPE	Invoice: OS 473886 (Reference: Monthly Landscape Maintenance JAN.)	16,106.00		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 LfLr 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	IACH012523	DUKE ENERGY	00 Solterra Blvd LITE 1/25-1/3/23	1,043.16		3,840,391.75
01/27/2023	100241	I-Deal Refuse Savings, Inc.	Invoice: 529982 (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: 011923-3168 (Reference: Reclaimed Water.) Invoice: 011923-4492 (Reference: Reclaimd...	11,503.05		3,824,762.95
01/31/2023				209,683.22		3,824,762.95
02/01/2023	100246	I-Deal Refuse Savings, Inc.	Invoice: 529901 (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	20123ACH8	DUKE ENERGY	4000 OAKMONT BLVD GATHESE 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	01ACH02023	TARGET	Miscellaneous- NEED BACK UP	69.61		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 W/ff	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	20023ACH1	DUKE ENERGY	000 Solterra Blvd Lite 12/16 - 1/17	3,808,218.55		3,808,218.55
02/09/2023	01ACH020923	VestaPint	NEED BACK UP LIP	517.49		3,807,701.06
02/09/2023	02ACH020923	Lowes	NEED BACK UP LIP	153.65		3,807,547.41
02/10/2023	01ACH021023	Amazon.com	NEED BACK UP LIP	41.88		3,807,505.53
02/10/2023	02ACH021023	Amazon.com	NEED BACK UP LIP	33.60		3,807,471.93
02/10/2023	03ACH021023	Amazon.com	NEED BACK UP LIP	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 LIP	97.71		3,806,548.01
02/13/2023	02ACH021323	Michaels Arts & Crafts	Miscellaneous- NEED BACK UP LIP	43.83		3,806,504.18
02/13/2023	03ACH021323	TARGET	Miscellaneous- NEED BACK UP LIP	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	IACH021723	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...	1,259.33		3,980,607.92
02/17/2023	100253	YELLOWSTONE LANDSCAPE	Invoice: OS 484680 (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.)	321.25		3,964,120.57
02/17/2023	2123ACH1	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	IACH022023	Spectrum Business	5200 Solterra Blvd AHMS 02/03/23-03/02/23	277.96		3,963,360.78
02/20/2023	IACH022023	DUKE ENERGY	5300 Solterra Blvd LfLr 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 Svcs.	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...	2,296.55		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	2123ACH1	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.)	2,303.00		3,936,516.47
02/22/2023	100265	Amenity Services LLC	Invoice: 1860 (Reference: Facility Cleaning Maintenance.)	3,886.00		3,932,630.47
02/24/2023	100266	I-Deal Refuse Savings, Inc.	Invoice: 532999 (Reference: Solid Waste Disposal.) Invoice: 532997 (Reference: Solid Waste Di...	1,169.94		3,931,460.53
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		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 GATHESE 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.)	2,303.00		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		3,897,871.71
03/08/2023	100273	Amenity Services LLC	Invoice: 1884 (Reference: Facility Maintenance Cleaning.) Invoice: 1885 (Reference: Facility ...	6,193.00		3,891,678.71
03/08/2023	100274	Captain Carnival LLC	Invoice: 15980 (Reference: Entertainment DJ Clubhouse and lifestyle supplies.)	350.00		3,891,328.71
03/09/2023	01ACH030923	DUKE ENERGY	000 Solterra			

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03/14/2023	100275	BUSINESS OBSERVER	Invoice: 23-00349K (Reference: Legal Advertising- notice of board of supervisors.)	89.69	3,889,809.54
03/14/2023	100025	Cintas	Invoice: 4148033962 (Reference: cleaning and janitorial supplies.)	435.20	3,888,373.34
03/14/2023	100277	Evergreen Lifestyles Mgmt	Invoice: SRDCDD0123C (Reference: Monthly Mgt fee.)	26,521.76	3,862,551.58
03/14/2023	100278	I-Deal Refuse Savings, Inc.	Invoice: 533007 (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 cdk 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 Maintenan...	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	Skylene 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	Skylene 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: 533553 (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	Klunger 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	ACH03/20/23	Spectrum Business	5200 Solterra Blvd AHMS 03/03/23-04/02/23	277.96	3,881,853.25
03/20/2023	01ACH03/20/23	DUKE ENERGY	5290 Solterra Blvd Irrigation 01/26-02/23	30.79	3,881,822.46
03/20/2023	02ACH03/20/23	DUKE ENERGY	5300 Solterra Blvd Ltr 01/26-2/23	297.15	3,881,525.31
03/21/2023	ACH03/21/22	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 1/27-2/24/23	36.30	3,881,489.01
03/21/2023	01ACH03/21/23	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: SRDCDD0223C (Reference: Pool Monitor/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	Skylene 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	25.86	2,602,714.46
03/23/2023	5159	POLK COUNTY UTILITIES	Various Accounts	18.70	2,602,696.76
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	02ACH03/24/23	DUKE ENERGY	00 Solterra Blvd LITE 02/02-03/02	1,043.03	2,570,027.33
03/25/2023	ACH04/11/23	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	Skylene 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	DPFG 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	01ACH03/30/23	DUKE ENERGY	7102 Oakmoss Loop Irrigation 02/07-03/07	30.79	2,564,166.33
03/30/2023	02ACH03/30/23	DUKE ENERGY	4000 OAKMONT BLVD 02/07-03/07	49.09	2,564,117.24
03/30/2023	03ACH03/30/23	DUKE ENERGY	8022 Board Oak Dr Pump 02/07-03/07	30.79	2,564,086.45
03/30/2023	04ACH03/30/23	DUKE ENERGY	0 Solterra Blvd Lite 02/08-03/08	1,349.31	2,562,737.14
03/30/2023	05ACH03/30/23	DUKE ENERGY	5456 Misty Oak Cir Pump 02/07-03/07	30.79	2,562,706.35
03/30/2023	07ACH03/30/23	DUKE ENERGY	7310 Oakmoss Loop Irrigation 02/07-03/07	30.79	2,562,675.56
03/30/2023	08ACH03/30/23	DUKE ENERGY	7524 Oak Spring Lane 2/7-3/7	30.79	2,562,644.77
03/30/2023	09ACH03/30/23	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 02/07-03/07	56.06	2,562,588.71
03/30/2023	10ACH03/30/23	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
04/03/2023	ACH04/03/23	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
04/03/2023	5164	CLERK OF COURT	False security alarm 3/23/23	508.00	2,552,754.40
04/04/2023	ACH04/04/23	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: 533054 (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	Skylene 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	ACH04/08/23	Spectrum Business	3/22/23 - 4/21/23 - 4000 Oaktree Drive CBHS W/lf	109.98	2,541,455.14
04/10/2023	ACH04/10/23	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 2/17-03/17/23	1,348.08	2,540,107.06
04/10/2023	2ACH04/10/23	DUKE ENERGY	000 Solterra Blvd Lite 02/16-03/16	798.01	2,539,309.05
04/11/2023		Polk County Tax Collector	Deposit - Assessment fees	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	ACH04/14/23	FLORIDA PUBLIC UTILITIES	Service 2/20/23-3/21/23	4,683.42	2,697,524.54
04/16/2023	01ACH04/16/23	Amazon.com	NEED BACK UP	34.20	2,697,490.34
04/16/2023	02ACH04/16/23	Maitchmp	Maitchmp- Need back up	26.50	2,697,463.84
04/16/2023	03ACH04/16/23	TARCELT	Miscellaneous- NEED BACK UP	21.39	2,697,442.45
04/18/2023	ACH04/18/23	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	1ACH04/19/23	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 2/25-3/28/23	899.37	2,696,061.39
04/19/2023	ACH04/19/23	DUKE ENERGY	5290 Solterra Blvd Irrigation 02/24-03/27/23	30.79	2,696,030.60
04/19/2023	1ACH04/19/23	DUKE ENERGY	5300 Solterra Blvd Ltr 02/26-3/27/23	253.08	2,695,777.52
04/20/2023	2ACH04/20/23	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 2/25-3/28/23	36.30	2,695,741.22
04/20/2023	ACH04/20/23	Spectrum Business	5200 Solterra Blvd AHMS 04/03/23-05/02/23	277.96	2,695,463.26
04/20/2023	3ACH04/20/23	DUKE ENERGY	5200 OAKMONT BLVD 02/25-03/28	9,508.83	2,685,954.43
04/20/2023	0420CC1	Amazon.com	NEED BACK UP	49.10	2,685,905.33
04/21/2023	0421CC1	Home Depot	NEED BACKUP	350.07	2,685,555.26
04/24/2023	5166	KILINSKI IVAN WYK, PLLC	Legal Services.	20,534.01	2,665,021.25
04/24/2023	5167	Anthony R. Crawford	BOS Meeting 4/7/23	200.00	2,664,821.25
04/24/2023	5168	Ariane Casanova	BOS Meeting 4/7/23	200.00	2,664,621.25
04/24/2023	5169	Connie S. Osner	BOS Meeting 4/7/23	200.00	2,664,421.25
04/24/2023	5170	Karan L. Wienker	BOS Meeting 4/7/23	200.00	2,664,221.25
04/24/2023	5171	Alexander Alcalde	Security Patrol 3/12/23 4 hrs.	180.00	2,664,041.25
04/24/2023	5172	Austin Theodoreson	Security Patrol 3/10/23 4 hrs.	180.00	2,663,861.25
04/24/2023	5173	Brian Turner	Security Patrol 3/10/23 4 hrs.	180.00	2,663,681.25
04/24/2023	5174	Miguel Hurtado	Security Patrol 3/11/23 4 hrs.	180.00	2,663,501.25
04/24/2023	5175	POLK COUNTY SHERIFF'S OFFICE	Admin/Vehicle Fee Patrol	96.00	2,663,405.25
04/24/2023	5176	Robert Rivera Jr.	Security Patrol 3/11/23 4 hrs.	180.00	2,663,225.25
04/24/2023	5177	Zachary Eason	Security Patrol 3/12/23 4 hrs.	180.00	2,663,045.25
04/25/2023	ACH04/25/23	DUKE ENERGY	00 Solterra Blvd LITE 03/03-04/01/23	1,047.14	2,661,998.11
04/26/2023	100317	I-Deal Refuse Savings, Inc.	Invoice: 533669 (Reference: Solid Waste Disposal.) Invoice: 533687 (Reference: Solid Waste Di...	1,044.45	2,660,953.66
04/26/2023	100318	METFITNESS LLC	Invoice: INV-4303 (Reference: Athletic Facilities Fitness.)	480.00	2,660,473.66
04/26/2023	0426CC1	Lowes	NEED BACK UP	14.94	2,660,458.72
04/30/2023				163,406.91	65,506.11
05/01/2023	100319	ADMIRAL OUTDOOR FURNITURE	Invoice: 147371 (Reference: CANOPY TOPS & CUSTOM DRAPERY SHADES. Check Stub Notes: Final Paymen...	20,343.24	2,640,115.48
05/01/2023	100320	Cintas	Invoice: 4151856855 (Reference: Facility Maintenance Cleaning.) Invoice: 4152563009 (Referenc...	1,322.44	2,638,793.04
05/01/2023	100321	COMMUNITY WATCH SOLUTIONS, LLC	Invoice: 2116 (Reference: Security Services.)	11,200.71	2,627,592.33
05/01/2023	100322	ENVERA	Invoice: INV000006255 (Reference: Nortek Proximity Cards.) Invoice: 00060617 (Reference: Serv...	4,023.00	2,623,569.33
05/01/2023	100323	Envera Systems	Invoice: 724202 (Reference: Monitoring 3/1/23 - 3/31/23.) Invoice: 725020 (Reference: Monitor...	10,043.48	2,613,525.85
05/01/2023	100324	I-Deal Refuse Savings, Inc.	Invoice: 533716 (Reference: Dump & Return Compactor.) Invoice: 533689 (Reference: Dump & Ret...	1,023.48	2,610,396.41
05/01/2023	100325	SPIES POOL, LLC	Invoice: 398820 (Reference: Pool Chemicals.) Invoice: 398533 (Reference: Pool Chemicals.) ...	7,359.65	2,603,036.76

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05/01/2023	100326	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65102 (Reference: Cleaning Supplies.) Invoice: 65149 (Reference: Cleaning Supplies. ...	1,139.96	2,601,897.40
05/01/2023	100327	KILNISKI VAN WYK, PLLC	Invoice: 8464 (Reference: General Matters.)	7,386.00	2,594,511.40
05/01/2023	100328	Klinger Electrical Services LLC	Invoice: 23040 (Reference: Power for monument.)	1,534.00	2,592,977.40
05/01/2023	100329	Brandon Dull	Invoice: 041223- (Reference: Live Music 4/15/23.)	700.00	2,592,277.40
05/01/2023	0501CC1	Amazon.com	NEED BACK UP	436.04	2,591,841.36
05/01/2023	0501CC2	Amazon.com	NEED BACK UP	33.95	2,591,807.41
05/01/2023	0501CC3	Amazon.com	NEED BACK UP	436.18	2,591,371.23
05/01/2023	0501CC4	TARGET	Miscellaneous- NEED BACK UP	42.90	2,591,328.33
05/01/2023	0501CC5	VistaPrint	NEED BACK UP	698.85	2,590,629.48
05/02/2023	5ACH050223	DUKE ENERGY	4000 OAKMONT BLVD 03/08-04/05	49.16	2,590,580.32
05/02/2023	6ACH050223	DUKE ENERGY	6022 Board Oak Dr Pump 03/08-04/05	30.79	2,590,549.53
05/02/2023	7ACH050223	DUKE ENERGY	0 Solterra Blvd Lite 03/09-04/06	1,354.62	2,589,194.91
05/02/2023	12ACH050223	DUKE ENERGY	7310 Oakmoss Loop Irrigation 03/08-04/05	30.79	2,589,164.12
05/02/2023	13ACH050223	DUKE ENERGY	7524 Oak Spring Lane 3/8-4/5	30.79	2,589,133.33
05/02/2023	14ACH050223	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 03/08-04/05	66.00	2,589,067.33
05/02/2023	15ACH050223	DUKE ENERGY	7632 Oak Spring LN Irrigation 03/08-04/05	30.79	2,589,036.54
05/02/2023	5/2/23	DUKE ENERGY	5456 Misty Oak Cir Pump	30.79	2,589,005.75
05/02/2023	5/2/23	DUKE ENERGY	7102 Oakmoss Loop Irrigation 3/7-4/5	30.79	2,588,974.96
05/02/2023	0502CC1	Amazon.com	NEED BACK UP	269.22	2,588,705.74
05/02/2023	0502CC1	Publix	Need Backup	16.56	2,588,689.18
05/04/2023	100330	BUSINESS OBSERVER	Invoice: 23-00060K (Reference: Notice of board Meeting and budget workshop of board supervisors.)	74.38	2,588,614.80
05/04/2023	100331	Cintas	Invoice: 4153981121 (Reference: office supplies.)	452.04	2,588,162.76
05/04/2023	100332	Florida Pest Control	Invoice: 32917961 (Reference: Old Inv 20221101 N-SO0089 OVER 90 BALANCE.)	2,512.00	2,585,650.76
05/04/2023	100333	I-Deal Refuse Savings, Inc.	Invoice: 5540456 (Reference: Compactor rental.)	300.00	2,585,350.76
05/04/2023	100334	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 24521739 (Reference: legal services.)	3,823.13	2,581,527.63
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	2,564,849.94
05/04/2023	100336	YELLOWSTONE LANDSCAPE	Invoice: OS 506443 (Reference: Monthly Landscape Maintenance- 04/23.) Invoice: OS 521746 (Ref...	29,124.14	2,535,725.80
05/04/2023	100337	STAPLES	Invoice: 8070122217 (Reference: office supplies.)	692.23	2,535,033.57
05/04/2023	100338	VESTA DISTRICT SERVICES	Invoice: 409391 (Reference: Monthly contracted management fees.) Invoice: 409284 (Reference: ...	4,510.00	2,530,523.57
05/04/2023	100339	Kalina Brochowicz Fondo	Invoice: 1 (Reference: DJ Service & Poolside Games w/ prizes 4hr.) Invoice: 2 (Reference: DJ ...	900.00	2,529,623.57
05/04/2023	100340	Kelly Goodrich	Invoice: 203 (Reference: Pool / Patio Party 4hr.)	700.00	2,528,923.57
05/05/2023	16ACH050523	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 3/9 -4/06	4,653.99	2,524,269.58
05/08/2023	ACH050823	Spectrum Business	4/22/23 - 5/21/23 - 4000 Oaktree TR CBHS W/II	109.98	2,524,159.60
05/08/2023	17ACH050823	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PHZA-SL 03/14-04/12	1,112.53	2,523,047.07
05/09/2023	0509CC1	Home Depot	NEED BACKUP	247.99	2,522,799.08
05/10/2023	ACH051023	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 3/18-04/18/23	1,362.15	2,521,437.33
05/10/2023	01ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1514806	140.35	2,521,296.98
05/10/2023	02ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1679807	280.35	2,521,016.63
05/10/2023	03ACH051023	FLORIDA DEPT OF HEALTH IN POLK COUNTY	Pool Permit 53-60-1514804	280.35	2,520,736.28
05/11/2023	ACH051123	Spectrum Business	Phone and Internet. 04-25-05-24-23 5200 Solterra Blvd	1,045.39	2,519,690.89
05/11/2023			Deposit	3,600.00	2,523,290.89
05/11/2023			Deposit	558.05	2,523,848.94
05/11/2023	18ACH051123	DUKE ENERGY	000 Solterra Blvd Lite 03/17-04/17	801.16	2,523,047.78
05/11/2023			Deposit	41,439.61	2,564,487.39
05/12/2023	5178	Accurate Electronics, Inc.	Visitor Management System with Access Control Integration	42,474.54	2,522,012.85
05/12/2023	100341	Cintas	Invoice: 4154629981 (Reference: Monthly Service.)	435.20	2,521,577.65
05/12/2023	100342	ENVERA	Invoice: 727409 (Reference: 6/1/23 - 6/30/23.)	2,510.87	2,519,066.78
05/12/2023	100343	EXERCISE SYSTEMS, INC.	Invoice: 25663 (Reference: Quarterly Maintenance.)	295.00	2,518,771.78
05/12/2023	100344	I-Deal Refuse Savings, Inc.	Invoice: 534299 (Reference: Dump & Return.) Invoice: 534396 (Reference: Dump & Return.)	1,229.99	2,517,541.79
05/12/2023	100346	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 63485943 (Reference: Service Call.)	440.81	2,517,100.98
05/12/2023	100347	SPIES POOL, LLC	Invoice: 400051 (Reference: Pool Chemicals.)	1,554.50	2,515,546.48
05/12/2023	100348	Steward Environmental LLC	Invoice: SE-22279 (Reference: Routine Aquatic Maintenance.)	2,333.00	2,513,213.48
05/12/2023	100349	Amenity Services LLC	Invoice: 1928 (Reference: Monthly Porter.) Invoice: 1929 (Reference: Cleaning Of Clubhouse &...	6,193.00	2,506,960.48
05/12/2023	100350	METFITNESS LLC	Invoice: INV-4336 (Reference: Weekly Fitness Classes.)	540.00	2,506,420.48
05/12/2023	100351	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65297 (Reference: Janitorial Products.)	559.74	2,505,860.74
05/15/2023	5179	CLERK OF COURT	False security alarm 5/9/23	308.00	2,505,552.74
05/15/2023	0515CC1	Hobby-Lobby	NEED BACK UP	313.63	2,505,239.11
05/15/2023	0515CC2	Hobby-Lobby	NEED BACK UP	183.06	2,505,056.05
05/15/2023	0515CC3	Marshalls	Need Backup	174.35	2,504,881.70
05/15/2023	0515CC4	TARGET	Miscellaneous- NEED BACK UP	42.90	2,504,838.80
05/15/2023	0515CC5	TARGET	Miscellaneous- NEED BACK UP	224.17	2,504,614.63
05/16/2023	ACH051623	FLORIDA PUBLIC UTILITIES	Service 3/21/23-4/20/23	3,529.92	2,501,084.71
05/16/2023	01ACH051623	Amazon.com		1,439.98	2,499,644.73
05/16/2023	01ACH051623	Lowe's	NEED BACK UP	54.04	2,499,590.69
05/16/2023	01ACH051623	Mailchimp		91.25	2,499,499.44
05/16/2023	01ACH051623	OTC Brands	NEED BACK UP	233.17	2,499,266.27
05/16/2023	01ACH051623	STAPLES	Reference: office supplies.	657.95	2,498,608.32
05/16/2023	01ACH051623	VistaPrint	NEED BACK UP	631.76	2,497,976.56
05/18/2023	1ACH051823	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 3/29-4/28/23	988.76	2,497,067.90
05/18/2023	8ACH051823	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 03/28-04/25	485.91	2,496,581.99
05/19/2023	2ACH051923	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 3/29-4/28/23	36.29	2,496,545.60
05/19/2023	0519CC1	Home Depot	NEED BACKUP	37.01	2,496,508.59
05/19/2023	0519CC2	Mailchimp	Mailchimp- Need back up	52.00	2,496,456.59
05/20/2023	ACH052023	Spectrum Business	5200 Solterra Blvd AHMS 05/03/23-06/02/23	277.96	2,496,178.63
05/22/2023	9ACH052223	DUKE ENERGY	5290 Solterra Blvd Irrigation 03/28-04/25/23	30.79	2,496,147.84
05/22/2023	10ACH052223	DUKE ENERGY	5300 Solterra Blvd LIT 0328-4/25/23	339.26	2,495,808.58
05/22/2023	11ACH052223	DUKE ENERGY	5200 OAKMONT BLVD 03/29-04/26	8,747.01	2,487,061.57
05/22/2023	100352	I-Deal Refuse Savings, Inc.	Invoice: 534593 (Reference: Solid Waste Disposal.) Invoice: 534600 (Reference: Solid Waste DL...	1,458.19	2,485,603.38
05/22/2023	100353	KILNISKI VAN WYK, PLLC	Invoice: 6577 (Reference: Legal Services.)	10,444.25	2,475,159.13
05/22/2023	0522CC1	Amazon.com	NEED BACK UP	13.98	2,475,145.15
05/22/2023	0522CC2	Amazon.com	NEED BACK UP	46.75	2,475,098.40
05/22/2023	0522CC3	Amazon.com	NEED BACK UP	19.63	2,475,078.77
05/22/2023	0522CC4	Amazon.com	NEED BACK UP	299.59	2,474,819.18
05/23/2023	ACH052323	DUKE ENERGY	00 Solterra Blvd LITE 04/02-05/01/23	1,047.14	2,473,772.04
05/23/2023	0523CC1	Amazon.com	NEED BACK UP	19.53	2,473,752.51
05/23/2023	0523CC2	Amazon.com	NEED BACK UP	22.34	2,473,730.17
05/24/2023			Deposit	7,036.16	2,480,766.33
05/25/2023	100354	Cintas	Invoice: 4155342757 (Reference: Facility Cleaning Maintenance.) Invoice: 4156066577 (Referenc...	887.24	2,479,879.09
05/25/2023	100355	I-Deal Refuse Savings, Inc.	Invoice: 534876 (Reference: Solid Waste Disposal.) Invoice: 534881 (Reference: Solid Waste DL...	1,116.04	2,478,763.05
05/25/2023	100356	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 24708635 (Reference: Capital Improvements.)	5,776.54	2,472,986.51
05/25/2023	100357	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 143407264 (Reference: CH Maintenance and Repairs.)	674.56	2,472,311.95
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	2,470,434.45
05/25/2023	100359	YELLOWSTONE LANDSCAPE	Invoice: OS 530339 (Reference: Landscape Maintenance-Contract.)	16,166.00	2,454,268.45
05/25/2023	100360	Amenity Services LLC	Invoice: 1905 (Reference: Monthly Porter.) Invoice: 1906 (Reference: Cleaning Of Clubhouse &...	6,193.00	2,448,075.45
05/25/2023	100361	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65385 (Reference: Facility Maintenance Cleaning.) Invoice: 65235 (Reference: Facilit...	802.13	2,447,273.32
05/25/2023	100362	Brandon Dull	Invoice: 050923- (Reference: Clubhouse and Lifestyle Supplies.)	700.00	2,446,573.32
05/25/2023	100363	VESTA DISTRICT SERVICES	Invoice: 410200 (Reference: District Management.) Invoice: 410100 (Reference: Website Set up ...	4,510.00	2,442,063.32
05/25/2023	100364	FTI / Florida Training & Investigations	Invoice: 23204022 (Reference: Security Guardhouse Staffing.)	37,700.00	2,404,363.32
05/25/2023	0525CC1	Amazon.com	NEED BACK UP	30.98	2,404,332.34
05/25/2023	0525CC2	Amazon.com	NEED BACK UP	457.25	2,403,875.09
05/26/2023	0526CC1	Dollar Tree	Need Back up	8.06	2,403,867.03
05/26/2023	0526CC2	Dollar Tree	Need Backup	64.20	2,403,802.83
05/26/2023	0526CC3	Walmart	Need Backup	38.66	2,403,764.17
05/26/2023	0526CC4	Michaels Arts & Crafts	NEED BACK UP	39.24	2,403,724.93
05/26/2023	0526CC5	TARGET	NEED BACK UP	14.42	2,403,710.51
05/30/2023	ACH053023	DUKE ENERGY	7102 Oakmoss Loop Irrigation 04/06-05/04	30.79	2,403,679.72
05/30/2023	1ACH053023	DUKE ENERGY	5456 Misty Oak Cir Pump 04/06-05/04	30.79	2,403,648.93
05/30/2023	ACH053023	DUKE ENERGY	7632 Oak Spring LN Irrigation 04/06-05/04	30.79	2,403,618.14
05/30/2023	ACH053023	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 04/06-05/04	71.95	2,403,546.19
05/30/2023	ACH053023	DUKE ENERGY	7524 Oak Spring Lane 4/8-5/4/23	30.79	2,403,515.40
05/30/2023	ACH053023	DUKE ENERGY	7310 Oakmoss Loop Irrigation 04/06-05/04	30.79	2,403,484.61
05/30/2023	ACH053023	DUKE ENERGY	0 Solterra Blvd Lite 04/07-05/05	1,354.62	2,402,129.99
05/30/2023	ACH053023	DUKE ENERGY	6022 Board Oak Dr Pump 04/06-05/04	30.79	2,402,099.20
05/30/2023	ACH053023	DUKE ENERGY	4000 OAKMONT BLVD 04/06-05/04	48.64	2,402,050.56
05/30/2023	0530CC1	Amazon.com	NEED BACK UP	23.25	2,402,027.31
05/30/2023	0530CC2	Amazon.com	NEED BACK UP	215.38	2,401,811.93
05/30/2023	0530CC3	Amazon.com	NEED BACK UP	10.19	2,401,801.74
05/30/2023	0530CC4	Hobby-Lobby	NEED BACK UP	37.92	2,401,763.82
05/30/2023	0530CC5	Amazon.com	NEED BACK UP	17.98	2,401,745.84

CHECK REGISTER

DATE	ACCOUNT	DESCRIPTION	AMOUNT	BALANCE	CHECK NUMBER
05/30/2023	0530006	Amazon.com			
05/31/2023	5180	Jonathan K Enterprises LLC			
05/31/2023	100365	BUSINESS OBSERVER			
05/31/2023	100366	Cintas			
05/31/2023	100367	POLK COUNTY UTILITIES			
05/31/2023	100368	Power Pool Services, LLC			
05/31/2023	100369	SPIES POOL, LLC			
05/31/2023	100370	YELLOWSTONE LANDSCAPE			
05/31/2023	ACH053123	DUKE ENERGY			
05/31/2023			52,633.82	333,727.54	2,379,365.00
06/01/2023	100371	I-Deal Refuse Savings, Inc.			
06/01/2023	ACH060123	DUKE ENERGY			
06/01/2023		Invoice: 534805 (Reference: Solid Waste Disposal.)			
06/01/2023		000 Oakmont Blvd LITE SOLTERRA PH2A-SL 04/13-05/10			
06/01/2023		Deposit	2,100.00		
06/01/2023	0601CC1	Home Depot			
06/01/2023	0601CC2	Dollar General Store			
06/02/2023	0602CC1	Walmart			
06/05/2023	0605CC1	Walmart			
06/07/2023	ACH060723	DUKE ENERGY			
06/07/2023	0607CC1	Amazon.com			
06/08/2023	ACH060823	DUKE ENERGY			
06/08/2023	0608CC1	Amazon.com			
06/08/2023	0608CC2	Amazon.com			
06/11/2023	ACH061123	Spectrum Business			
06/12/2023	5181	Ariane Casanova			
06/12/2023	5182	Connie S. Osner			
06/12/2023	5183	Karan L. Wienker			
06/12/2023	ACH061223	Spectrum Business			
06/12/2023	0612CC1	Amazon.com			
06/12/2023	0612CC2	Walmart			
06/12/2023	0612CC3	Amazon.com			
06/12/2023	0612CC4	Amazon.com			
06/12/2023	0612CC5	Amazon.com			
06/12/2023	0612CC6	Amazon.com			
06/12/2023	0612CC7	Amazon.com			
06/12/2023	0612CC8	Amazon.com			
06/13/2023	ACH061323	FLORIDA PUBLIC UTILITIES			
06/14/2023	100372	Cintas			
06/14/2023	100373	INWARTOLOMEO, McBEE, HARTLEY & BARNES PA			
06/14/2023	100374	ENVERA			
06/14/2023	100375	EXERCISE SYSTEMS, INC.			
06/14/2023	100376	I-Deal Refuse Savings, Inc.			
06/14/2023	100378	Power Pool Services, LLC			
06/14/2023	100379	SPIES POOL, LLC			
06/14/2023	100380	Steadfast Environmental LLC			
06/14/2023	100381	Amenity Services LLC			
06/14/2023	100382	Captain Carnival LLC			
06/14/2023	100383	METFITNESS LLC			
06/14/2023	100384	Skyline Janitorial, Paper & Supply, Inc.			
06/14/2023	100385	KILINSKI VAN WYK, PLLC			
06/14/2023	100386	Klinger Electrical Services LLC			
06/14/2023	100387	Kalina Brochowitz Fondo			
06/15/2023	100388	Skyline Janitorial, Paper & Supply, Inc.			
06/15/2023	ACH061523	DUKE ENERGY			
06/15/2023	0615CC1	Amazon.com			
06/16/2023	ACH061623	DUKE ENERGY			
06/16/2023	3ACH061623	DUKE ENERGY			
06/16/2023	ACH061623	DUKE ENERGY			
06/16/2023		Deposit	30,799.35		
06/16/2023	0616CC1	Dollar General Store			
06/16/2023	0616CC2	Amazon.com			
06/20/2023	2ACH062023	DUKE ENERGY			
06/20/2023	ACH062023	Spectrum Business			
06/20/2023	ACH062023	DUKE ENERGY			
06/20/2023	0620CC2	Hobby-Lobby			
06/20/2023	0620CC3	Walmart			
06/20/2023	0620CC4	Michaels Arts & Crafts			
06/20/2023	0620CC5	Mailchimp			
06/20/2023	0620CC1	Amazon.com			
06/20/2023	ACH062023	DUKE ENERGY			
06/26/2023	062623ACH	VistaPrint			
06/28/2023	100389	I-Deal Refuse Savings, Inc.			
06/28/2023	100390	POLK COUNTY UTILITIES			
06/28/2023	100391	SPIES POOL, LLC			
06/28/2023	100392	VESTA DISTRICT SERVICES			
06/28/2023	ACH062823	Home Depot			
06/29/2023	5193	Austin Theodorson			
06/29/2023	5194	Bobby Townes			
06/29/2023	5195	Brian Turner			
06/29/2023	5196	David Deemer Jr.			
06/29/2023	5197	Marco Hodges			
06/29/2023	5198	Meghan Reveron			
06/29/2023	5199	Miguel Hurtado			
06/29/2023	5200	POLK COUNTY SHERIFFS OFFICE			
06/29/2023	5201	Timothy Banks			
06/29/2023	100393	CINLEY			
06/29/2023	100394	KIMLEY-HORN & ASSOCIATES, INC			
06/29/2023	100395	Power Pool Services, LLC			
06/29/2023	100396	STANTEC CONSULTING SERVICES, INC.			
06/29/2023	100397	YELLOWSTONE LANDSCAPE			
06/29/2023	100398	METFITNESS LLC			
06/29/2023	100399	King Jackson Music LLC			
06/29/2023	100400	Skyline Janitorial, Paper & Supply, Inc.			
06/29/2023	100401	Klinger Electrical Services LLC			
06/29/2023	100402	VESTA DISTRICT SERVICES			
06/29/2023	100403	FTI Florida Training & Investigations			
06/29/2023		Deposit	120,004.56		
06/29/2023	ACH062923	DUKE ENERGY			
06/29/2023	062923ACH1	DUKE ENERGY			
06/30/2023	ACH063023	Walmart			
06/30/2023			152,903.91	167,338.68	2,364,930.23
07/03/2023	100404	Kalina Brochowitz Fondo			
07/03/2023	ACH070323	DUKE ENERGY			
07/03/2023	0703ACH1	DUKE ENERGY			
07/03/2023	0703ACH2	DUKE ENERGY			
07/03/2023	0703ACH3	DUKE ENERGY			
07/03/2023	0703CC5	DUKE ENERGY			
07/03/2023	0703ACH07	DUKE ENERGY			
07/03/2023	0703ACH6	DUKE ENERGY			
07/03/2023	0703ACH5	DUKE ENERGY			
07/03/2023	ACH070323	VistaPrint			
07/05/2023	ACH070523	DUKE ENERGY			
07/05/2023	ACH070523	Hobby-Lobby			
07/05/2023	ACH070523	Home Depot			
07/05/2023	01ACH070523	Walmart			
07/05/2023	02ACH070523	Walmart			
07/05/2023	ACH070523	Constant Contact			
07/06/2023	ACH070623	ACE HOME & SUPPLY CENTER			
07/07/2023	2ACH070723	DUKE ENERGY			
07/07/2023	5202	US BANK			

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07/07/2023	5203	US BANK	Tax Collections Due to DS Series 2013			25,746.64	2,281,133.25
07/07/2023	5204	US BANK	Tax Collections Due to DS Series 2018			6,145.70	2,219,587.55
07/08/2023	ACH070823	Spectrum Business	6/22/23 - 7/21/23 - 4000 Oaktree Drive CBHS Wifi NO BACKUP			109.98	2,219,477.57
07/11/2023	3ACH071123	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 5/18/06/19/23			1,362.19	2,218,115.38
07/11/2023	ACH071123	Spectrum Business	Phone and Internet: 06/25 - 07/24/23 5200 Solterra Blvd			1,045.39	2,217,069.99
07/12/2023	5205	Ariane Casanova	BOS Meeting 7/07/23			200.00	2,216,869.99
07/12/2023	5206	Connie S. Oaner	BOS Meeting 7/07/23			200.00	2,216,669.99
07/12/2023	5207	Karan L. Wienker	BOS Meeting 7/07/23			200.00	2,216,469.99
07/12/2023	100405	BUSINESS OBSERVER	Invoice: 23-00898K (Reference: Legal Advertising.) Invoice: 23-00951K (Reference: Legal Adver...			144.37	2,216,325.62
07/12/2023	100406	Cintas	Invoice: 4160229960 (Reference: cleaning supplies.) Invoice: 4160916278 (Reference: Facility ...			1,005.83	2,215,319.79
07/12/2023	100407	ENVERA	Invoice: INV000006485 (Reference: Sec Gate Maintenance & Rep.)			1,815.00	2,213,504.79
07/12/2023	100408	I-Deal Refuse Savings, Inc.	Invoice: 559796 (Reference: Solid Waste Disposal.) Invoice: 559821 (Reference: dump and retur...			1,115.99	2,212,388.80
07/12/2023	100409	Power Pool Services, LLC	Invoice: 3058 (Reference: Pool Service for July.)			2,800.00	2,209,588.80
07/12/2023	100410	SPIES POOL, LLC	Invoice: 402812 (Reference: Pool and Lazy River R&M.) Invoice: 403100 (Reference: Pool and La...			3,769.00	2,205,819.80
07/12/2023	100411	Steadfast Environmental LLC	Invoice: SE-22511 (Reference: Pond and Wetland Maintenance.)			2,393.00	2,203,426.80
07/12/2023	100412	Amenity Services LLC	Invoice: 1974 (Reference: Monthly porter services June.)			2,000.00	2,201,426.80
07/12/2023	100413	FTI / Florida Training & Investigations	Invoice: 23204028 (Reference: Security Other.)			600.00	2,200,826.80
07/12/2023	100415	Goldner Associates Inc	Invoice: IN5232255 (Reference: various polos.)			1,401.71	2,199,425.09
07/14/2023	ACH071423	FLORIDA PUBLIC UTILITIES	Service 518/23-6/23/22			1,821.83	2,197,603.26
07/18/2023	4ACH071823	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 05/25-06/26/23			485.92	2,197,117.34
07/18/2023			Deposit	420.00			2,197,537.34
07/18/2023	ACH071823	Walmart	NEED BACKUP			66.76	2,197,470.58
07/19/2023	5ACH071923	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 5/26-6/27/23			908.79	2,196,561.79
07/19/2023	6ACH071923	DUKE ENERGY	5290 Solterra Blvd Irrigation 05/25-06/26/23			30.79	2,196,531.00
07/20/2023	7ACH072023	DUKE ENERGY	5200 OAKMONT BLVD 05/26-06/27			10,781.58	2,185,749.42
07/20/2023	8ACH072023	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 5/26-6/27/23			35.25	2,185,714.17
07/20/2023	1ACH072023	Spectrum Business	5200 Solterra Blvd AHMS 07/03/23-08/02/23			277.96	2,185,436.21
07/20/2023	ACH072023	ACE HOME & SUPPLY CENTER	NEED BACKUP			51.99	2,185,384.22
07/21/2023	9ACH072123	DUKE ENERGY	5300 Solterra Blvd Lift 05/25-6/26/23			313.90	2,185,070.32
07/24/2023	ACH072423	STAPLES	NEED BACKUP			306.87	2,184,763.45
07/26/2023	ACH072623	DUKE ENERGY	00 Solterra Blvd LITE 06/02-07/01/23			1,047.16	2,183,716.29
07/26/2023	100416	BUSINESS OBSERVER	Invoice: 23-00980K (Reference: Legal Advertising.)			520.62	2,183,195.67
07/26/2023	100417	Cintas	Invoice: 4161636450 (Reference: Facility Cleaning Maintenance.) Invoice: 4162330095 (Referenc...			929.64	2,182,266.03
07/26/2023	100418	ENVERA	Invoice: 729639 (Reference: Sec Gate Maintenance & Rep.)			2,510.87	2,179,755.16
07/26/2023	100419	I-Deal Refuse Savings, Inc.	Invoice: 559838 (Reference: Solid Waste Disposal.) Invoice: 559805 (Reference: Solid Waste Di...			2,162.02	2,177,573.14
07/26/2023	100420	KIMLEY-HORN & ASSOCIATES, INC	Invoice: 249233000-0623 (Reference: Capital Improvements.)			670.50	2,176,702.34
07/26/2023	100421	ONSIGHT SIGNAGE & VISUAL SOLUTION	Invoice: 001-23-336389-1 (Reference: Signage.)			339.46	2,176,362.88
07/26/2023	100422	SPIES POOL, LLC	Invoice: 403338 (Reference: Pool and Lazy River R&M.) Invoice: 403719 (Reference: Pool and La...			3,500.15	2,172,862.73
07/26/2023	100423	YELLOWSTONE LANDSCAPE	Invoice: OS 548873 (Reference: Landscape Maintenance.)			16,166.00	2,156,696.73
07/26/2023	100424	Amenity Services LLC	Invoice: 1973 (Reference: Facility Maintenance Cleaning.)			4,193.00	2,152,503.73
07/26/2023	100425	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 65878 (Reference: Facility Cleaning Maintenance.) Invoice: 65877 (Reference: Facilit...			1,186.98	2,151,316.75
07/26/2023	100426	KILINSKI VAN WYK, PLLC	Invoice: 7025 (Reference: Legal Services.)			7,688.28	2,143,628.47
07/26/2023	100427	Melodic Enterprises, Inc.	Invoice: 071323- (Reference: Clubhouse and Lifestyle Supplies.)			700.00	2,142,928.47
07/26/2023	100428	Goldner Associates Inc	Invoice: IN5234140 (Reference: Clubhouse and Lifestyle Supplies.)			352.89	2,142,595.58
07/26/2023	100429	J. C. Pappas Ent. Inc.	Invoice: 246 (Reference: Clubhouse and Lifestyle Supplies.)			300.00	2,142,295.58
07/27/2023	ACH072723	VistaPrint	NEED BACK UP			473.98	2,141,821.60
07/31/2023	2ACH073123	DUKE ENERGY	7632 Oak Spring LN Irrigation 06/06-07/06			30.79	2,141,790.81
07/31/2023	ACH073123	DUKE ENERGY	6022 Board Oak Dr Pump 06/07-07/06			30.79	2,141,760.02
07/31/2023	ACH073123	DUKE ENERGY	7310 Oakmoss Loop Irrigation 06/07-07/06			30.79	2,141,729.23
07/31/2023	ACH073123	DUKE ENERGY	0 Solterra Blvd Lite 06/08-07/07			1,354.65	2,140,374.58
07/31/2023	ACH073123	DUKE ENERGY	7524 Oak Spring Lane 6/7-7/6/23			30.79	2,140,343.79
07/31/2023	ACH073123	DUKE ENERGY	4000 OAKMONT BLVD 06/07-07/06			48.17	2,140,295.62
07/31/2023	ACH073123	DUKE ENERGY	5456 Mlsy Oak Cir Pump 06/7-07/06			30.79	2,140,264.83
07/31/2023	ACH073123	DUKE ENERGY	4000 OAKMONT BLVD GATHESE 06/07-07/06			163.25	2,140,101.58
07/31/2023	ACH073123	DUKE ENERGY	7102 Oakmoss Loop Irrigation 06/07-07/06			30.79	2,140,069.79
07/31/2023			Deposit			545.24	2,140,615.03
07/31/2023	Square Hdwr	Square Hardware	Credit deducted in July, posted to CC stmt in August			388.00	2,141,003.03
07/31/2023						1,353.24	225,280.44
08/02/2023	2ACH080223	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tee TR 6/8 -7/07			4,654.10	2,136,348.93
08/02/2023	5209	CLERK OF COURT	False security alarm 7/23/23			308.00	2,136,040.93
08/03/2023	1ACH080323	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 06/13-07/12			1,112.55	2,134,928.38
08/03/2023	ACH080323	Walmart	NEED BACKUP			46.26	2,134,882.12
08/04/2023	ACH080423	Walmart	NEED BACKUP			52.69	2,134,829.43
08/05/2023	ACH08010723	Square Hardware	NEED RECEIPT			448.00	2,134,381.43
08/07/2023	5211	Ariane Casanova	BOS Meeting 8/4/23			200.00	2,134,181.43
08/07/2023	5214	Karan L. Wienker	BOS Meeting 8/4/23			200.00	2,133,981.43
08/07/2023	5215	Bobby A. Voisard	BOS Meeting 8/4/23			200.00	2,133,781.43
08/07/2023	5216	Connie S. Oaner	BOS Meeting 8/4/23			200.00	2,133,581.43
08/07/2023	5217	Bobby A. Voisard	BOS Meeting 7/07/23			200.00	2,133,381.43
08/07/2023	100430	Bolter's Towing Service	Invoice: 9825863 (Reference: Tow away stickers.)			315.00	2,133,066.43
08/07/2023	100431	Cintas	Invoice: 4163023193 (Reference: Cleaning and maintenance supplies.)			602.60	2,132,463.83
08/07/2023	100432	I-Deal Refuse Savings, Inc.	Invoice: 560157 (Reference: Dump and return compactor.) Invoice: 560017 (Reference: Compressor...			1,996.69	2,130,467.14
08/07/2023	100433	Power Pool Services, LLC	Invoice: 3077 (Reference: Pool service.)			2,800.00	2,127,667.14
08/07/2023	100434	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 63489499 (Reference: HVAC repair.)			255.20	2,127,411.94
08/07/2023	100435	SPIES POOL, LLC	Invoice: 404166 (Reference: Pool repair.) Invoice: 404095 (Reference: Pool supplies.) Invo...			7,584.45	2,119,827.49
08/07/2023	100436	Steadfast Environmental LLC	Invoice: SE-22640 (Reference: Pond spraying.)			2,393.00	2,117,434.49
08/07/2023	100437	Amenity Services LLC	Invoice: 1987 (Reference: Clubhouse cleaning.) Invoice: 1988 (Reference: Monthly porter.)			6,193.00	2,111,241.49
08/07/2023	100438	FLOCK SAFETY	Invoice: INV-15433 (Reference: Flock safety sparrow.)			2,400.00	2,108,841.49
08/07/2023	100439	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 66020 (Reference: Cleaning supplies.) Invoice: 65828 (Reference: Cleaning supplies. ...			1,210.49	2,107,631.00
08/07/2023	100441	Calling Crystal Creative LLC	Invoice: 001 (Reference: Live music 7/15/2023.)			300.00	2,107,331.00
08/07/2023	100442	Theo Moon	Invoice: 061523- (Reference: Acoustic Entertainment on June 15th 2023.)			450.00	2,106,881.00
08/07/2023	100443	USA Seal & Stripe LLC	Invoice: 072023- (Reference: Roadway striping work deposit.)			2,105,131.00	2,105,131.00
08/08/2023	ACH080823	DUKE ENERGY	000 Solterra Blvd Lite 06/17-07/17			801.17	2,104,329.83
08/08/2023	ACH080823	Spectrum Business	7/22/23 - 8/21/23 - 4000 Oaktree Drive CBHS Wifi			109.98	2,104,219.85
08/09/2023	ACH080923	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 6/2-07/18/23			1,362.19	2,102,857.66
08/09/2023	ACH080923	Apple.com	NEED RECEIPT			12.19	2,102,845.47
08/10/2023	1EFT081023	POLK COUNTY UTILITIES	Various Accounts			459.49	2,102,385.98
08/10/2023	2EFT081023	POLK COUNTY UTILITIES	Various Accounts			33.77	2,102,352.21
08/10/2023	3EFT081023	POLK COUNTY UTILITIES	Various Accounts			753.20	2,101,598.01
08/10/2023	4EFT081023	POLK COUNTY UTILITIES	Various Accounts			643.35	2,100,954.66
08/10/2023	5EFT081023	POLK COUNTY UTILITIES	Various Accounts			166.09	2,100,788.57
08/10/2023	6EFT081023	POLK COUNTY UTILITIES	Various Accounts			103.27	2,100,685.30
08/10/2023	7EFT081023	POLK COUNTY UTILITIES	Various Accounts			12.62	2,100,672.68
08/11/2023	ACH081123	Spectrum Business	Phone and Internet: 07/25 - 08/24/23 5200 Solterra Blvd			1,045.39	2,099,627.29
08/11/2023	5218	Egis Insurance & Risk Advisors	Policy #E381749 4/9/23-4/9/24 (Utility Bond - Renew Policy)			615.00	2,099,012.29
08/14/2023	100444	Cintas	Invoice: 4163725956 (Reference: CH Main. Aug.)			324.97	2,098,688.32
08/14/2023	100445	FIREMAN TOM'S PRESSURE WASHING CO.	Invoice: 230407-05 (Reference: Pressure washing Aug.)			450.00	2,098,238.32
08/14/2023	100446	I-Deal Refuse Savings, Inc.	Invoice: 560192 (Reference: waste disposal July.)			559.64	2,097,678.68
08/14/2023	100447	Pro-Tech Air Conditioning & Plumbing Svc.	Invoice: 153923011 (Reference: Quarterly HVAC Main. July-Sept.) Invoice: 63490227 (Reference:...			1,626.19	2,096,052.49
08/14/2023	100448	SPIES POOL, LLC	Invoice: 404696 (Reference: pool and lazy R&M July.) Invoice: 404849 (Reference: Pool and Laz...			3,075.00	2,092,977.49
08/14/2023	100449	YELLOWSTONE LANDSCAPE	Invoice: OS 573076 (Reference: Landscape enhancement Aug.) Invoice: OS 573077 (Reference: Qtr...			2,198.09	2,090,779.40
08/14/2023	100450	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 66680 (Reference: CH Supplies July.) Invoice: 66061 (Reference: CH cleaning supplies...			783.02	2,090,016.38
08/14/2023	100451	VESTA DISTRICT SERVICES	Invoice: 411786 (Reference: AM and Field Op Services - Aug.) Invoice: 411641 (Reference: Admi...			4,497.21	2,085,519.17
08/14/2023	100452	Kalina Brochowicz Fondo	Invoice: 5 - JULY 2023 (Reference: DJ and Games July - 7/9, 7/16, 7/23, 7/30.)			1,200.00	2,084,319.17
08/14/2023	100453	Calling Crystal Creative LLC	Invoice: 002 (Reference: Live Music 8/5/23.)			300.00	2,084,019.17
08/14/2023	100454	ACE HOME & SUPPLY CENTER	Invoice: 101996/1 (Reference: Misc. Facility Main. Aug.) Invoice: 102163/1 (Reference: Misc. ...			1,032.29	2,082,986.88
08/14/2023	100455	Broccoli Entertainment LLC	Invoice: 110002 (Reference: Live Music on 7/15, 7/22, 7/29.)			1,050.00	2,081,936.88
08/14/2023	100456	Vesta Property Services, Inc.	Invoice: 411681 (Reference: CH Main. June.)			1,902.20	2,080,034.68
08/15/2023	5219	Theresa Matthews	Deposit Refund for Rental			300.00	2,079,734.68
08/15/2023	ACH081523	FLORIDA PUBLIC UTILITIES	Service 6/20/23-7/21/23			1,135.53	2,078,599.15
08/16/2023	10ACH081623	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 06/27-07/25/23			485.92	2,078,113.23
08/17/2023	5ACH081723	DUKE ENERGY	5290 Solterra Blvd Irrigation 06/27-07/25/23			30.79	2,078,082.44
08/17/2023	8ACH081723	DUKE ENERGY	5300 Solterra Blvd Lift 06/27-7/25/23			301.47	2,077,780.97
08/17/2023	9ACH081723	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 6/28-7/26/23			908.79	2,076,872.18
08/17/2023	5220	Power Pool Services, LLC	Pool Service. New Address			2,800.00	2,074,072.18
08/17/2023	100457	FTI / Florida Training & Investigations	Invoice: 23204030 (Reference: 06.20.2023 - 07.22.2023 Security Services.)			42,985.00	2,031,087.18
08/17/2023	ACH081723	STAPLES	NEED BACKUP			16.62	2,031,070.56
08/17/2023	ACH081723	UPS Store	NEED BACKUP			11.98	2,031,058.58
08/17/2023	EFT081723	FLORIDA DEPT OF REVENUE	July 2023 Sales Tax Filing			28.66	2,031,029.92

CHECK REGISTER

08/19/2023	6ACH081823	DUKE ENERGY	5200 OAKMONT BLVD 06/28-07/26	10,233.98	2,020,796.54
08/19/2023	7ACH081823	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 6/28-7/26/23	36.29	2,020,760.25
08/20/2023	1ACH082023	Spectrum Business	5200 Solterra Blvd AHMS 08/03/23-09/02/23	277.96	2,020,482.29
08/21/2023			Deposit	425.00	2,020,907.29
08/21/2023	100458	Cintas	Invoice: 4164419608 (Reference: Facility Cleaning Maintenance.) Invoice: 4165133027 (Referenc...	449.17	2,020,458.12
08/21/2023	100459	ENVERA	Invoice: 730688 (Reference: Sec Gate Maintenance & Rep.)	2,510.87	2,017,947.25
08/21/2023	100460	I-Deal Refuse Savings, Inc.	Invoice: 560227 (Reference: Solid Waste Disposal.) Invoice: 560236 (Reference: Solid Waste Dl...	1,815.15	2,016,132.10
08/21/2023	100461	SPIES POOL, LLC	Invoice: 404902 (Reference: Pool and Lazy River R&M.) Invoice: 405071 (Reference: Pool and La...	2,629.40	2,013,502.70
08/21/2023	100462	YELLOWSTONE LANDSCAPE	Invoice: OS 564412 (Reference: Landscape Maintenance.)	16,166.00	1,997,336.70
08/21/2023	100463	Skyline Janitorial, Paper & Supply, Inc.	Invoice: 66158 (Reference: Facility Cleaning Maintenance.)	503.02	1,996,833.68
08/21/2023	100464	KILINSKI VAN WYK, PLLC	Invoice: 7302 (Reference: Legal Services.)	8,921.80	1,987,911.88
08/21/2023	100465	Goldner Associates Inc	Invoice: IN5240142 (Reference: Lifestyle Management.)	261.07	1,987,650.81
08/21/2023	100466	Aqua Chill of Orlando LLC	Invoice: 55732 (Reference: Coffee, Water & Vending Services.) Invoice: 56039 (Reference: Coff...	135.00	1,987,515.81
08/21/2023	100467	USA Seal & Stripe LLC	Invoice: 081623- (Reference: Road Repairs.)	1,750.00	1,985,765.81
08/21/2023	100468	ACE HOME & SUPPLY CENTER	Invoice: 102234/1 (Reference: CH Maintenance.) Invoice: 102297/1 (Reference: CH Maintenance.)	530.17	1,985,235.64
08/21/2023	100469	Vesta Property Services, Inc.	Invoice: 412422 (Reference: Amenity Management.) Invoice: 412395 (Reference: General Operatin...	87,945.89	1,897,289.75
08/23/2023	ACH082323	DUKE ENERGY	00 Solterra Blvd LITE 07/02-08/01/23	1,047.16	1,896,242.59
08/23/2023			Funds Transfer	1,000.00	1,895,242.59
08/29/2023	3ACH082923	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 07/07-08/04	125.09	1,895,117.50
08/29/2023	4ACH082923	DUKE ENERGY	7310 Oakmoss Loop Irrigation 07/07-08/04	30.79	1,895,086.71
08/29/2023	5ACH082923	DUKE ENERGY	5458 Misty Oak Cir Pump 07/7-08/04	30.79	1,895,055.92
08/29/2023	6ACH082923	DUKE ENERGY	7524 Oak Spring Lane 7/7-8/4/23	30.79	1,895,025.13
08/29/2023	7ACH082923	DUKE ENERGY	0 Solterra Blvd Lite 07/08-08/07	1,354.65	1,893,670.48
08/29/2023	8ACH082923	DUKE ENERGY	7102 Oakmoss Loop Irrigation 07/07-08/04	30.79	1,893,639.69
08/29/2023	9ACH082923	DUKE ENERGY	7632 Oak Spring LN Irrigation 07/06-08/04	30.79	1,893,608.90
08/29/2023	10ACH082923	DUKE ENERGY	6022 Board Oak Dr Pump 07/07-08/04	30.79	1,893,578.11
08/29/2023	11ACH082923	DUKE ENERGY	4000 OAKMONT BLVD 07/07-08/04	47.50	1,893,530.61
08/29/2023			Funds Transfer	100.00	1,893,430.61
08/30/2023	100470	4th Element Fire & Safety, Inc.	Invoice: 2119400 (Reference: Misc-Contingency Field.)	104.33	1,893,326.28
08/30/2023	100471	Cintas	Invoice: 4165825028 (Reference: Facility Maintenance Cleaning.)	224.17	1,893,102.11
08/30/2023	100472	EXERCISE SYSTEMS, INC.	Invoice: 25688 (Reference: Athletic Facilities & Fitness.)	295.00	1,892,807.11
08/30/2023	100473	I-Deal Refuse Savings, Inc.	Invoice: 562318 (Reference: Solid Waste Disposal.)	512.11	1,892,295.00
08/30/2023	100474	POLK COUNTY UTILITIES	Invoice: 082123-3364 (Reference: Reclaimed Water.) Invoice: 082123-6054 (Reference: Reclaimed...	2,009.48	1,890,285.52
08/30/2023	100475	SPIES POOL, LLC	Invoice: 405219 (Reference: Pool & Lazy R-R&M.) Invoice: 405455 (Reference: Pool & Lazy R-R&M...	3,906.00	1,886,379.52
08/30/2023	100476	YELLOWSTONE LANDSCAPE	Invoice: OS 578197 (Reference: Landscape Replen & Misc.)	874.42	1,885,505.10
08/30/2023	100477	FTI / Florida Training & Investigations	Invoice: 23204035 (Reference: Security-Guardhouse Staffing.)	38,510.00	1,846,995.10
08/30/2023	100479	Aqua Chill of Orlando LLC	Invoice: 56859 (Reference: Coffee, Water & Vending Services.)	48.15	1,846,946.95
08/30/2023	100480	Firm Outdoor LLC	Invoice: 2756 (Reference: Contingency.)	3,400.00	1,843,546.95
08/30/2023	100481	ACE HOME & SUPPLY CENTER	Invoice: 801690 (Reference: Maintenance & Repair.) Invoice: 102400/1 (Reference: Maintenance ...	1,110.29	1,842,436.66
08/31/2023	2ACH083123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 7/8 -8/07	4,654.10	1,837,782.56
08/31/2023	100482	POLK COUNTY UTILITIES	Invoice: 082123-4492 (Reference: Water-Amenity Center.)	8,599.42	1,829,183.14
8/31/2023				425.00	312,244.89
					1,829,183.14

