



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

January 5, 2024

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, January 5, 2024 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, January 5, 2024

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

Karan Wienker (1-C) Sharon Harley (2) Connie Osner (3)
Bobby Voisard (4) Ariane Casanova (5-VC)

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. Vendor Reports

1. Aquatic Maintenance – *Steadfast Environmental* [Exhibit 1](#)
2. Amenity Manager – *Jayme Biggs, Vesta Property Services* [Exhibit 2](#)
 - a. Consideration of Accurate Equipment Change Order for Pool Pedestrian Gate Upgrades – *Under Separate Cover*
 - b. Consideration of Spies Proposals [Exhibit 3](#)
 - i. Repair Fourth Pool Shower - \$745.00
 - ii. Install Four LED Light Fixtures (Replacing Three Existing) - \$5,365.00
 - iii. Replace Pool Heater #2 - \$5,395.00

III. Business Items (Continued)

A. Vendor Reports (Continued)

2. Amenity Manager (Continued)

b. Consideration of Spies Proposals (Continued)

iv. Option to Replace Four Pool Heaters with One Large Commercial Pool Heater - \$42,692.00

v. Replace the Main Drain Frames and Grates in the Pool and Spa - \$3,425.00

vi. Replace the Main Drain Frames and Grates in the Lazy River - \$5,695.00

c. Consideration of Pest Control Proposals

Exhibit 4

i. All Florida

ii. Massey

iii. Truly Nolen

d. Consideration of USA Seal & Stripe Parking Space Striping Proposal - \$500.00

Exhibit 5

e. Consideration of Estimate for Alligator Signs

Exhibit 6

f. Consideration of Clubhouse Furniture Replacement Estimates

Exhibit 7

i. American Signature Furniture - \$,1300.00

ii. Ashley Furniture - \$1,008

iii. Home Depot - \$,148.40

g. Consideration of Pool Bathroom Door Replacements (2) Proposals

Exhibit 8

i. Atlas Door Repair - \$15,996.00

ii. Premier Engineering - \$6,948.00

iii. Prestige Contractor Services - \$2,700.00

h. Consideration of Guardhouse Canopy Roof Repairs Proposals

Exhibit 9

i. Classic Roofing and Construction - \$11,240.00

ii. Premier Engineering - \$2,358.00

iii. Prestige Contractor Services - \$2,500.00

i. Consideration of Acorn Court Gate Repair Proposals

Exhibit 10

i. All-Rite Fence Services - \$17,570.00

ii. Fence Depot Supply - \$14,500.00

iii. Premier Engineering - \$30,555.00

III. Business Items (Continued)

- A. Vendor Reports (Continued)
 - 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
 - 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
 - 5. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*
 - 6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*
- B. Consideration and Adoption of **Resolution 2024-02, Designating Registered Agent and Office** [Exhibit 11](#)
- C. Consideration and Adoption of **Resolution 2024-03, Adding Assistant Treasurer and Designating Signatories** [Exhibit 12](#)
- D. Consideration of LLS Tax Solution Engagement for 2024 and 2025 Arbitrage Reporting [Exhibit 13](#)
- E. Discussion on Café Management Scope and Authorization of Staff to Proceed with the Request For Proposals [Exhibit 14](#)

IV. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held November 3, 2023 [Exhibit 15](#)
- B. Consideration and Acceptance of the November 2023 Unaudited Financial Report [Exhibit 16](#)
- C. Consideration and Acceptance of Bond Series 2018 Arbitrage Report Indicating No Cumulative Rebate Requirement Liability as of October 3, 2023 [Exhibit 17](#)
- D. Consideration and Ratification of Emergency Repair Proposals [Exhibit 18](#)
 - 1. Envera Main Gate Camera Surge/Lighting Damage Repair - \$1,281.00 - Under Separate Cover
 - 2. Spies Heaters #3 and #4 Repairs - \$1,245.00
 - 3. Spies Waterfall Repair - \$1,695.00

V. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Greg Woodcock, Stantec*
 - 1. Consideration and Acceptance of District Ownership/Maintenance Map [Exhibit 19](#)
- C. District Manager – *Kyle Darin, Vesta District Services*

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

- A. Discussion on Future Capital Improvements (Wienker)
- B. Review of Towing Policy (Voisard) [Exhibit 20](#)

VII. Shade Session - Security

A. Discussion on Security Matters

VIII. Action Items Summary

IX. Next Meeting Quorum Check

Friday, February 2, 2024 at 10:00 a.m.
Solterra Resort Amenity Center
5200 Solterra Blvd., Davenport, FL 33837

	In Person	Virtually	Not
Karan Wienker			
Sharon Harley			
Connie Osner			
Bobby Voisard			
Ariane Casanova			

X. Adjournment

EXHIBIT 1





Solterra Resort CDD Aquatics

Inspection Date:

12/28/2023 10:30 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



Inspection Report

SITE: 6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. The beneficial vegetation is in good health. The nuisance vegetation observed on this pond is in a decaying state, indicating previous treatments are effective. Any new growth observed will be addressed.

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

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Lots of decaying grasses noted on this pond. Our technician will continue to monitor for any new growth and will treat accordingly. Current efforts are targeted on growth beyond the bank.

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



Inspection Report

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Routine maintenance and monitoring will occur here.

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

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. The fragrant water lilies that are present are in good health. Our technician will continue to monitor and treat accordingly.

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



Inspection Report

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Fragrant water lilies present are in a healthy state. Still minor amounts of nuisance grasses observed along parts of the perimeter of the pond. Most of these grasses are already in a decaying state.

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

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. The nuisance grasses that were present along the ponds shoreline are in a decaying state. Our technician will continue to monitor and treat accordingly.

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

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Our technician will address any new growth in future maintenance visits.

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



Inspection Report

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae growth was noted. Some minor amounts of nuisance vegetation was observed along some of the ponds perimeter. Nuisance grasses have been treated and are appropriately decaying away. Routine maintenance and monitoring will occur here.

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

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Minor amounts of Torpedograss observed. To be addressed on the next maintenance event.

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



MANAGEMENT SUMMARY



With January approaching, winter has finally intensified. Mornings and night temperatures have drastically decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants have slowed as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events are sparse but predicted to become more common as winter progresses. As a result, the water levels of most ponds will rise. Sudden rain & wind events can potentially influence the prevalence for fish kills, so it is important to be mindful of this. Decreased temperatures will extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses that are still present will continue to be treated accordingly and monitored closely. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures.

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 2



SOLTERRA RESORT

General Managers Report

Meeting Date: 01/05/24

Submitted by: **Jayme Biggs**

LIFESTYLE

The Lifestyles Team hosted two successful visits from Santa, three Dive-In Movies, and multiple different Holiday themed crafts and activities. From coloring ornaments and Holiday dance parties, to making Christmas cards and playing the Dreidel game, December was full of exciting activities to get us in the Holiday Spirit.

We've got all sorts of fun lined up for January, such as National Trivia Day, National Sticker Day, and everyone's favorite DJ, DJ Lady Loca, is back on Saturdays!

Be sure to check in at the clubhouse throughout the month to see what fun we have planned!

ADMIN

Proptia update:

- The decorative gate repair is scheduled for next week. Due to the holiday, they did not want to commit to a specific day, however we are on the schedule for next week.
- The decorative gate repair is the first step in the installation process.
- The full install dates will be given once this step and the database are completed.
- The database was submitted to Proptia on 12/11/23, Kevin from Proptia has reported that the database will be completed soon.
- Admin training on Proptia has been scheduled with Kevin for 1/2/24.

SQUARE REPORTS as of 12/26/23

November

- Resort fee \$27,365.00
- Cabanas \$2000.00

December

- Resort fee \$27,570.00
- Cabanas \$550.00

WRIST BAND PROCEDURE

- Guest feedback is wristbands are ripping off and frustrating.
- My suggestion is to use up what we have, temporarily switch to daily wristbands.



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- Once stock is used up switch to vinyl wristbands which are 0.11 each versus 0.04 each.
- Sample of vinyl wristbands versus paper.

PRESSURE WASHING PROJECT

- Pressure washing and sealing was completed on 11.15.2023.
- The entry breezeway and patio were also completed.
- Before and After pictures attached.
- The deck looks great, there was some chemical etching that did not come up. These stains are permanent due to the deck not being sealed from the start.
- The vendor recommends this be completed every 3 years.

HOLIDAY LIGHT PROJECT

- Holiday lights are on as of 11.15.23

BIDS:

- Spies
 - 4th shower repair \$745.
 - Management suggestion is to remove that shower versus repairing. This will leave 3 showers, one per body of water. The shower that is removed will be stripped for parts that will keep as spares.
 - Pool Lights
 - Pool Heaters – Options:
 - Replace 4 small heaters with 1 large (\$42,692.00)
 - \$5,395.00 each for a total of \$21,580.00
 - Main Drain covers - **Required by health inspector – current main drains expire 1/30/24 (pool and spa) Must be replaced before then. Lazy River will also need to be replaced they expire 7/6/24.
- Pest control – 3 bids, management recommendation is Truly Nolen.
- Striping and adding Security parking spots.
- Add Alligator signs to all ponds - \$731.63 supply cost.
- Clubhouse chairs -
- Outdoor bathroom door frames and guard gate roof tiles – Management recommendation is Prestige.

FIELD OPERATIONS AND FACILITY MAINTENANCE

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

- Guard gate interior painted.
- TVs in the gym have been fixed to play the cable box.



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- Outdoor bathroom entry has been painted.
- LED light conversion completed on patio.
- No parking/no standing signs installed by The Springs roundabout.
- Women's gym restroom – walls patched and painted.
- Breakroom painted.
- 3 A-frame signs have been replaced – guard gate entry, pool entry, and clubhouse entry.
- Grate repositioned on Misty Oak.
- Reclaimed water utility cap replaced on Misty Oak median island.
- Street sign for Oak Creek Loop – ordered and replaced.
- Slide stairs – painted.
- Slide structure walls – painted and all paint now matches.
- Threshold of outdoor bathrooms painted.
- Café seating area painted.
- Repaired faulty drain in Café.
- Painted interior of café.
- Clubhouse wall by entrance was repaired and painted.
- Guard house tv monitor (security footage) installed.
- Painted café, gym, and all clubhouse entrance doors.
- Gym restrooms and hallway LED conversion complete.
- Slide stairwell solar lighting added.
- Spectrum – cable boxes repaired and guard gate modem replaced.
- Elliptical in gym out of order, bid with vendor is pending for permanent repair.

In Process:

1. LED conversion –Gym will be next phase in process.

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



GYM CEILING BEFORE



GYM CEILING AFTER



LAZY RIVER BEFORE



LAZY RIVER AFTER





POOL DECK BEFORE







POOL DECK AFTER







CAFE SEATING LIGHTING BEFORE



CAFE SEATING LIGHTING AFTER



GUARD HOUSE PAINTING BEFORE & AFTER



Slide Stairs Before



Slide Stairs After



Gym Bathroom Lighting Before and After



Hallway Lighting Before and After



Hallway Lighting Before and After



Cafe Door Before and After



TV Mounted in Guard House



Clubhouse Wall Before and After



Repainted Cafe Walls



Leaking Cafe Sink Before and After



Slide Stairs Before and After



Cafe Seating Area With TVs



EXHIBIT 3



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



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

SOLTERRA HOA
4049 OAKTREE DRIVE
DAVENPORT, FL 33837

10/26/2023

ATTN: MANAGER

PER YOUR REQUEST THIS BID IS FOR REPAIRS TO YOUR POOL SHOWER BY THE BUILDING. SPIES WILL INSTALL 2 NEW METERED VALVE REPAIR KITS AND 1 NEW INLINE STRAINER. PRICE INCLUDES SHIPPING AND ALL LABOR FOR THE REPAIR.

TOTAL \$745.00 ~~PLUS TAX~~

PLEASE NOTE: ESTIMATED LEAD TIME ON REPAIR PARTS IS 10 TO 15 WORKING DAYS FROM DATE OF APPROVAL. PRICE IS GOOD FOR 30 DAYS FROM DATE ON BID.

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



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



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

SOLTERRA RESORT CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

12/20/2023

ATTN: RANDY

THIS BID IS FOR INSTALLING NEW LED FIXTURES IN THE POOL. SPIES WILL REMOVE THREE EXISTING FAULTY FIXTURES AND INSTALL FOUR NEW 100 FOOT PENTAIR LED LIGHT FIXTURES IN THE POOL. WE WILL ALSO SEAL THE LIGHT CONDUITS TO PREVENT LEAKS. ALL LABOR FOR THE INSTALLATION IS INCLUDED IN THE BID.

TOTAL \$5,365.00 ~~PLUS TAX~~

**IF ANY ADDITIONAL PARTS ARE FOUND IN NEED OF REPLACEMENT (TRANSFORMER, ETC) TO COMPLETE THE REPAIR OR IF THE CORD IS FOUND TO BE LONGER THAN LISTED ABOVE, THE ADDITIONAL COST WILL BE BILLED AS AN EXTRA TO THE ABOVE PRICE.

PRICE IS GOOD FOR 30 DAYS FROM BID DATE ABOVE.

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



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



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

SOLTERRA CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

12/28/2023

ATTN: RANDY

THIS QUOTE IS FOR REPLACEMENT OF THE POOL HEATER #2 AND INCLUDES THE FOLLOWING:

- REMOVE EXISTING FAULTY HEATER AND DISPOSE OFFSITE
- INSTALL ONE NEW STA-RITE MAX-E-THERM POOL HEATER 400,000 BTU, NATURAL GAS, ELECTRONIC IGNITION
- PRESSURE RELIEF VALVE PER CODE
- GALVANIZED FITTINGS AS NEEDED TO CONNECT TO EXISTING GAS LINE
- CONNECT TO EXISTING PLUMBING AND EXHAUST
- ALL NECESSARY LABOR

TOTAL \$5,395.00 PLUS TAX

PLEASE NOTE: HEATERS ARE CURRENTLY IN STOCK AND AVAILABLE FOR INSTALLATION. PRICE IS GOOD FOR 30 DAYS FROM DATE ON QUOTE.

MANUFACTURER PROVIDES A YEAR LIMITED WARRANTY DUE TO FAILURES CAUSED BY THEIR WORKMANSHIP. SPIES PROVIDES A 1 YEAR LABOR WARRANTY.

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL INC.
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
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- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

SOLTERRA CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837
12/28/2023

ATTN: RANDY

PER YOUR REQUEST THIS QUOTE IS FOR THE REPLACEMENT OF THE POOL EXISTING HEATERS WITH ONE LARGE COMMERCIAL POOL HEATER AND INCLUDES THE FOLLOWING:

- REMOVE 4 EXISTING HEATERS AND DISPOSE OFFSITE
- INSTALL ONE NEW LOCHINVAR CPN 1802 1.8 MILLION BTU HEATER WITH CUPRONICKEL HEAT EXCHANGER, NEW OUTDOOR VENT KIT AND VENT CAP ON EXISTING PAD
- GALVANIZED FITTINGS AS NEEDED TO CONNECT TO EXISTING GAS LINE
- NEW CPVC HEAT TREATED FITTINGS AS NEEDED TO CONNECT TO EXISTING PLUMBING
- NEW GFCI BREAKER PER NATIONAL ELECTRIC CODE
- ALL LABOR AS NEEDED FOR THE INSTALLATION

TOTAL: \$42,692.00 PLUS TAX

PLEASE NOTE: PRICE IS GOOD FOR 30 DAYS FROM DATE ON QUOTE.

THERE IS CURRENTLY ONE HEATER AT THE FACTORY. AFTER THAT, HEATERS HAVE A LEAD TIME OF 8 TO 10 WEEKS FROM DATE OF APPROVAL. 50% DEPOSIT IS REQUIRED TO ORDER HEATERS.

ACCEPTED AND AGREED:

REGARDS,

BY: _____

TITLE: _____

DATE: _____


KEN SOUKUP
SERVICE MANAGER
SPIES POOL, LLC.
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

HIGH EFFICIENCY COMMERCIAL POOL HEATERS

COPPER-FIN²[®]



 **SMART SYSTEM[™]**

ADVANCED OPERATING CONTROL

8 MODELS - 500,000 - 2,070,000 BTU/HR

PROPORTIONAL FIRING UP TO 4:1

LESS THAN 20 ppm NOx

VENT FLEXIBILITY TO 100 FEET

UP TO 89%
THERMAL EFFICIENCY



Lochinvar.com



COPPER-FIN²[®]

THE FOUNDATION OF LOCHINVAR BECOMES STRONGER

Copper-finned tube, non-condensing appliances are the foundation of Lochinvar's success. In 1993, Lochinvar introduced the Copper-Fin², the first horizontal chassis, copper-finned tube pool heater to operate with fan-assisted combustion. Now, the Copper-fin² is even better. Along with high thermal efficiency, gasketless heat exchangers and multiple venting options we have added Lochinvar's exclusive SMART SYSTEM™ control.

Eight models from 500,000 to 2,070,000 Btu/hr input provide you with exceptional products with a long list of new features in addition to the established features that redefined the industry. The Copper-fin² was the first proportional fired, fan assisted pool heater on the market. Every model features a small footprint for easy passage through a 36" door, low NOx – third party tested to less than 20 PPM, Stack Frames that can put twice the Btu/hr input in the same space and vent diameters up to 8" smaller than conventional atmospheric pool heaters.

THERMAL EFFICIENCY

Copper-Fin² pool heaters offer a remarkably high 89% thermal efficiency. This means that 89¢ out of every fuel dollar goes into heating the water, dramatically reducing the operating cost of the equipment. Copper-Fin² achieves this efficiency through the combination of an advanced fan assisted combustion system and a gasketless heat exchanger. The heat energy from the combustion process is transferred to the water as it passes through the copper finned tube heat exchanger. The sealed combustion design of the Copper-Fin² eliminates external heat losses, this means the energy dollars heat the water, not the mechanical room.

GASKETLESS HEAT EXCHANGER

In 1989, Lochinvar was the first manufacturer to offer gasketless copper-finned tube heat exchangers. Our unique gasketless design enhances reliability by eliminating o-rings and gaskets found on other brands. The heat exchanger features glass lined headers and copper-finned tubes with extruded integral fins spaced 7 fins per inch for exceptional heat transfer. The heat exchanger is built to ASME construction standards for 160 psi working pressure and is backed by a five year warranty.

SPACE SAVING, SERVICE FRIENDLY DESIGN

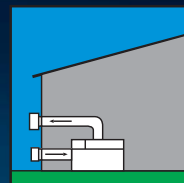
Our enhanced Copper-fin² models offer the same reliable operation in a new service friendly design. The gas inlet, internal controls and Building Management connections have been repositioned to the front of the appliance for easier service and simpler installation. The built-in air filter reduces maintenance and improves performance with a field convertible option to install the air intake on the rear or the right side of the pool heater. In addition, Lochinvar was the first manufacturer to offer factory welded Stack Frames that allow you to put two pool heaters in the space for one.

**STACK
FRAME**

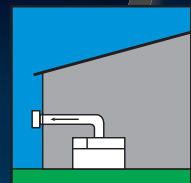
MULTIPLE VENTING OPTIONS

The Copper-fin² offers **eight venting options** to meet the most challenging installation requirements. The Copper-fin² can vent vertically in Category I with double wall "B" vent or horizontally in Category IV with AL29-4C stainless steel vent material. Vent termination can be Rooftop or Sidewall with combustion air drawn naturally from the equipment room or via dedicated air intake piping. And if floor space is limited, the Copper-fin² pool heater can be installed outdoors with an optional Outdoor Vent Cap.

Aire-Lock® Direct Vent



Sidewall



High Efficiency Commercial Pool Heaters

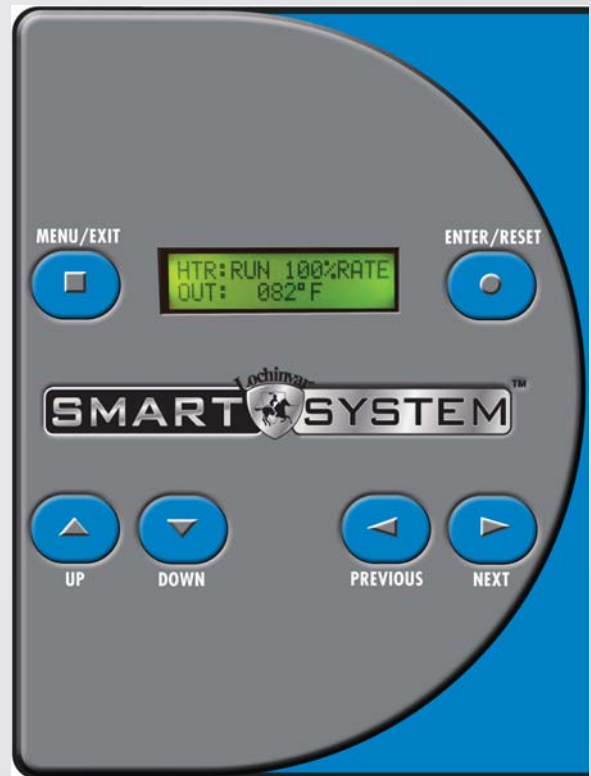
Lochinvar™ SMART SYSTEM™

REFINED DESIGN PUTS MORE CONTROL AND INFORMATION AT YOUR FINGERTIPS

The most exciting addition to the Copper-fin² is the SMART SYSTEM™ control. The SMART SYSTEM is an advanced, state of the art integrated operating control. We introduced the SMART SYSTEM control in 2005 and it has delivered proven operation in thousands of demanding commercial applications. The control provides the installer, owners and operators with precise temperature control and diagnostic information.

Advanced features include:

- 2-LINE, 16 CHARACTER LCD DISPLAY OF SETUP, SYSTEM STATUS AND DIAGNOSTIC DATA IN WORDS, NOT CODES
- BUILT-IN CASCADE SEQUENCER CONTROLLING UP TO 8 POOL HEATERS
- MODBUS PROTOCOL - OPTIONAL



PROPORTIONAL FIRING

Proportional firing divides a single manifold of multiple burners into smaller, independent stages.

With up to four stages of individual operation, the Smart System control can reduce the firing rate down to approximately 25% Btu/hr input. This simple but effective design matches the pool heater's firing capacity to the heat loss of the pool or spa. Full Fire or On/Off combustion systems often fire the entire gas train in short, inefficient bursts. Stage firing delivers the Btu's required in smoother and longer burn cycles which will improve operation and reduce component fatigue.

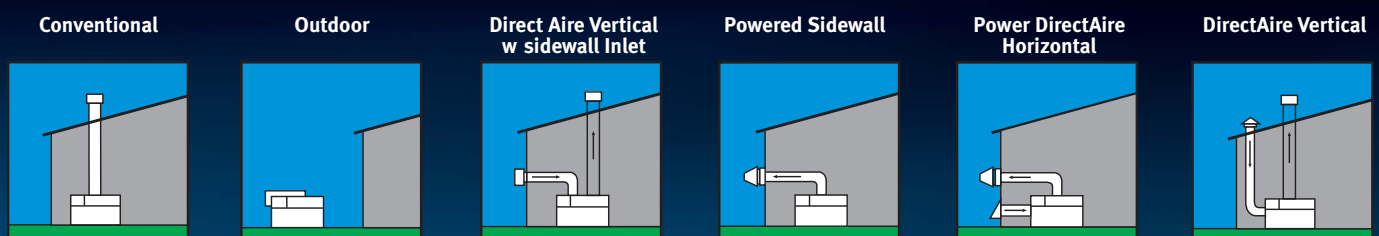
AUTOMATIC PUMPED BYPASS

All Copper-fin² pool heaters are equipped with an automatic pumped bypass ensuring proper flow and return water temperatures to the heat exchanger resulting in longer life and trouble free operation.

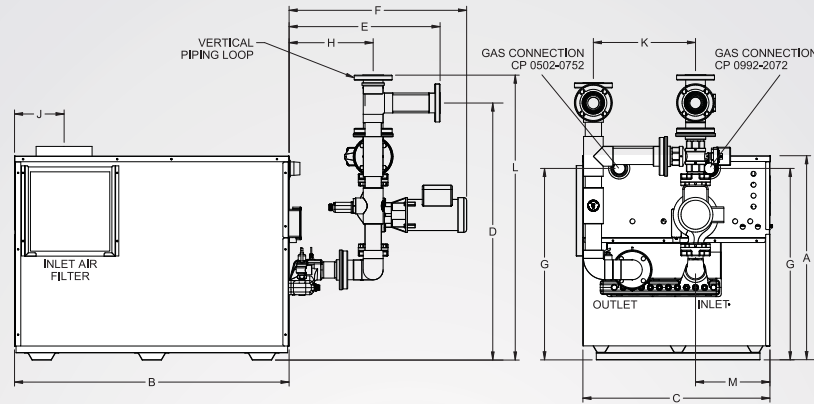
The automatic pumped bypass is provided as standard equipment in a horizontal configuration. A vertical configuration* is also available offering the flexibility to meet mechanical room space requirements or piping constraints.



* Horizontal shown



COPPER-FIN² Commercial Gas Pool Heater Dimensions & Specifications



Model Number	Input MBH	Output MBH	A	B	C	D	E	F	G	H	J	K	L	M	Vent Size	Air Inlet	Gas Conn	Shipping Weight
CPN0502	500	445	31-1/2"	45-1/2"	22-1/4"	38"	20-1/4"	26-1/2"	29"	9-3/4"	7"	12-3/4"	41-1/4"	9"	6"	6"	1-1/4"	480
CPN0652	650	579	31-1/2"	56-3/4"	22-1/4"	38"	20-1/4"	26-1/2"	29"	9-3/4"	8-1/2"	12-3/4"	41-1/4"	9"	8"	8"	1-1/4"	550
CPN0752	750	668	31-1/2"	64"	22-1/4"	38"	20-1/4"	26-1/2"	29"	9-3/4"	8-1/2"	12-3/4"	41-1/4"	9"	8"	8"	1-1/4"	605
CPN0992	990	881	36"	48-1/4"	33-1/2"	47"	26-3/4"	30-1/4"	33-1/4"	13-3/4"	8-1/2"	18-1/4"	52"	13"	10"	10"	2"	930
CPN1262	1,260	1,121	36"	58-1/2"	33-1/2"	47"	26-3/4"	30-1/4"	33-1/4"	13-3/4"	10-1/2"	18-1/4"	52"	13"	12"	12"	2"	995
CPN1442	1,440	1,282	36"	68-3/4"	33-1/2"	47"	26-3/4"	30-1/4"	33-1/4"	13-3/4"	10-1/2"	18-1/4"	52"	13"	12"	12"	2"	1,130
CPN1802*	1,800	1,602	36"	82-1/4"	33-1/2"	47"	26-3/4"	30-1/4"	33-1/4"	13-3/4"	11"	18-1/4"	52"	13"	14"	12"	2"	1,285
CPN2072*	2,070	1,842	36"	92-1/2"	33-1/2"	47"	26-3/4"	30-1/4"	33-1/4"	13-3/4"	11"	18-1/4"	52"	13"	14"	12"	2"	1,400

Notes: Change 'N' to 'L' for LP gas models.

Water connections for models CP 0502-0752 are 2" flanged.

Performance data is based on manufacturer test results.

No deration on LP models.

Water connections for models CP 0992-2072 are 2-1/2" flanged

*Cupro-Nickel Heat Exchanger is standard on these models.

STANDARD FEATURES

- › Up to 89% Thermal Efficiency
- › Proportional Firing up to 4:1 Turndown
 - › Hot Surface Ignition
 - › Low NOx Operation
 - › Sealed Combustion
 - › Low Gas Pressure Operation
- › Vertical & Horizontal Venting
 - › Category I Venting
 - › Double Wall "B" Vent Material
 - › Category IV Venting
 - › AL29-4C Stainless Steel Vent Material
- › ASME Copper Finned Tube Heat Exchanger
 - › ASME Certified, "HLW" Stamped
 - › Gasketless design
 - › 160 psi working pressure
- › On/Off Switch
- › Adjustable High Limit w/ Manual Reset
- › Combustible Floor Rated (0992-2072)
- › Flow Switch
- › All Bronze Pump
- › Low Air Pressure Switch
- › Inlet & Outlet Temperature Sensors
- › Easy Access Terminal Strips
- › Downstream Test Cocks
- › 150 psi ASME Temperature & Pressure Relief Valve
- › 1 Year Warranty on Parts (See Warranty for Details)
- › 5 Year Limited Warranty (See Warranty for Details)

SMART SYSTEM™ FEATURES

- › SMART SYSTEM™ Operating Control
 - › 2 Line/16 Character LCD Display
 - › Built in Cascading Sequencer for up to 8 heaters
 - › Password Security
 - › Low Water Flow Control & Indication
 - › Inlet & Outlet Temperature Readout
 - › Freeze Protection
 - › Service Reminder
 - › Time Clock
- › Data Logging
 - › Hours Running
 - › Ignition Attempts
 - › Last 10 Lockouts
- › Pump Control
 - › Pool Heater Pump
- › High Voltage Terminal Strip
 - › 120 VAC / 60 Hertz / 1 Phase Power Supply
 - › Pump Contacts with Pump Relay
- › Low Voltage Terminal Strip
 - › 24 VAC Auxiliary Device Relay Output - Louvers
 - › Auxiliary Proving Switch Contacts - Louvers
 - › Alarm on Any Failure Contacts
 - › Runtime Contacts
 - › Contacts on Any Failure
 - › Contacts for Air Louvers
 - › Unit Enable/Disable Contacts
 - › 0-10V Rate Contacts
 - › Pool Sensor Contacts
 - › Pool Supply Sensor Contacts
 - › Cascade Contacts

OPTIONAL EQUIPMENT

- › Alarm
- › High & Low Gas Pressure Switches w/ Manual Reset
- › Cupro-Nickel Heat Exchanger
- › Low Water Cut Off, Probe Type w/ Manual Reset & Test
- › Texas Pool Code (Outdoor Flow Switch and T&P Gauge)
- › Modbus Communications
- › Combustible Floor Kit (0502-0752)
- › Stack Frame

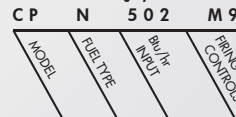
FIRING CODES

- › M7 Firing Code - California Code
- › M9 Firing Code - Hot surface ignition with Electronic Supervision

CERTIFICATIONS

- › ANSI Z21.10.3/CSA 4.3 certified
- › South Coast Air Quality Management District registered
- › Texas Commission on Environmental Quality

For Ease In Ordering By Model Number



This heater is 500,000 Btu/hr natural gas Copper-Fin 2 Pool Heater. It has M9 firing controls.

Registered under U.S. Patent # 5,989,020



Lochinvar, LLC
300 Maddox Simpson Parkway
Lebanon, Tennessee 37090
P: 615-889-8900 / F: 615-547-1000
www.Lochinvar.com



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



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

SOLTERRA RESORT CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

12/21/2023

ATTN: RANDY

PER YOUR REQUEST THIS BID IS FOR REPLACING THE MAIN DRAIN FRAMES AND GRATES IN THE POOL AND SPA IN COMPLIANCE WITH THE FEDERAL LAW VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.

THE FEDERAL LAW STATES THAT ALL MAIN DRAIN GRATES AND FRAMES MEET ANSI/ASME 112.19.8-2007, STATE OF FLORIDA 64E-9 SWIMMING POOL CODE FLOW RATES AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALSO PER THE VGB LAW BOTH THE MAIN DRAIN FRAME AND GRATE MUST BE REPLACED DURING THE REPAIR TO BE IN COMPLIANCE.

SCOPE OF WORK

POOL

- DIVE POOL FULL OF WATER
- CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATES AND FRAMES AND INSTALL 4 NEW 18"X18" AQUASTAR MAIN DRAIN FRAMES AND GRATES

SPA

- DRAIN SPA, CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATE AND FRAME AND INSTALL 1 NEW 12"X12" AQUASTAR MAIN DRAIN FRAME AND GRATE
- THE STATE OF FLORIDA REQUIRES COMPLIANCE WITH STATE CODES WHEN INSTALLING THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT GRATES. TO INSURE COMPLIANCE INSTALLERS OF THE NEW GRATES WILL BE FOLLOWING THE TECHNICAL INFORMATION AND PROTOCOL FOR FEDERAL POOL AND SPA SAFETY ACT RETROFITS, ISSUED BY THE FLORIDA DEPT OF HEALTH. **INSTALLATION REQUIRES A LICENSED STATE CONTRACTOR** TO EVALUATE EACH GRATE INSTALLATION PER THE NEW PROTOCOL AND COMPLETE A COMPLIANCE FORM AND SEND IN TO YOUR APPLICABLE DEPT OF HEALTH FOR REVIEW. SPIES WILL ALSO MAINTAIN THE INSTALLATION DATES IN OUR SYSTEM AND NOTIFY YOU WHEN REPLACEMENT IS REQUIRED.

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com

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



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

NOTE: DURING THIS WORK THE NEW FEDERAL LAW REQUIRES THE INSTALLER TO MEASURE THE MAIN DRAIN SUMPS FOR COMPLIANCE (NOTE THE TOP OF THE INTAKE PIPE NEEDS TO BE MORE THEN 1.5 PIPE DIAMETERS FROM THE TOP OF THE GRATE.

TOTAL \$3,425.00 ~~PLUS TAX~~

ACCEPTED AND AGREED:

NAME: _____
 TITLE: _____
 DATE: _____

REGARDS,

KEN SOUKUP
 SERVICE MANAGER
 SPIES POOL LLC
 CP C043205

801 Sawdust Trail
 Kissimmee, FL 34744



407-847-2771
 Fax 407-847-8242

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- Commercial Swimming Pool Chemicals & Supplies
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Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

SOLTERRA RESORT CDD
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

12/27/2023

ATTN: RANDY

PER YOUR REQUEST THIS BID IS FOR REPLACING THE MAIN DRAIN FRAMES AND GRATES IN THE LAZY RIVER IN COMPLIANCE WITH THE FEDERAL LAW VIRGINIA GRAEME BAKER POOL AND SPA SAFETY ACT.

THE FEDERAL LAW STATES THAT ALL MAIN DRAIN GRATES AND FRAMES MEET ANSI/ASME 112.19.8-2007, STATE OF FLORIDA 64E-9 SWIMMING POOL CODE FLOW RATES AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ALSO PER THE VGB LAW BOTH THE MAIN DRAIN FRAME AND GRATE MUST BE REPLACED DURING THE REPAIR TO BE IN COMPLIANCE.

SCOPE OF WORK

LAZY RIVER

- DIVE LAZY RIVER FULL OF WATER
- CHIP OUT AND REMOVE EXISTING MAIN DRAIN GRATES AND FRAMES AND INSTALL 4 NEW 12"X12" AQUASTAR MAIN DRAIN FRAMES AND GRATES AND 4 NEW NEPTUNE BENSON 18"X36" OVERSIZED MAIN DRAIN FRAMES AND GRATES
- THE STATE OF FLORIDA REQUIRES COMPLIANCE WITH STATE CODES WHEN INSTALLING THE VIRGINIA GRAEME BAKER POOL & SPA SAFETY ACT GRATES. TO INSURE COMPLIANCE INSTALLERS OF THE NEW GRATES WILL BE FOLLOWING THE TECHNICAL INFORMATION AND PROTOCOL FOR FEDERAL POOL AND SPA SAFETY ACT RETROFITS, ISSUED BY THE FLORIDA DEPT OF HEALTH. **INSTALLATION REQUIRES A LICENSED STATE CONTRACTOR** TO EVALUATE EACH GRATE INSTALLATION PER THE NEW PROTOCOL AND COMPLETE A COMPLIANCE FORM AND SEND IN TO YOUR APPLICABLE DEPT OF HEALTH FOR REVIEW. SPIES WILL ALSO MAINTAIN THE INSTALLATION DATES IN OUR SYSTEM AND NOTIFY YOU WHEN REPLACEMENT IS REQUIRED.

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

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- Commercial Swimming Pool Chemicals & Supplies
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- Parts, Repairs and Renovations
Lic # CP C043205
- Pool Heater Sales and Repair
Lic # 12152

NOTE: DURING THIS WORK THE NEW FEDERAL LAW REQUIRES THE INSTALLER TO MEASURE THE MAIN DRAIN SUMPS FOR COMPLIANCE (NOTE THE TOP OF THE INTAKE PIPE NEEDS TO BE MORE THEN 1.5 PIPE DIAMETERS FROM THE TOP OF THE GRATE.

TOTAL \$5,695.00 ~~PLUS TAX~~

ACCEPTED AND AGREED:

NAME: _____
 TITLE: _____
 DATE: _____

REGARDS,

KEN SOUKUP
 SERVICE MANAGER
 SPIES POOL LLC
 CP C043205

801 Sawdust Trail
 Kissimmee, FL 34744



407-847-2771
 Fax 407-847-8242

www.spiespool.com



EXHIBIT 4



PEST CONTROL

COMPANY	SCOPE	AMOUNT TO START	PER MONTH
All Florida Pest Control	Treat entire exterior pool deck area including spa, pool and lazy river areas. Bait/Treat 20 mouse/rat traps.	\$0.00	\$275.00
Massey	Treat entire exterior pool deck area including spa, pool and lazy river areas. Bait/Treat 20 mouse/rat traps.	\$2,640.00	\$1,452.00
Truly Nolen	Treat entire exterior pool deck area including spa, pool and lazy river areas. Bait/Treat 20 mouse/rat traps.	\$374.50	\$175.00



All Florida PEST CONTROL

1-866-981-1204
allfloridapest.com

STATE LICENSE NUMBER: JB318266

5101 NW 21ST AVENUE SUITE 142 FORT LAUDERDALE, FLORIDA 33309
Phone 954 378 2325 Fax 844-454-5146

EXTERIOR PEST AND RODENT CONTROL AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this day of _____, by and between **SOLTERRA RESORT** and **ALL FLORIDA PEST CONTROL**.

1. SERVICES. Contractor shall perform **pest and rodent control** services (the "Services") and provide all of the supplies, materials, and equipment necessary therefore as set forth in Exhibit "A" attached to this agreement for the common areas at the project commonly known as **SOLTERRA RESORT** located at **5200 Solterra Blvd. Davenport, FL 33837**.

Contact: Jayme Biggs, General Manager Phone: 407-436-4993

Email: jbiggs@vestapropertyservices.com

Contractor agrees as follows in connection with the performance of the services:

A. Contractor, at Contractor's cost, shall supply all labor, materials, tools, equipment, transportation, and other facilities necessary for the proper execution and completion of the Services. Without limiting the generality of the foregoing, Contractor, at Contractor's cost, shall be responsible: (i) to pay all salaries, wages, and fringe benefits to its employees, and (ii) for all federal and state minimum wage requirements, income tax, social security, and any other withholding, insurance (including, without limitation, workers' compensation insurance) and taxes payable with respect to such employment;

B. Contractor's personnel assigned to work at the Association shall be screened for substance abuse.

C. Contractor, in performing the Services, shall comply with all applicable laws, codes, and regulations, and shall meet all OSHA safety standards. In addition, Contractor shall secure and pay for all permits and licenses necessary for the proper execution and completion of the Services.

D. Contractor acknowledges and agrees that it has fully examined all areas for which it is responsible to provide the Services and that Contractor accepts such areas "AS IS" in their present condition.

2. **TERM.** The term of this Agreement shall commence this day of _____ and shall continue for a term ending one (1) year thereafter. This Agreement shall automatically renew, unless cancelled.

3. **TERMINATION.** This Agreement shall be cancelable after one year, with or without cause, by either party with thirty (30) days written notice.

4. **FEE.** CUSTOMER agrees to pay Contractor as compensation for the Services, the fees stipulated in Exhibit "B" of this Agreement, in arrears, upon receipt of invoice. CUSTOMER agrees that all outstanding balances due in excess of thirty (30) days will be assessed interest at one per cent (1%) per month on the unpaid balance.



All Florida PEST CONTROL

1-866-981-1204
allfloridapest.com

5. **LIMITS OF LIABILITY/INDEMNIFICATION.** Customer hereby expressly agrees and understands that Contractor shall not be liable to Customers its members, owners, residents, their guests and invitees, for any injury, loss or damage to person or property unless caused solely by Contractor's own negligence, gross negligence or willful misconduct. To the fullest extent of the law, the Customer and its members do hereby agree to indemnify, save, defend and forever hold harmless Contractor, its affiliated and related entities, partners, officers, directors, agents and employees from any liabilities, damages, costs, penalties, fines, fees, losses, suits, demands, causes of action, judgments and associated costs incurred, sustained or arising out of or connected with the services performed under the Agreement, unless such liability results solely from Contractor's own negligence, gross negligence or willful misconduct. **Further, under no circumstances will Contractor be responsible for any injury, disease, or illness caused, or allegedly caused by bites, stings, or contamination from any insects or rodents.** Contractor's liability is specifically limited to the cost of the labor and products necessary to help reduce the **pest and/or rodent** populations around the Customer's property as specified in the Agreement. The provisions of this paragraph shall survive the expiration or termination of the Agreement.

6. **INSURANCE.** Prior to commencement of any Services under this Agreement and until completion thereof, Contractor shall, at Contractor's expense and without reimbursement by Association(s), take out, maintain, and pay for the following insurance covering all Services undertaken by Contractor as follows: A) Worker's compensation insurance in accordance with applicable law; and B) Commercial general liability and automobile liability with a combined bodily injury and property damage limit of not less than \$1,000,000.00 per occurrence/\$2,000,000 aggregate. The Customer(s) shall be named as an additional insured(s) in the general liability policy.

7. **NOTICES.** All notices required or desired to be given under this Agreement shall be in writing and shall be deemed given when received in the United States mail, certified mail, postage prepaid, return receipt requested, to the parties at the following addresses, or such other addresses as hereinafter indicated by appropriate written notices:

If to Customer : _____

If to Contractor: **Jim Maler**

ALL FLORIDA PEST CONTROL

**5101 NW 21ST AVENUE SUITE 142 FORT LAUDERDALE,
FLORIDA 33309**

8. **MISCELLANEOUS.**

A. This Agreement shall be construed and governed in accordance with the laws of the State of Florida, both substantive and remedial;

B. In the event any term or provision of this Agreement be determined by appropriate authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect;

C. In the event of any litigation between the parties under this Agreement: (i) the parties shall and hereby submit to the jurisdiction of the state and federal courts of the State of Florida, (ii) venue shall be laid in Miami-Dade County, Florida, and (iii) the prevailing party shall be entitled to reasonable attorneys' fees and court costs at both the trial and appellate level;



All Florida PEST CONTROL

1-866-981-1204
allfloridapest.com

D. In construing this Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular, the use of any gender shall be held to include every other, and all genders; captions and paragraph headings shall be disregarded;

E. Exhibits "A" and "B" attached to this Agreement are incorporated in and made a part of this Agreement;

F. Time shall be of the essence in the performance of this Agreement, subject only to delay caused by neglect of Association, its agents or employees, labor disputes, fire, unavoidable casualty, or acts of God.

9. **ENTIRE AGREEMENT:** This Agreement constitutes the entire understanding and agreement between the parties and may not be changed, altered, or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Agreement shall be binding upon the parties hereto and their respective successors and assigns. The Customer/Purchaser/Association (as applicable, depending on the agreement) agrees that this Agreement is binding and all contractual obligations shall be met regardless of any agreement or request to execute an agreement with the Customer/Purchaser/Association's management company or vendor compliance/verification company. In order to be considered by Contractor, any proposed agreement with a management company or vendor compliance/verification company and any proposed insurance requirements of Contractor other than as set forth in the Agreement presented by Contractor, must be submitted prior to the execution of this Agreement.

EXECUTED as of the date above indicated in several counterparts, each of which shall be deemed an original, but all constituting only one Agreement.

Signed, Sealed and Delivered in the presence of:

All Florida Pest Control:

SOLTERRA RESORT Representative:

By: _____

By: _____

Its: **Jim Maler (954) 520-2418**
E-mail: JMaler@allfloridapest.com

By: _____



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EXTERIOR PEST AND RODENT CONTROL AGREEMENT

EXHIBIT A

This contract is for the treatment and control of, **white footed ants, pharaoh ants, crazy ants, thief ants, big headed ants, little black ants, pyramid ants, ghost ants, odorous house ants, roaches, palmetto bugs and silverfish in the immediate exterior common areas (within 5 feet) of the CLUBHOUSE, PLAYGROUND, POOL AND LAZY RIVER DECK at the property known as SOLTERRA RESORT.** The **exterior common areas** (within 5 feet) of the building will be treated **as needed** to eliminate the undesired pests listed pests. **The interiors are not included.** We will **bait and monitor 20 existing Rodent Stations monthly.** We will service the Property **monthly.**

*****Please note: This contract does not include treatment for spiders or spider control.**

SERVICE GUARANTEE:

All services are guaranteed. All non-emergency recalls will be serviced on the regular service date. Emergency services will be performed within 48 hours upon notification, except Sundays and Holidays.

GENERAL ITEMS.

A. Contractor will join Association representative, if requested, on a monthly site tour to discuss the progress and performance of this Agreement.

B. Association may, at times, request additional services of the Contractor. These requests will be carried out in an expedient and professional manner and any additional costs, if any, will be approved for each situation.

EXHIBIT B

FEE SCHEDULE

This agreement includes the baiting and monitoring of 20 existing Rodent Stations. If existing Rodent Stations are not in legal operating condition or are not found, they will be provided by AFPC at a cost of \$35.00 per station.

If additional Rodent Stations are needed, they will be provided by AFPC at a cost of \$35.00 per station, plus \$7.00 per month will be added to the monthly price for servicing them.

In accordance with the Specifications set forth in Exhibit A of this Agreement, the following fees shall be charged to the Association for specific services rendered.

MONTHLY SERVICE CHARGE: \$275.00

***** We will offer special inside Pest Control discounts for Townhomes and Homes while we are on site servicing the Property.**

Please call our office at 954-378-2325 for pricing.

*****NOTE: All units must be in a clean and sanitary condition for this or any Pest Control program to be successful. Units that are not in an acceptable, sanitary condition will not be serviced under the terms of this agreement.** There may be an extra clean out charge of up to \$150 per unit, for any units that that must be treated and are not in an acceptable sanitary condition. We recommend inspecting adjacent units where roach infestations are found in order to have a successful program.

***** Service for the following pests will be at an additional cost: Bedbugs and Mites: \$495 1st room, \$195 each additional room in unit; Fleas and Ticks: \$195 per room in unit. This is not a rodent control maintenance contract for the common areas. If an interior infestation exists, there will be an additional charge for any interior rodent clean out services. Rodent Clean-out: \$150 per unit; Flying Insects: \$55 per unit. Flying Insect lights are available at an additional cost of \$50.00 per light. Termites: depending on situation.**



MONTHLY PEST PREVENTION SERVICE AGREEMENT

Email Address: CustomerCare@MasseyServices.com
Website: MasseyServices.com
Phone: 1-888-2MASSEY (262-7739)

SERVICE ADDRESS

BILLING ADDRESS

Business Name _____				Contact Name (Agent) _____		Phone () _____	
Property Address _____				Mailing Address _____			
City _____	State _____	County _____	Zip _____	City _____	State _____	City _____	Zip _____
() _____							
Phone _____			(Extension) _____	Email _____			

Business Type: _____ Service Frequency _____ Grid # _____

1. **SCOPE OF WORK**
 Massey will provide pest prevention services for Roaches Ants Mice Rats Pantry Pests Fruit Flies Drain Flies
 _____ _____

2. **AREAS TO BE SERVICED**

3. **SERVICE SCHEDULE**
 A. Initial Service Schedule _____ Follow-Up Service on Initial _____
 B. Regular Service Schedule _____

4. **CUSTOMER COOPERATION**
 Effective Pest Prevention requires a well-sealed structure, quality hygiene, sanitation and storage practices in order to achieve a pest-free environment. We must have your cooperation in accomplishing the following:
 A. Maintaining a clean facility and promptly correcting any structural problems and deficiencies in hygiene, sanitation and storage practices noted on our Inspection Service Reports.
 B. Arranging for Service Technician(s) access to the premises and access to all locked areas.

5. **INSURANCE**
 Massey carries comprehensive General Liability Insurance. Upon request we, will furnish a "Certificate of Insurance" showing coverage in effect.

6. **TERMS OF AGREEMENTS**
 A. This Agreement will be effective for an original period of twenty four (24) months and, unless written notice is given by either party thirty (30) days prior to the anniversary date of the agreement, it shall renew itself from month to month thereafter.
 B. If THE COMPANY is at any time dissatisfied with Massey's service, THE COMPANY may cancel service upon giving sixty (60) days written notice.

7. **GUARANTEED SATISFACTION**
 See reverse side of this agreement for explanation of Massey's Pest Prevention Guarantee.

8. FIRST YEAR SERVICE CHARGES		SECOND YEAR SERVICE CHARGES		EQUIPMENT/ITEMS PURCHASED	
Initial Service Charge	\$ _____	Monthly Service Charge	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Follow Up (as required)	\$ _____	2nd Year Annual Service Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
Monthly Service Charge x11	\$ _____	5% Discount for Advance Payment	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
1st Year Annual Service Amount	\$ _____	Discounted Annual Amount	\$ _____	# _____ of _____ x \$ _____ EA	\$ _____
5% Discount for Advance Payment	\$ _____	Applicable Sales Tax	\$ _____	Applicable Sales Tax	\$ _____
Discounted Annual Amount	\$ _____	2nd Year Annual Total	\$ _____	Equipment Total:	\$ _____
Applicable Sales Tax		Note: Massey Services reserves the right to adjust the recurring service charge after the second year of this agreement and at any time due to structural additions and/or modifications.			
1st Year Annual Total	\$ _____				

First Month Service & Equipment Total: \$ _____

9. **PAYMENT TERMS**
 A. Method of payment Year in Advance Payment less 5% discount Upon Receipt of Monthly Invoice Remit to Service Technician
 B. Invoices are mailed the beginning of each month and will include the current month's charge. All invoices are due and payable within 30 days.
 C. A late fee of one and one-half percent (1.5%) will be assessed monthly on all account balances over 30 days.

Massey Address _____ Accepted for: _____ Date _____
THE COMPANY

City _____ State _____ Zip _____ Given by: _____ Date _____
Massey Services

Phone _____

Approved by: Massey General Manager _____ Date _____



GUARANTEED SATISFACTION

We guarantee your premises will be FREE of Roach, Ant and Rodent INFESTATION after we have completed your second month of service. This does not mean you will never see another roach, ant or rodent, but it does mean that the thoroughness of our services and your efforts to maintain the highest standards of sanitation will not allow an INFESTATION to develop. In the event of a pest sighting(s):

1. We GUARANTEE to perform a corrective service within 24 hours.
2. We also GUARANTEE to provide this corrective service at *no additional cost to you*.
3. If your pest problem persists and an infestation can be found in the physical structure after 30 days, a **Massey** Manager will verify the infestation and *refund your last regular service charge*.*

For the Hospitality Industry, **Massey** further GUARANTEES that if a guest refuses to pay for a night's lodging or a meal charge due to a pest problem, **Massey** will:

- Verify the problem and take corrective measures immediately.
- Reimburse the Company for the lost lodging and/or meal charge(s).**
- Send a letter of apology to the guest, with a copy sent to the Company Manager.

* A current balance, maximum 30 days, must be maintained to receive any refund or reimbursement under this Guarantee.

** Reimbursement under the terms of the Money Back Guarantee for lost lodging and meal charges will be provided only when The Company Manager notifies a **Massey** Manager within 24 hours and provides the **Massey** Manager with specific details of the problem, lodging and/or meal receipts, guest's name and address. Reimbursement is restricted to one night's lodging charge and one meal charge per occurrence.

GENERAL TERMS AND CONDITIONS

A. CHANGE IN LAW. BY MASSEY SERVICES, INC. (**Massey**) performs its services in accordance with the requirements of Federal, State and local laws. In the event of a change in existing law as it pertains to the services promised herein, **Massey** reserves the right to adjust the monthly service charge or terminate this agreement by giving THE COMPANY 60 days notice.

B. DISCLAIMER. **Massey** liability under this agreement will be terminated if **Massey** is prevented from fulfilling its responsibilities under the terms of this agreement by reason of delays in transportation, shortages of fuel and/or materials, strikes, embargoes, fires, floods, quarantine restriction, or any Act of God or circumstances or cause beyond the control of **Massey**.

This agreement does not cover and **Massey** will not be responsible for:

1. Any present or future insect and/or rodent damage to the structure(s) or contents, or provide for the compensation or repair of same.
2. Damage or loss of personal property resulting from lack of security or acts of third parties.
3. Damage or loss of personal property due to THE COMPANY'S and/or Occupant(s) failure to comply with the specific instructions outlined in the Pest Elimination Preparation Checklist and/or Quality Assurance Inspection Report.
4. **Massey** disclaims any liability for special incidental or consequential damages. The Guarantee stated in this

agreement is given in lieu of any other guarantee or warranties expressed or implied, including any warranty of merchantability or fitness for a particular purpose.

C. NON-PAYMENT DEFAULT. In case of non-payment or default by THE COMPANY, **Massey** has the right to terminate this Agreement and reasonable attorney's fees and costs of collection shall be paid by THE COMPANY, whether suit is filed or not. In addition, interest at the highest rate allowable by law will be assessed for the period of delinquency.

D. ARBITRATION. THE COMPANY and **Massey** agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

E. ENTIRE AGREEMENT. It is understood and agreed between the parties that this agreement constitutes the complete agreement between **Massey** and THE COMPANY and that said agreement may not be changed or altered in any manner, oral or otherwise, by any representative of **Massey** unless alteration or change be in writing and executed by the President of Massey Services under its Corporate Seal.

PRIVACY POLICY FOR EMAIL ADDRESSES

By providing an email address on this agreement, the Customer is consenting to receive emails regarding service alerts, new services and special promotions. Email addresses are kept confidential and used solely for communication from Massey Services.



Go Paperless!





TRULY Commercial Services

Service Address

Company Solterra Resort CDD
 Contact Person Randy Fredrick
 Address 5200 Solterra Blvd
 City/State/Zip Davenport FL 33837
 Primary Phone 407-235-8984 mobile landline
 Secondary Phone _____ mobile landline
 Email rfredrick@vestapropertyservices.com
 TEPS Account Yes No Governing Body _____
 Business Type Office Retail Food Svc Hospitality Medical
 Other Pool Deck/area

Billing Information

Company Solterra Resort CDD
 Contact Person Randy Fredrick
 Address 5200 Solterra Blvd
 City/State/Zip Davenport FL 33837
 Primary Phone 407-235-8984 mobile landline
 Secondary Phone _____ mobile landline
 Email rfredrick@vestapropertyservices.com
 Portal Access Yes No
 Portal Email rfredrick@vestapropertyservices.com

SATISFACTION GUARANTEE: TRULY NOLEN guarantees your "SATISFACTION." If there is a problem with any part of your service, we will continue to service your business at no extra charge until you are "SATISFIED" or you will be issued a full credit for your last scheduled service (not applicable to special services or monitoring programs). We provide complimentary callbacks with a 24-hour response time should your pest problems persist between services.

This is a 12-month agreement that renews on a service-to-service basis. TRULY NOLEN will provide continuous service throughout the period specified. This service plan includes regular treatments and additional visits as deemed necessary by the technician or requested by the customer in order to maintain control of crawling insects on the covered property. Note: Termites are a structural problem and treatment is not covered by this agreement. We recommend a complimentary termite inspection for your structure.

TRULY Commercial Services



Commercial Pest Program Fly Program Rodent Program Bed Bug
 Mosquito Other (type) _____

\$ 374.50



\$ 175.00



Monthly Other (frequency) _____
 Insulation - Separate Agreement

Initial Start-up	\$ 350
Sales Tax (if applicable)	\$ 24.5
Total Due to Start	\$ 374.50
Monthly/Other Service Rate	\$ 175
Exclusion Renewal(s) (if applicable)	\$ 00

Terms of this Agreement: This agreement covers area(s) as defined within the original Scope of Work as indicated in the accepted proposal and/or the agreement and the Terms & Conditions for this service as indicated on the reverse side of this agreement. By signing below, the customer acknowledges that he/she has read, understands and has agreed to the stated Terms & Conditions. TRULY NOLEN reserves the right to reject the submitted proposal unless accepted within 30 days from the date of inspection.

ONE TIME ONLY SERVICE - 30 Day Guarantee Only
 Terms of Service COD Monthly Billing
 Special Billing (PO Required) PO # _____

Cash Receipt # _____ Check # _____
 Amount \$ _____
 ACH/EFT DEDUCTION Account # _____
 Name on Account _____
 Banking Name _____
 Routing # _____
 AUTO PAY MONTHLY
 Initial amount due \$ 374.50 Monthly Deduction \$ 175
 Monthly auto payment begins the second month of the agreement.

2082 33rd Street, Orlando, FL 32839

(TRULY NOLEN OFFICE ADDRESS)

407-241-1400

OFFICE PHONE)

BY: _____ License # JB2207

(REPRESENTATIVE)

BY: _____

(OWNER OR AUTHORIZED AGENT)

BY: _____

(MANAGER)

Start Date _____ Start Time _____

Location 71123702 Branch # Truly Nolen Branch 711 Route # _____ Follow-Up Date _____

TEXT MESSAGING - I agree to be contacted via text message at the mobile number I have provided. TRULY NOLEN will use this for updating you on the status of your account or service. If you wish to unsubscribe, please reply STOP to the message or contact your local branch to be removed from the texting program.

BUYERS RIGHT TO CANCEL - If the agreed upon terms are not met, BUYER agrees to pay all reasonable attorney's fees and court costs in addition to any other necessary fees for collection. It is mutually agreed that any dispute under the terms of this agreement shall be submitted to arbitration pursuant to the rules of the American Arbitration Association. You, the BUYER, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

LIMITATION OF LIABILITY. The liability of TRULY NOLEN for treatment, re-inspection, re-treatment, or claims arising out of or relating to the interpretation, performance, or breach of this AGREEMENT or any claim for damages under statute or common law injury caused by performance, and/or negligence or any other tort claim in the inducement or performance of the AGREEMENT, shall not exceed the cumulative aggregate sum of \$5,000.00 for the entire period covered by this AGREEMENT. In no event shall either party be liable to the other for indirect, special, or consequential damages including, but not limited to, diminished resale value of a home or its contents, loss of use of the home or its contents, punitive damages, attorneys' fees, or loss of anticipated profits.

Disclaimer: This disclaimer does not cover any structural interior, exterior or contents damage that has and may occur as a result of the pest infestation. TRULY NOLEN is not liable for any claims of personal injury or other bodily harm that may result from pest activity on the property. TRULY NOLEN is not responsible for any claim(s) that a pest was transported from a customer's location to another location, resulting in a secondary infestation. TRULY NOLEN may subcontract any or all of the work herein described.

GENERAL TERMS, CONDITIONS AND DISCLAIMERS

- 1. WARNING:** Pesticides can be harmful. Keep children and pets away from pesticide application until dry, dissipated or aerated. Any person sensitive to chemicals should check with his/her physician before treatment. TRULY NOLEN will provide technical information about the products use upon the customer's request.
 - 2. RODENT GUARANTEE:** Agreement carries a one year guarantee covering re-infestation, workmanship, and materials within original scope of work. If the initial exclusion effort fails, then TRULY NOLEN will re-inspect and repair or replace damaged materials at no additional charge. If structure is re-infested, TRULY NOLEN will render services needed to control the infestation (e.g. trapping, etc.) at no additional charge. Guarantee excludes any property or contents damage sustained due to rodent infestation. Guarantee does not cover additional trapping and/or exclusion work beyond original scope of work. Should BUYER remodel or construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee. At the end of the guarantee period, BUYER can renew the agreement. ** Payment of this renewal fee re-establishes the guarantee as provided for in the first year and includes an annual inspection of the structure. After the first renewal year, TRULY NOLEN may modify the renewal fee amount.
 - 3. ADDITIONS AND ALTERATIONS.** The BUYER understands that the Agreement does not cover additions or alterations to the premises that create new rodent entry points into the covered structure. In the event of such alterations, BUYER should notify TRULY NOLEN so that appropriate exclusion work can be performed for an additional fee and the contract can be amended to reflect the altered premises. Should BUYER construct an addition, etc. and wish to place that addition under contract after the original agreement was enacted, then he/she may contract for rodent service for that specific area under a new and separate agreement and for an additional fee.
 4. Depending on the service selected, the pest management plan may include the utilization of pesticide products, mechanical devices and exclusionary materials. At the end of each visit, the service technician will provide the customer with a service ticket that outlines his/her findings and actions taken. TRULY NOLEN realizes that any successful pet management program is based on a true partnership between the customer and his/her TRULY NOLEN team.
 - 5. ACCESS.** TRULY NOLEN'S liability under this Agreement shall terminate if access to the premises, structure(s), or any part of the structure is refused to TRULY NOLEN for the purpose of conducting inspections.
 - 6. ACTS OF GOD AND OTHER EVENTS.** Certain events beyond TRULY NOLEN'S control may affect TRULY NOLEN'S ability to perform obligations provided for under this AGREEMENT. These events include, but are not limited to, heavy rain, strong winds, hurricanes, or any other act of God or circumstances or causes beyond the control of TRULY NOLEN. TRULY NOLEN shall have no liability if, at its discretion, it becomes necessary to postpone, cancel, or terminate treatment as a result of such events.
 - 7. SETTLEMENT OF DISPUTES.** BUYER and TRULY NOLEN mutually agree that any dispute or controversy arising out of or relating to: (1) this AGREEMENT, (2) any treatment or service rendered by TRULY NOLEN, (3) any damage or injury to person or property, whether direct, incidental, or consequential, allegedly caused by TRULY NOLEN, (4) the enforcement of any claim under Guarantee, or (5) any claim regarding the sale shall be settled and resolved exclusively by arbitration. It is further agreed there shall be no class actions or joinder brought through the arbitration or any other proceedings. As a condition precedent to any action, the parties shall engage in a mediation and each party shall bear their own costs. The mediation shall be non-binding. It is further agreed that there shall be a single neutral arbitrator, and the National Arbitration Forum (NAF) shall conduct the arbitration under its rules. If the NAF is not available, then the American Arbitration Association may conduct the arbitration under its own rules. Discovery shall be permitted as provided for under the State Rules of Civil Procedure, except discovery shall not be permitted as to transactions with other customers. The arbitrators must apply all legal and equitable defenses. The arbitrator shall not have the authority to award indirect, special, or consequential damages including, but not limited to, diminished resale value of a house, building, or its contents, loss of use, lost anticipated profits, punitive damages, or attorney's fees, such damages being specifically waived. Any award of damages shall include a written decision that states reasons upon which the award is based, including all elements involved in the calculation of any award of damages. Either party may appeal the arbitrator's award to any court of competent jurisdiction. The court having jurisdiction over the appeal may adjudicate any issues as if the matter had been an appeal from a court of law or equity.
 - 8. NOTICE TO TRULY NOLEN.** Any disputes or claims under this AGREEMENT must be made promptly in writing to TRULY NOLEN OF AMERICA, INC., 432 S. Williams Blvd., Tucson, Arizona 85711, during this AGREEMENT term or any approved extension. The BUYER agrees not to file any action against TRULY NOLEN without allowing TRULY NOLEN to first enter and re-inspect the building. The BUYER also agrees not to file any action unless the BUYER files it within one (1) year after sending a written claim.
 - 9. INDEMNIFICATION BY CUSTOMER.** Customer shall indemnify, defend, and hold TRULY NOLEN and its officers, directors, shareholders, employees, and agents free and harmless from any and all claims, damages, or lawsuits (including reasonable attorneys' fees) arising out of or relating in any way to (1) any of the services provided by TRULY NOLEN under this service agreement, (2) any lawsuit or claim arising out of anyone who may be impacted or come into contact with areas serviced by TRULY NOLEN, and (3) any lawsuit or claim arising from anyone who may have come into contact with anyone who visited areas serviced by TRULY NOLEN.
 - 10. ENTIRE AGREEMENT.** This AGREEMENT, including any attached graphs and specifications, checklists, or other documents, constitutes the entire AGREEMENT between the parties, and may not be varied, altered, or modified in any way except by written agreement between the parties and approved in writing by a TRULY NOLEN corporate officer. No verbal changes in the terms of the AGREEMENT or verbal approval of deviations from performance of this AGREEMENT shall be permitted. Any provision deemed unlawful shall be considered severed. The parties agree this is an arms-length transaction and neither intends to create a fiduciary relationship.
- NOTE: PLEASE REFER TO BOTH SIDES OF THIS AGREEMENT FOR ALL DETAILS OF ANY GUARANTEE AND GENERAL TERMS AND CONDITIONS.
ACKNOWLEDGMENT: BY SIGNING THE FACE OF THIS AGREEMENT, THE BUYER ACKNOWLEDGES THAT THE BUYER HAS READ, UNDERSTANDS, AND AGREES TO ABIDE BY THIS AGREEMENT AND ANY AND ALL ATTACHED CHECKLISTS, GRAPHS, SPECIFICATIONS, OR OTHER DOCUMENTS. BUYER ACKNOWLEDGES RECEIVING THE ATTACHED DIAGRAM OF THE STRUCTURE(S) TO BE TREATED.

I have read both sides of this agreement: _____

BUYER





Service Summary

Customer Solterra Resort CDD

Location Number 71123702

PEST CONTROL SERVICE OPTIONS

Monthly

Other

\$ 75 Commercial Pest Control # Services per Month 1 Service Frequency _____

RODENT CONTROL OPTIONS

\$ _____ Complete Rodent Control - Truly's best value - includes exclusion, trapping, vector control & sanitation

\$ _____ Trapping & Exclusion - Eliminate rodent access openings in conjunction with trapping & removal service until structure is rodent-free. One year renewable warranty available.

Trapping Schedule: Visits per Week _____ x Number of Weeks _____

\$ _____ Sanitation/Vector Treatment - Treatment to rodent infected surfaces to prevent spread of disease and other health issues. Applied to accessible areas only.

\$ _____ Trapping Only - No guarantee

\$ 100 Monthly Bait Box Service - Most effective when done in conjunction with mechanical trapping & exclusion

Number of Devices (Exterior) 20 x \$ 5 Purchase Lease Cost \$ 100

Number of Devices (Interior) _____ x \$ _____ Purchase Lease Cost \$ _____

Initial Service Instructions

Service arrival time 8-8:30. Liquid application on pool deck and granulate perimeter for ants. Service inside fenced in area. Clubhouse not covered. Initial..150 monthly..75

Clean out, install monitor cards and place rodenticide in 20 existing landscape rodent stations...200 monthly...100

Service Instructions

Service arrival time 8-8:30. Liquid application on pool deck and granulate perimeter for ants. Service inside fenced in area. Clubhouse not covered.

Maintain 20 existing rodent prevention stations.

Follow-Up Date(s) _____

Initial Service Rate \$ 350

Monthly/Other Service Rate \$ 175

Equipment Cost \$ 0

2nd Year Rate \$ 175





Additional Service Summary

Customer Solterra Resort CDD

Location Number 71123702

Special Services

- | | | | |
|-----------------------------------|-------------------------------------|--------------------------------|----------------------------------|
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |
| <input type="checkbox"/> \$ _____ | <input type="text" value="Retail"/> | <input type="checkbox"/> Other | <input type="checkbox"/> Monthly |

Initial Service Instructions

Service Instructions

Follow-Up Date(s) _____

Initial Service Rate \$ _____ Annual Renewal Rate \$ _____

Annual Investment \$ _____ 2nd Year Rate \$ _____

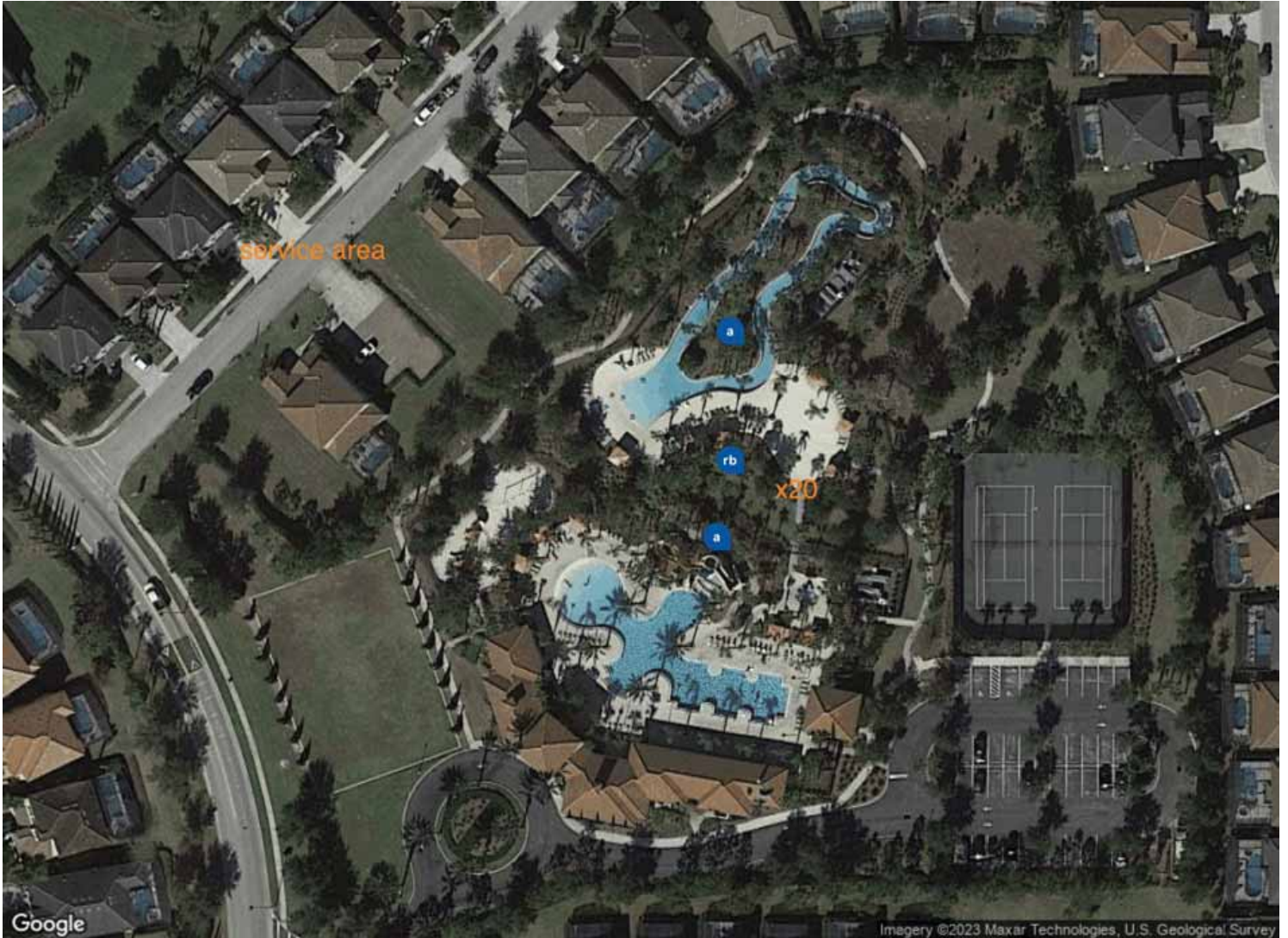
Equipment Cost \$ _____





TRULY NOLEN COMMERCIAL GRAPH

Name Solterra Resort CDD Date 10/31/2023
 Address 5200 Solterra Blvd City Davenport State FL Zip 33837
 Phone(Bus) 407-235-8984 (Cell) _____ (E-Mail) rfredrick@vestapropertyservices.com



- | | | | | | |
|---------------------------------------|--------------|--|-----------------|-----------------------------|--------------------|
| <input type="checkbox"/> CR | Cockroaches | <input type="checkbox"/> E | Exclusion | <input type="checkbox"/> EM | Excessive Moisture |
| <input checked="" type="checkbox"/> A | Ants | <input checked="" type="checkbox"/> RB | Rodent Box | <input type="checkbox"/> D | Clogged Drain |
| <input type="checkbox"/> S | Spiders/Webs | <input type="checkbox"/> TC | Tin Cat | <input type="checkbox"/> C | Caulk |
| <input type="checkbox"/> R | Rat | <input type="checkbox"/> T | Traps | <input type="checkbox"/> D | Debris |
| <input type="checkbox"/> F | Flies | <input type="checkbox"/> GB | Glue Board | <input type="checkbox"/> RE | Rodent Entry |
| <input type="checkbox"/> BB | Bed Bugs | <input type="checkbox"/> M | Monitors | <input type="checkbox"/> PE | Pest Entry |
| <input type="checkbox"/> B | Bees | <input type="checkbox"/> PT | Pheromone Traps | <input type="checkbox"/> O | Other |

Notes:

Ants in multiple locations around and on the pool deck.

Inspector's Name: James Hutchens Date: 10/31/2023

Manager's Name: _____ Date: _____



TRULY NOLEN COMMERCIAL PHOTOS

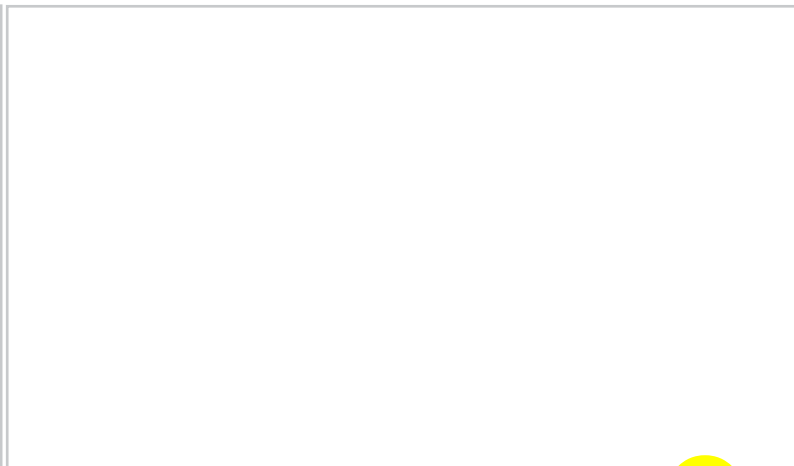
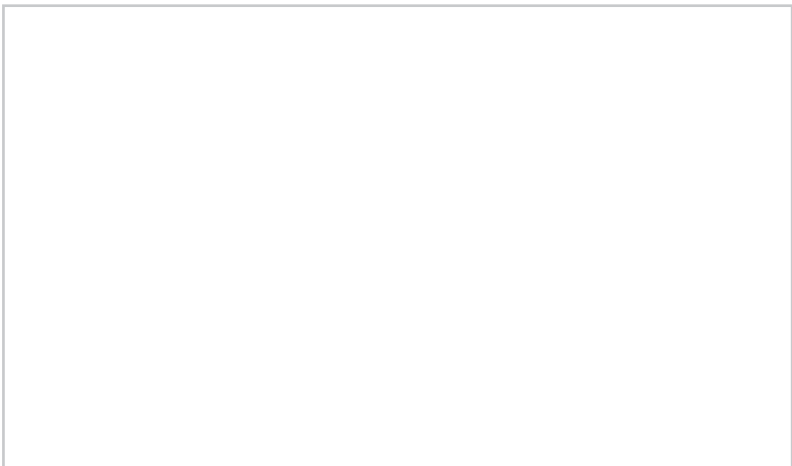
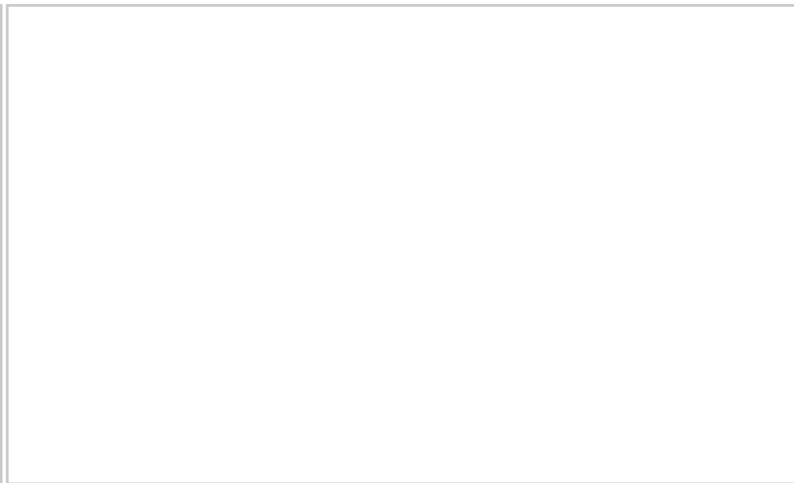
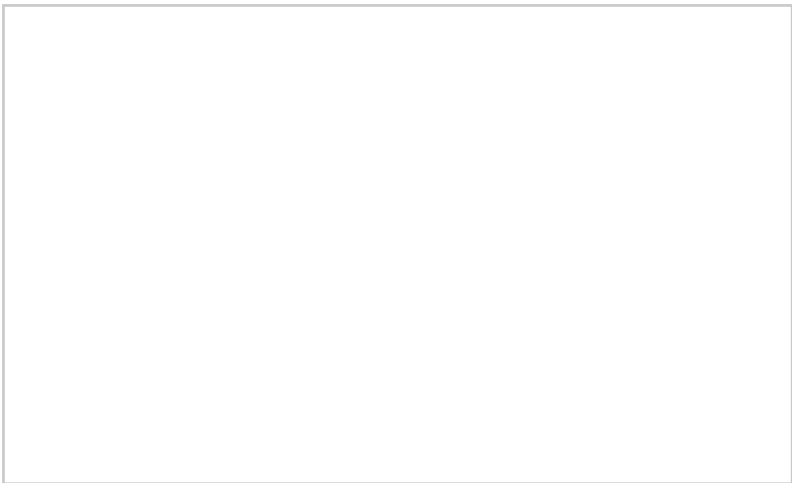
Name Solterra Resort CDD Date 10/31/2023

Treating Address 5200 Solterra Blvd

City Davenport State FL Zip 33837

Phone 407-235-8984 Inspected By James Hutchens Sq Ft 30000 Lin Ft _____

Structure: Residential Home Residential Apt/Condo Residential Mobile Home Commercial Other Fum Only: Cu Ft _____





* CUSTOMER MUST FILL OUT *

TN Branch # Truly Nolen Branch 711 TN Account # 71123702

PROPERTY USAGE STATEMENT

The undersigned hereby certifies that the property related to the above account number which is to be serviced by **Truly Nolen of America, Inc.**, is used for the following purpose as indicated in the space provided. Please indicate percentage of usage for residential and non-residential below:

_____ % Residential - *Homes or places of abode for persons (such as detached or single family dwellings, apartments, duplexes, triplexes, condominiums, cooperatives, nursing homes, and common areas of those named or similar facilities) which do not regularly cater to the traveling public.*

100 % Non-Residential - *Public lodging establishments which are advertised or generally held out to the public as places regularly rented to transients, or any property that does not fall under the Residential classification.*

Owner/Representative: Solterra Resort CDD

Address: 5200 Solterra Blvd, Davenport, FL 33837

By: _____ Date: _____
(Signature)

TAX EXEMPT STATEMENT

This is to certify that all services purchased after _____ from **Truly Nolen of America, Inc.**, are purchased for the following purposes as check below:

(Note: These are the only valid responses as per the State of Florida sales tax legislation.)

Use by a religious, educational, scientific, or charitable institution, or other qualified nonprofit organization under the provisions of 12A-1.001, F.A.C.

Use by a government unit under the provisions of Rule 12A-1.001, F.A.C.

Use as fertilizers (including peat, topsoil, and manure, but not fill dirt), insecticides, fungicides, pesticides, and weed killers used for application on or in the cultivation of crops, groves, home vegetable gardens, and commercial nurseries.

Use as insecticides and fungicides, including disinfectants used in dairy barns or on poultry farms for the purpose of protecting cows or poultry or used directly on animals.

Consumer's Certificate of Exemption No. _____

Effective Date: _____

Expiration Date: _____

Owner/Representative: Solterra Resort CDD

Address: 5200 Solterra Blvd, Davenport, FL 33837

By: _____ Date: _____
(Signature)

trulynolen.com



EXHIBIT 5





PO Box 470452
Celebration, FL 34747

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

**** PROPOSAL ****

NOVEMBER 15, 2023

SOLTERRA RESORT
5200 SOLTERRA BLVD.
DAVENPORT, FL 33837

Proposal to stripe two “reserved for security” parking spaces as specified by Jayme.

Plus striping of 20 parking spaces.

TOTAL: \$500.00



EXHIBIT 6



Best Seller



SmartSign U-Channel Sign Post,
Medium Weight | 6' Tall Baked
Enamel Steel Post - Pack of 4

★★★★☆ ~ 1,167

\$104²² List: \$109.99

✓prime

FREE delivery Fri, Dec 8

Quantity - 4 \$416.88



SmartCows Warning Sign Safety Sign
8x12 Alligators and Snakes in Area
Sign Notice Sign Caution Tin Sign

★★★★★ ~ 22

\$12⁵⁹

✓prime One-Day

FREE delivery Tomorrow 10 AM - 3 PM on

Quantity - 25 \$314.75



EXHIBIT 7



American Signature Furniture

12 chairs

\$99 x 12 = \$1,199.98

Delivery = \$219

Discount \$119.99

Total \$1300.00

Home / Dining Room Furniture

Pearson Dining Chair

SKU: 2762854

★★★★★ (6)



\$99.99



1



ADD TO CART



SetPay or 0% APR. No ongoing commitment. See how >

Accrue SAVINGS Save up and earn 5% in cash rewards toward your purchase. See how >

Delivery pricing and availability based on zip code: [33836](#)

5-Star Delivery on or after **Wed Nov 22, 2023**. Only **\$219.99** for your entire order.



Free Pick-up on or after **Tue Nov 21, 2023**.


More delivery options available in checkout.

Selected Options:

Cocoa

Color Options

Delivery or Pick Up

Product	Item Price	Quantity	Item Total
 Pearson Dining Chair - Cocoa	\$99.99	12	\$1,199.88 -\$119.99
Promos: "The Early Black Friday Sale" (-\$119.99)			\$1,079.89
			Remove Item

Choose Your Shipping Method

[Learn More About Delivery Services](#)

To provide reliable delivery or pick up times, the most accurate pricing, and our nearest stores,

[Change Your Zip Code](#)

Order Summary (12 items)

Subtotal:	\$1,199.88
Promotions:	-\$119.99
Delivery: 33836	\$219.99
Tax:	\$70.19
Total:	\$1,370.07
You're saving:	\$119.99

CHECKOUT



Pay over time with the Designer Looks Card



Ashley Furniture

12 chairs

\$168 x 6 sets of 2 = \$1008

Free Shipping

Acadian Parson Dining Chair (Set of 2)

Item: D600004721

★★★★☆ (3.3) [Read 11 Reviews](#) or [Write a Review](#)



- Details & Overview
- Dimensions
- Product Reviews
- My Closest Store



Color: Black

Online Only!

~~\$209.99~~
\$167.99

Local store prices and products may vary by location. Prices displayed in

Protection Plan
 5 Year Reguard Furniture Protection Plan
[see whats covered](#)

Qty:

Delivery Options
FREE Ground Shipping
Usually ships in **3 to 5 days**



Home Depot

12 chairs

\$191.40 x 6 sets of 2 chairs = \$1,148.40



Free Shipping

Exclusive

StyleWell

Banford Charcoal Gray Upholstered Dining Chair with Ebony Wood Legs (Set of 2)

★★★★★ (64) Questions & Answers (13)



Includes 2 chairs (\$95.70 /chair)


SPECIAL BUY \$191.40 /set ~~\$319.99~~

Save \$127.60 (40%)


Save up to \$100 on your qualifying purchase Apply for a Home Depot Consumer Card

- Set of two ebony upholstered dining chairs
- Sleek Parsons styling with comfortable cushioning
- Product Dimensions: 17.91 in W x 23.81 in D x 34.44 in H
- [View More Details](#)

Color/Finish: **Charcoal/Ebony**



Number of Chairs Included: 2



Pickup at Poinciana Delivering to 34758

Ship to Store Nov 21 - Nov 27 265 available FREE	Delivery Friday, Nov 24 265 available FREE
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Need This Assembled?

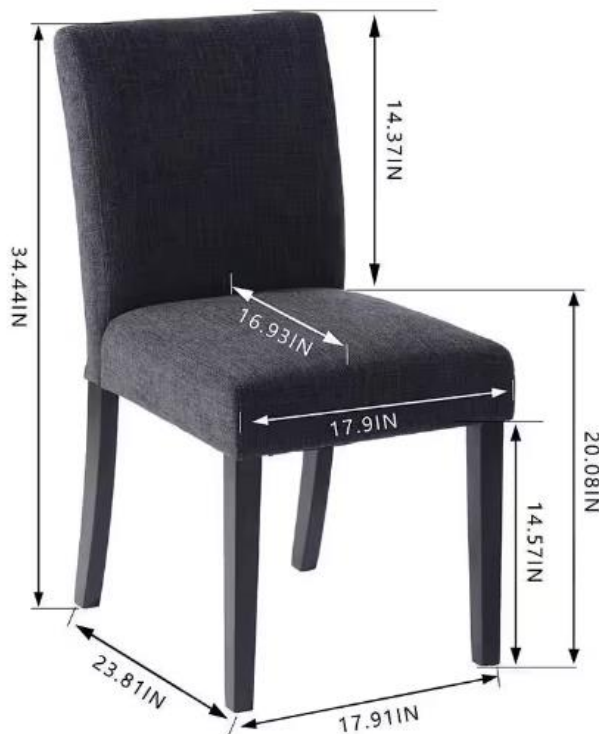


EXHIBIT 8



D & S AUTOMATICS, INC. dba
 ATLAS DOOR REPAIR
 23900 W INDUSTRIAL DRIVE SOUTH,
 SUITE 1 & 2
 PLAINFIELD, IL 60585



Estimate

Date	Estimate #
12/19/2023	8138 3729

Name / Address
SOLTERRA RESORT RANDY FREDRICK 5200 SOLTERRA BLVD DAVENPORT FL 33837

Ship To
SOLTERRA RESORT RANDY FREDRICK 5200 SOLTERRA BLVD DAVENPORT, FL 33837

Work Order #	E-mail	Technician
8016	payablesatlasdoor@gmail.com	DT

Qty	ITEM	Description	AMOUNT	Total
		WE HEREBY PROPOSE TO FURNISH AND INSTALL THE FOLLOWING: *****CUSTOMER IS RESPONSIBLE FOR ANY TILE PRESSED AGAINST FRAME***** *****CUSTOMER IS RESPONSIBLE FOR ANY STUCCO REPAIR***** MEN'S BATHROOM & WOMEN'S BATHROOM (1 RH, 1 LH) WE WILL REMOVE & DISPOSE OF THE EXISTING DAMAGED MATERIAL WE WILL INSTALL A NEW HURRICANE IMPACT METAL DOOR & FRAME (PRIMED ONLY) WITH 1 SET OF HEAVY DUTY HINGES 1 HEAVY DUTY DOOR CLOSER IN ALUMINUM FINISH ***RE-USE CUSTOMER'S DEAD BOLT*** ***DEAD BOLT & CYLINDER PREP*** 1 PASSAGE LEVER LOCK HANDLE 1 KICK STOP 1 THRESHOLD 1 DOOR SWEEP 2 MAN JOB (1 AAADM CERTIFIED TECH & 1 LABORER)		

Estimate terms and conditions, Atlas Door Repair herein called ADR will warrant that all work described above is to be performed in a timely and professional workman like manner. Scheduling times or dates however, are not guaranteed. Attempts by ADR to utilize customers existing hardware that is determined to be faulty or unusable will be at the customers risk and not warranted by ADR and may require new replacement parts not included in this proposal. Installers and or technicians will remove any old hardware replaced at the location that is included with the proposal. Atlas Door Repair reserves the right to utilize sub contract labor or equipment when necessary. Customer is also responsible for all parking cost and fees that occur when on site.

SIGNED ESTIMATE AND 50% NON-REFUNDABLE DEPOSIT ARE REQUIRED BEFORE JOB CAN BE SCHEDULED Approved by: _____	Total
	Pricing is good for 30 days from the date of this estimate

Phone #	8152540621	Fax #	8152541208
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D & S AUTOMATICS, INC. dba
 ATLAS DOOR REPAIR
 23900 W INDUSTRIAL DRIVE SOUTH,
 SUITE 1 & 2
 PLAINFIELD, IL 60585



Estimate

Date	Estimate #
12/19/2023	8138 3729

Name / Address
SOLTERRA RESORT RANDY FREDRICK 5200 SOLTERRA BLVD DAVENPORT FL 33837

Ship To
SOLTERRA RESORT RANDY FREDRICK 5200 SOLTERRA BLVD DAVENPORT, FL 33837

Work Order #	E-mail	Technician
8016	payablesatlasdoor@gmail.com	DT

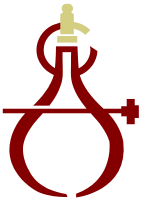
Qty	ITEM	Description	AMOUNT	Total
2	LABOR	ESTIMATED PARTS, LABOR & INSTALLATION \$7,998.00 (PENDING JOB CHECK) ***50% DEPOSIT IS NEEDED TO START THE ORDERING PROCESS \$7,998.00*** ****PLEASE ALLOW 10 TO 16 WEEKS FOR LEAD TIME ON PARTS**** *****METAL DOORS & FRAMES WILL COME PRIMED ONLY WE DO NOT PAINT***** ***WE RECOMMEND PAINTING THE DOORS & FRAMES WITH METAL PAINT TO HELP PREVENT RUST & CORROSION*** *****INSTALLATION SHALL BE DONE DURING NORMAL BUSINESS HOURS***	7,998.00	15,996.00

Estimate terms and conditions, Atlas Door Repair herein called ADR will warrant that all work described above is to be performed in a timely and professional workman like manner. Scheduling times or dates however, are not guaranteed. Attempts by ADR to utilize customers existing hardware that is determined to be faulty or unusable will be at the customers risk and not warranted by ADR and may require new replacement parts not included in this proposal. Installers and or technicians will remove any old hardware replaced at the location that is included with the proposal. Atlas Door Repair reserves the right to utilize sub contract labor or equipment when necessary. Customer is also responsible for all parking cost and fees that occur when on site.

SIGNED ESTIMATE AND 50% NON-REFUNDABLE DEPOSIT ARE REQUIRED BEFORE JOB CAN BE SCHEDULED	Total \$15,996.00
Approved by: _____	**Pricing is good for 30 days from the date of this estimate**

Phone #	8152540621	Fax #	8152541208
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Premier Engineering, Inc.
10910 Curley Rd, San Antonio, FL. 33576
Phone: (813) 293-7481

November 20, 2023

Randy Fredrick
Facility Operations Manager
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Re: Proposal – Pool Bathrooms Doors Replacement (2)

Mr. Fredrick,

Thank you for the opportunity to provide you with this proposal for construction services. We have outlined our proposal below for your review.

I. SCOPE OF SERVICES:

To replace the entry of the pool men's and women's bathrooms. The work will include the following activities:

1. Removal and disposal proper disposal of the existing hollow metal doors and frames in the men's and women's bathrooms.
2. Furnishing and installation of two (2) new hollow metal doors and frames, including new hardware, door closers, locks, and ADA thresholds.
3. Furnishing and applying new paint on the new doors and frames.
4. The scope of work assumes that we will be working on both doors simultaneously. If we can only work one door at a time, we will discuss with the client the additional cost.
5. Clean the area.

Additional Notes:

- a. All safety precautions and measures per **OSHA** and state regulations will be followed throughout the project duration.
- b. The proposal assumes that we will perform the work in normal (**Mon-Fri, 8:00 AM – 5:00 PM**) business hours.
- c. The client will provide the color of the paint.



II. PROJECT CONSTRUCTION FEE SCHEDULE:

Our proposed fee for the construction of this project to include the above-referenced services is **\$6,948.00 (Six Thousand Nine Hundred Forty-Eight Dollars and 00/100)**. A deposit of **\$3,474.00 (Three Thousand Four Hundred Seventy-Four Dollars and 00/100)** will be required upon signing this proposal. Due to the material cost's volatility, this offer of professional services is valid for fifteen (15) days after its date.

Invoices shall be submitted by the Contractor monthly and are due upon presentation. Invoices shall be considered past due if not paid within (30) thirty calendar days of the invoice date. If the Client should fail to pay any bill within (30) thirty calendar days of the due date, the Contractor may stop work on the project.

If payment is not received by the Contractor within (60) sixty calendar days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, whichever is lower) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Contractor shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorney's fees, court costs and expenses incurred by the Contractor in connection therewith and, the reasonable value of the Contractor's time and expenses spent in connection with such collection action, computed at the Contractor's prevailing fee schedule and expense policies.

We appreciate the opportunity to offer you this proposal and we look forward to the above-listed scope of services.

Sincerely,

Jerry Keith, P.E.

The undersigned acknowledges a full understanding of the services to be performed by Premier Engineering, Inc.

Client:
Solterra Resort

Contractor:
Premier Engineering, Inc.

Title

Jerry Keith, P.E.

PO Number: _____



III. GENERAL TERMS AND CONDITIONS:

HIDDEN CONDITIONS

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Contractor has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all cost necessary to correct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) the Contractor has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Contractor shall not be responsible for the existing condition nor any resulting damages to persons or property.

OWNERSHIP OF DOCUMENTS

All reports, plans, specifications, computer files, field data, notes and other documents and instruments produced by the Contractor as instruments of service shall remain the property of the Contractor and may not be used by this Client for any other endeavor without the written consent of the Contractor. The Contractor shall retain all common law, statutory and other reserved rights, including the copyright thereto.

LIMITATIONS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the client and contractor, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, the contractor's total liability to the client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the contractor's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SCHEDULE TIME OF PERFORMANCE

Work will commence upon receipt of background files, geotechnical report, other necessary information, and signed proposal. Direction to proceed with the work whether written or oral will be deemed as acceptance of all terms and conditions contained herein. Best efforts will be used to achieve stated project design schedules provided they are reasonable and consistent with the professional care required to properly complete this work. The services and fees in this proposal anticipate orderly and contiguous progress of the project through completion. Unless otherwise noted it is assumed this project will be completed in one phase with one set of documents.

TERMINATION OF AGREEMENT

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONTRACTOR will be paid for all services requested by written notice and rendered to the date of termination. Upon written notice by the owner, the CONTRACTOR will supply one copy of all documents related to the PROJECT.





Solterra Resort

November 16th, 2023

Men's and Ladies' bathroom door replacement:

Vesta Property Services

Randy Fredrick
5200 Solterra Blvd.
Davenport, FL 33837
Phone: 407-235-8984
Email: rfredrick@vestapropertyservices.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com

1) Scope of Work

A preliminary Inspection of this project has been completed on the existing surfaces and conditions by a Prestige Contractor Services, Inc. representative listed on the cover page. The areas have been evaluated and the Scope of Work within this specification has been provided. The scope is an important key to a successful job and describes the tasks to be completed by the contract between contractor and owner. This specification covers the details of the surface preparation and application. Instructions, product selection, and other conditions and requirements are essential for the successful application and performance of the paint and/or coating systems listed herein. The scope and the specifications become part of the requirements for the job and are the measure against which satisfactory completion of the project is evaluated. Close adherence to all instructions and conditions is required.

Warranty: Prestige Contractor Services, Inc. will honor a full 1-year labor warranty.

2) Included in the scope of work

- a. Install 2 new steel doors using existing hardware and 2 new door kick plates

3) Excluded in the scope of work

- a. Anything not mentioned in the scope of work above, item #2.

4) Project Completion Time (Note: A project schedule can be provided after the signed contract is received)

- a. 1 day for total completion

5) Deposit Terms

- a. Please be advised that a mobilization deposit may be required due to the extremely high demand for materials.
- b. The deposit is not to be greater than 15% of the contract amount.

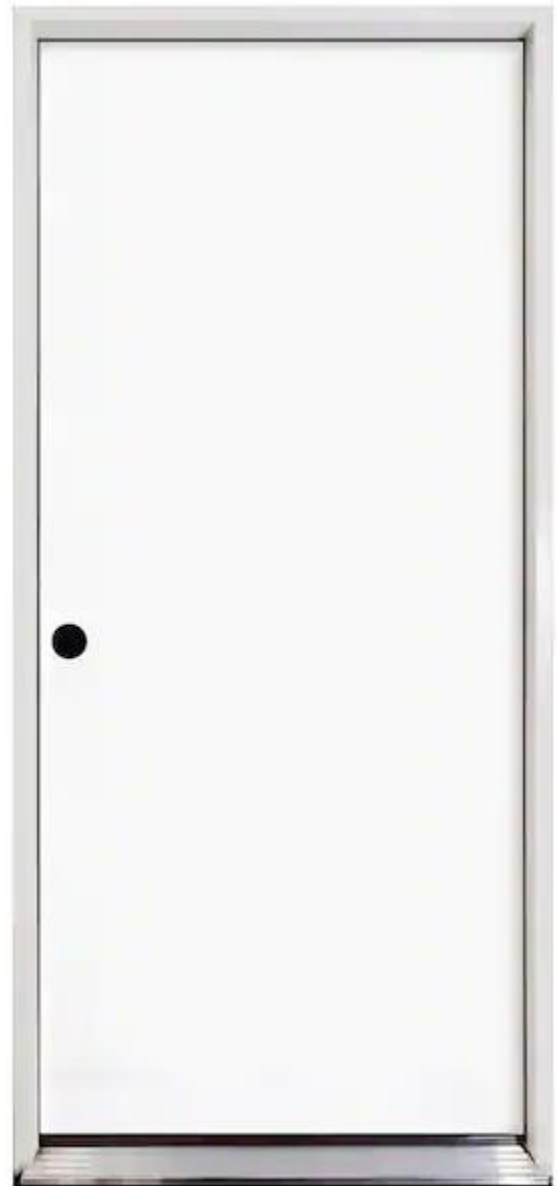




Solterra Resort

November 16th, 2023

- 6) **Payment Schedule and Terms** (Note: A payment schedule can be provided after the signed contract is received)
- a. An invoice will be sent upon completion of the project.





Solterra Resort

November 16th, 2023

Contract

Vesta Property Services

Randy Fredrick
5200 Solterra Blvd.
Davenport, FL 33837
Phone: 407-235-8984
Email: rfredrick@vestapropertyservices.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com

We are pleased to submit our proposal for the mentioned scope of work at Solterra Resort:

- Installation of two (2) new steel doors and frame _____ \$2,700.00

All paint & materials will be supplied by Prestige Contractor Services, Inc.

Payment Schedule: Invoiced upon completion

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsible for any equipment cost associated with work delays due to the approval of colors, samples, mockups, etc. After payment terms have been negotiated, the payment schedule will follow and become part of this contract. **A late fee of 10% of the contract amount will be added if not received according to the agreed payment terms.** We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents, or any other cause beyond our control. We are not responsible for damage due to following our scope of work. Owner to carry fire, tornado, and any other necessary insurance coverage. Prestige Contractor Services, Inc. Painting to carry General Liability and Workman's Compensation Insurance coverage. **This proposal and contract are valid for 30 days.**

Prestige Contractor Services, Inc.

By: Jose Pinto
Jose Pinto / President

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

Signature: _____
Acceptance Date: _____
Print Name: _____
Title: _____



EXHIBIT 9





ESTIMATE

DEC 15, 2023

We can help you with
Residential & Commercial Roofing

14450 46th St N Suite 110 Clearwater, FL 33762
(727)329-8023

RANDY FREDERICK

5200 Solterra Boulevard
Davenport, Florida
33837



INTRODUCTION

Hi Randy,

Thank you for the opportunity to provide you with a quote for your project. Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Remove and disposal of old materials
2. Supply and install new materials
3. Clean up of entire work area (all nails and other materials)
4. Clean all gutters (if roof is done)
5. Your own dedicated Production Scheduling team
6. All workers are employees of Classic Roofing and Construction
7. We are Licensed to work in your geographical region
8. Audit of all work completed by Quality Control Officer
9. Extended warranties available with every roof

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current insurance for all employees and crews. We carry \$1,000,000 in liability insurance and workers compensation insurance (the state minimum is \$300,000).

As well, we have mandatory safety training for our staff to ensure safe practices always. Once the job is complete, complete an additional full inspection on your home to ensure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients. If we are outside your budget, please let me know and we will do our best to work within that.

Kind regards,

Chad Sherr | sales
Chad@classicconstructionltd.com



EAGLE TILE (BARREL OR FLAT) \$11,240

Description

Part 1 - Tear Off

Crew will arrive onsite and confirm the materials that have been delivered.

Tear off existing materials on the roof and transport to recycling.

Re-nail deck to meet current building code. If rotten wood is found it will be replaced (wood charges are in the terms and conditions)

Part 2 - Dry in

Install self adheared PolyGlass T/U Plus underlayment directly to deck.

Drip-edge - flashing used to protect the bottom edge of your roof

Install metal hip and ridge skeleton. Screwed down and sealed.

Install bird stop around the perimeter of the roof. This is only on barrel tile and is used to seal the perimeter of the roof where the tile meets the edge.

Replace all boots, pipes, and vent stacks.

Part 3 - Install

After the dry in is completed, the tile will be loaded onto the roof.

Install Eagle Tile roofing tiles with foam application. On roofs with a pitch of 7/12 or greater, the tiles are required to be screwed down per Florida Building Code

Install rake, hip, and ridge tile pieces. Rake tiles will be nailed and sealed with mortar. Hip and Ridge tiles will be nailed to the hip and ridge metal skeleton and sealed with color matched mortar.

Warranty and Permit

Classic Roofing Warranty
20 Years Workmanship
Lifetime material warranty

Permit, Dumpster, Delivery, and Taxes included





144 months, 4.99% interest

est.
\$116.79/mo

If paying with cash/check there will be a 11% discount.

CASH/CHECK PRICING IS \$11,240



AUTHORIZATION

Eagle Tile (Barrel or Flat) \$11,240

\$12,633.76

Name: Randy Frederick

Address: 5200 Solterra Boulevard, Davenport,
Florida

Estimates valid for 30 days from date of estimate / A 30% deposit is required before any project begins

Customer Comments / Notes

My Product Selections

Tile Color

Drip edge color

Bird Stop Color

Randy Frederick:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.



TERMS AND CONDITIONS

(A) YOU THE OWNER MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU HAVE SIGNED THIS CONTRACT. YOU MAY CANCEL FOR ANY REASON WITHOUT CAUSE BY WRITTEN NOTICE TO CLASSIC ROOFING AND CONSTRUCTION. CANCELLATION AFTER THE THIRD BUSINESS DAY WILL RESULT IN \$500 OF LIQUIDATED DAMAGES PLUS ANY ADDITIONAL COST INCURRED FOR SERVICES INCLUDING BUT NOT LIMITED TO PERMIT, MATERIAL RESTOCKING FEE, NOTICE OF COMMENCEMENT RECORDING FEE. CANCELLATION WITHIN TEN CALENDAR DAYS OF YOUR SCHEDULED START DATE WILL RESULT IN A 25% LIQUIDATED DAMAGES OF YOUR CONTRACTED AMOUNT. ALL CANCELLATION FEES ARE DUE WITHIN 24 HOURS OF YOUR CANCELLATION OF YOUR CONTRACT. []

(B) NOTICE TO THE OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANICS LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO SECTIONS 713.001-713.37, FLORIDA STATUTES. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THE CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles onto my roof (if applicable), or installation of siding. Classic Roofing and Construction is not liable for such damages. []

I understand and agree to the following additional charges should they arise on my project:

- Additional layers of shingles: \$15/SQ
- Additional layers of underlayment: \$10/SQ
- Asbestos products: Varies per project
- If a full roof wood re-deck is required, plywood will be an additional \$15/sheet.

[]

It is the homeowner's responsibility to locate the AC and plumbing lines in the attic to ensure they are not near the roofline. We are not responsible for any repairs that may need to be done if the AC or plumbing line is punctured by a roof nail. []

I understand that hammering may create vibrations that can cause minor plaster or drywall blemishes which are beyond the contractor's control and not the responsibility of the contractor to repair. []

I understand that if I have a roof-mounted satellite dish and decide to keep the satellite dish that Classic Roofing and Construction will NOT reinstall the satellite dish. I understand that the satellite dish may be left hanging on the side on my house and it is my responsibility to contact the satellite dish service provider to reinstall the satellite dish. []

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Classic Roofing and Construction is not liable for repairing said damage. []

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Classic Roofing and Construction provides a 2-year Workmanship Warranty on portions of the project in which Classic Roofing and Construction fully replaced any existing products. Full warranty details are available by request. []

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Classic Roofing and Construction to perform the work as stated and agree to pay the total project price. []

I acknowledge that I have read and understand this page. Initials: _____



I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval. []

I understand that approval of my estimate is subject to customer credit approval by Classic Roofing and Construction. I agree that Classic Roofing and Construction may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval. []

I understand that Classic Roofing and Construction is not responsible for any damage created by a third-party vendor including but not limited to waste container company, material distribution company, or city/county inspectors. Damage can include driveways, landscaping, irrigation, garage doors, etc. []

Tile and Metal projects require a 30% deposit on the entire project cost. This deposit is NOT refundable. []

Stone-Coated Metal projects require 40% deposit on the entire project cost for material to be ordered. An additional 20% of project cost is due once the dry-in phase is started. An additional 20% of project cost is due once the stone-coated metal arrives to the property. The initial 40% deposit is NOT refundable. []

The company has the right to order excess material. These materials will not be charged above the agreed upon price. All excess materials belong to the company. []

All material is guaranteed as specified. All work is to be completed in a workman-like manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. []

Any representation, statement or any other communication not written or referred to in this agreement, are agreed to be immaterial and not relied on by either party and do not survive the execution of this agreement. []

If any provision of this agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this agreement shall not be affected thereby. []

LIQUIDATED DAMAGES: If this agreement is cancelled pursuant to Section A above, Company shall within ten days after cancellation tender to Customer any payments, partial payments or deposits made by Customer, except for amounts reasonably necessary to prevent damage to the property. []

Owner and Contractor hereby agree that contractor is not responsible for rectifying or repairing any prior work that was not to code or properly permitted, even if the work contractor damages the items that are not compliant. The parties acknowledge that had the work been constructed to proper building codes and/or permitted properly, any and all damage that contractor may cause could have been prevented. Further, Owner and contractor hereby agree that any damage to the home during construction which is primarily due to conditions not up to present building codes or not properly permitted, is the sole responsibility of the Owner to repair/replace/fix. Any damage during the work contemplated herein that is due to any prior defective work by others or concealed, unknown or unusual conditions shall not be the responsibility of Company. The Contract Price has been based on normal conditions, without allowance for any extra work that might be caused by unanticipated conditions. If Company encounters any conditions that require extra work, the cost for this additional work, plus Company's overhead and profit, shall be added to the Contract Price. []

The maximum allowable retainage for any punch-out will be 5% of the original contract price. I understand and agree that the final inspection is not considered punch out and I cannot hold payment while waiting for a final inspection. []

I understand that payment for the project is due the SAME DAY the project is completed. I agree to have a check for the project amount ready the same day the project is completed. Any additional charge for wood or extras will be billed separately. This payment is due within 48 hours of the bill being sent. I understand any payment not made within this payment schedule may result in a daily late fee of up to \$50. []

I acknowledge and accept all terms and conditions of this contract.

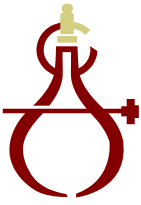
I acknowledge that I have read and understand this page. Initials: _____



Randy Frederick
Date:

I acknowledge that I have read and understand this page. Initials: _____





Premier Engineering, Inc.
10910 Curley Rd, San Antonio, FL 33576
Phone: (813) 293-7481

November 17, 2023

Randy Fredrick
Facility Operations Manager
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Re: Proposal – Guardhouse Canopy Roof Repair

Mr. Fredrick,

Thank you for the opportunity to provide you with this proposal for construction services. We have outlined our proposal below for your review.

I. SCOPE OF SERVICES:

To repair (replace) broken ceramic roof tiles of the Main Entrance Guardhouse canopy. The work will include the following activities:

1. Removal and disposal proper disposal of the broken ceramic tiles (proposal assumes **50 SF**).
2. Furnishing and installation of new ceramic tiles (proposal assumes **50 SF**).
3. The proposal assumes that no structural repair work is needed. If, during the execution of the work, we find any structural damage or the decking needs repair, we will discuss with the client any additional work and its corresponding cost.
4. Although the quantity of new ceramic tiles needed for the repair is substantially less than **100 SF**, this ceramic roof is procured in half pallets (containing **150 SF**). We will leave with the client any surplus for future repairs.
5. Once the proposal is approved, we will take one sample of the existing tiles to obtain the tiles that will match it as best possible.
6. Clean the area.

Additional Notes:

- a. All safety precautions and measures per **OSHA** and state regulations will be followed throughout the project duration.
- b. The proposal assumes that we will perform the work in normal (**Mon-Fri, 8:00 AM – 5:00 PM**) business hours.
- c. The proposal scope of work does not include any plumbing or electrical work.



II. PROJECT CONSTRUCTION FEE SCHEDULE:

Our proposed fee for the construction of this project to include the above-referenced services is **\$2,358.00 (Two Thousand Three Hundred Fifty-Eight Dollars and 00/100)**. A deposit of **\$1,179.00 (One Thousand One Hundred Seventy-Nine Dollars and 00/100)** will be required upon the signing of this proposal. Due to the material cost's volatility, this offer of professional services is valid for fifteen (15) days after its date.

Invoices shall be submitted by the Contractor monthly and are due upon presentation. Invoices shall be considered past due if not paid within (30) thirty calendar days of the invoice date. If the Client should fail to pay any bill within (30) thirty calendar days of the due date, the Contractor may stop work on the project.

If payment is not received by the Contractor within (60) sixty calendar days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, whichever is lower) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Contractor shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorney's fees, court costs and expenses incurred by the Contractor in connection therewith and, the reasonable value of the Contractor's time and expenses spent in connection with such collection action, computed at the Contractor's prevailing fee schedule and expense policies.

We appreciate the opportunity to offer you this proposal and we look forward to the above-listed scope of services.

Sincerely,

Jerry Keith, P.E.

The undersigned acknowledges a full understanding of the services to be performed by Premier Engineering, Inc.

Client:
Solterra Resort

Contractor:
Premier Engineering, Inc.

Title

Jerry Keith, P.E.

PO Number: _____



III. GENERAL TERMS AND CONDITIONS:

HIDDEN CONDITIONS

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Contractor has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all cost necessary to correct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) the Contractor has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Contractor shall not be responsible for the existing condition nor any resulting damages to persons or property.

OWNERSHIP OF DOCUMENTS

All reports, plans, specifications, computer files, field data, notes and other documents and instruments produced by the Contractor as instruments of service shall remain the property of the Contractor and may not be used by this Client for any other endeavor without the written consent of the Contractor. The Contractor shall retain all common law, statutory and other reserved rights, including the copyright thereto.

LIMITATIONS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the client and contractor, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, the contractor's total liability to the client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the contractor's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SCHEDULE TIME OF PERFORMANCE

Work will commence upon receipt of background files, geotechnical report, other necessary information, and signed proposal. Direction to proceed with the work whether written or oral will be deemed as acceptance of all terms and conditions contained herein. Best efforts will be used to achieve stated project design schedules provided they are reasonable and consistent with the professional care required to properly complete this work. The services and fees in this proposal anticipate orderly and contiguous progress of the project through completion. Unless otherwise noted it is assumed this project will be completed in one phase with one set of documents.

TERMINATION OF AGREEMENT

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONTRACTOR will be paid for all services requested by written notice and rendered to the date of termination. Upon written notice by the owner, the CONTRACTOR will supply one copy of all documents related to the PROJECT.





Solterra Resort – Guard House

November 21st, 2023



Roof tile replacement:

Vesta Property Services

Randy Fredrick
5200 Solterra Blvd.
Davenport, FL 33837
Phone: 407-235-8984
Email: rfredrick@vestapropertyservices.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com





1) Scope of Work

A preliminary Inspection of this project has been completed on the existing surfaces and conditions by a Prestige Contractor Services, Inc. representative listed on the cover page. The areas have been evaluated and the Scope of Work within this specification has been provided. The scope is an important key to a successful job and describes the tasks to be completed by the contract between contractor and owner. This specification covers the details of the surface preparation and application. Instructions, product selection, and other conditions and requirements are essential for the successful application and performance of the paint and/or coating systems listed herein. The scope and the specifications become part of the requirements for the job and are the measure against which satisfactory completion of the project is evaluated. Close adherence to all instructions and conditions is required.

Warranty: Prestige Contractor Services, Inc. will honor a full 1-year labor warranty.

2) Included in the scope of work

- a. Replace damaged and missing roof tiles to match existing at the guard house

3) Excluded in the scope of work

- a. Anything not mentioned in the scope of work above, item #2.

4) Project Completion Time (Note: A project schedule can be provided after the signed contract is received)

- a. 1 day for total completion

5) Deposit Terms

- a. Please be advised that a mobilization deposit may be required due to the extremely high demand for materials.
- b. The deposit is not to be greater than 15% of the contract amount.

6) Payment Schedule and Terms (Note: A payment schedule can be provided after the signed contract is received)

- a. An invoice will be sent upon completion of the project.





Solterra Resort – Guard House

November 21st, 2023

Contract

Vesta Property Services

Randy Fredrick
5200 Solterra Blvd.
Davenport, FL 33837
Phone: 407-235-8984
Email: rfredrick@vestapropertyservices.com

Prepared by:

Jose Pinto
President
Office: 407-852-6018
Fax: 407-852-7981
Cell: 407-468-9193
jp@prestigecontractorservices.com

We are pleased to submit our proposal for the mentioned scope of work at Solterra Resort: Guard House

- Replace Roof Tiles _____ \$2,500.00

All paint & materials will be supplied by Prestige Contractor Services, Inc.

Payment Schedule: Invoiced upon completion

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Owners will be responsible for any equipment cost associated with work delays due to the approval of colors, samples, mockups, etc. After payment terms have been negotiated, the payment schedule will follow and become part of this contract. **A late fee of 10% of the contract amount will be added if not received according to the agreed payment terms.** We shall not be liable for delays resulting from strikes or other labor troubles, direct or indirect acts of government, fires, floods, hurricanes, accidents, or any other cause beyond our control. We are not responsible for damage due to following our scope of work. Owner to carry fire, tornado, and any other necessary insurance coverage. Prestige Contractor Services, Inc. Painting to carry General Liability and Workman's Compensation Insurance coverage. **This proposal and contract are valid for 30 days.**

Prestige Contractor Services, Inc.

By: Jose Pinto
Jose Pinto / President

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

Signature: _____
Acceptance Date: _____
Print Name: _____
Title: _____



EXHIBIT 10





All-Rite Fence Services, LLC.
5115 Old Winter Garden Rd.
Orlando FL 32811
407-295-7093

Proposal

Quote # : 30053
Date: 09/14/2023

To: Vesta Property Services
5200 Solterra Blvd
Davenport FL 33837

Project: Acorn Court

Attn: Randy Frederick

Description

Amount

Furnish and install 36' of 4' high black 3 rail ornamental and (1) 6' high 3 rail double ornamental cantilever slide gate.
Includes removal and disposal of existing damaged fence and gates.

\$17,570.00

Excludes: Clearing, grading, staking and permit.

This proposal is valid for 30 days. Please contact your salesperson to proceed with work.

Salesperson: Russell Lee
russell@allritefence.com

Non-Taxable Amount:	\$17,570.00
Taxable Amount:	\$0.00
Sales Tax:	\$0.00
Quote Total	\$17,570.00



Fence Depot Supply LLC
 850 N Hoagland Blvd
 Kissimmee, FL 34741
 +1 4072014049
 fencedepotsupply@gmail.com
 fencedepotonline.com



ADDRESS

Randy Fredrick
 5200 Solterra Blvd
 Davenport, FL 33837 USA

SHIP TO

Randy Fredrick
 5200 Solterra Blvd
 Davenport, FL 33837 USA

Estimate 5007

DATE 09/21/2023

DATE	ITEMS	DESCRIPTION	QTY	RATE	AMOUNT
	Sliding Gate	New Double Sliding Gate Black Powder Coating (2) 6'Hx16'W Please refer to picture CAT Drawing to be submitted if job approved.	2	6,000.00	12,000.00
	93" Black Aluminum Posts	For 6'H CLS 3R W/21" DEPTH BLK	8	0.00	0.00
	Labor	To install double gate	1	2,500.00	2,500.00

All sales are final. Please review and confirm order is correct before leaving the premises.

SUBTOTAL 14,500.00
TAX 0.00

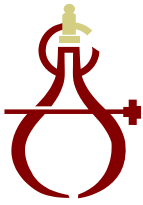
TOTAL \$14,500.00

Accepted By

Accepted Date

Due to continuing cost increases on transportation, labor and materials. Fence Depot Supply is implementing a price increase on the following product lines: panels, posts, and hardware. If a deposit is not acquired within 3-5 business days, your are at risk for price increase without notice. Thank you, for your business!





Premier Engineering, Inc.
10910 Curley Rd, San Antonio, FL. 33576
Phone: (813) 293-7481

September 13, 2023

Randy Fredrick
Facility Operations Manager
Solterra Resort
5200 Solterra Blvd
Davenport, FL 33837

Re: Proposal – Gate Replacement

Mr. Fredrick,

Thank you for the opportunity to provide you with this proposal for construction services. We have outlined our proposal below for your review.

I. SCOPE OF SERVICES:

To replace the existing damaged gate between Terrasonesta Dr and Acorn Ct. The work will include the following activities:

1. Removal and disposal proper disposal of the existing damaged gate.
2. Furnishing and installation of new aluminum two leaf rolling gate.
3. 6 ft high by 36 ft wide.
4. Color to match existing as best possible.
5. Furnishing and installation of new aluminum support posts
6. Removal and replacement of two (2) fence panels each 4 ft x 6 ft.
7. Clean area.

Additional Notes:

- a. All safety precautions and measures per **OSHA** and state regulations will be followed throughout the project duration.
- b. The proposal includes a one (1) year in labor.



II. PROJECT CONSTRUCTION FEE SCHEDULE:

Our proposed fee for the construction of this project to include the above-referenced services is **\$30,555.00 (Thirty Thousand Five Hundred Fifty-Five Dollars and 00/100)**. A deposit of **\$15,278.00 (Fifteen Thousand Two Hundred Seventy-Eight Dollars and 00/100)** will be required upon the signing of this proposal. Due to the material cost's volatility, this offer of professional services is valid for fifteen (15) days after its date.

Invoices shall be submitted by the Contractor monthly and are due upon presentation. Invoices shall be considered past due if not paid within (30) thirty calendar days of the invoice date. If the Client should fail to pay any bill within (30) thirty calendar days of the due date, the Contractor may stop work on the project.

If payment is not received by the Contractor within (60) sixty calendar days of the invoice date, the Client shall pay as interest an additional charge of one-and-one-half (1.5%) percent (or the maximum allowable by law, whichever is lower) of the PAST DUE amount per month. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal.

In the event legal action is necessary to enforce the payment provisions of this Agreement, the Contractor shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorney's fees, court costs and expenses incurred by the Contractor in connection therewith and, the reasonable value of the Contractor's time and expenses spent in connection with such collection action, computed at the Contractor's prevailing fee schedule and expense policies.

We appreciate the opportunity to offer you this proposal and we look forward to the above-listed scope of services.

Sincerely,

Jerry Keith, P.E.

The undersigned acknowledges a full understanding of the services to be performed by Premier Engineering, Inc.

Client:
Solterra Resort

Contractor:
Premier Engineering, Inc.

Title

Jerry Keith, P.E.

PO Number: _____



III. GENERAL TERMS AND CONDITIONS:

HIDDEN CONDITIONS

A structural condition is hidden if concealed by existing finishes or is not capable of investigation by reasonable visual observation. If the Contractor has reason to believe that such a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all cost necessary to correct said investigation. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) the Contractor has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and the Contractor shall not be responsible for the existing condition nor any resulting damages to persons or property.

OWNERSHIP OF DOCUMENTS

All reports, plans, specifications, computer files, field data, notes and other documents and instruments produced by the Contractor as instruments of service shall remain the property of the Contractor and may not be used by this Client for any other endeavor without the written consent of the Contractor. The Contractor shall retain all common law, statutory and other reserved rights, including the copyright thereto.

LIMITATIONS OF LIABILITY

In recognition of the relative risks, rewards and benefits of the project to both the client and contractor, the risks have been allocated so that the client agrees that, to the fullest extent permitted by law, the contractor's total liability to the client, for any and all injuries, claims, losses, expenses, or damages arising out of this agreement, from any cause or causes shall not exceed the amount of the contractor's fee. Such causes include, but are not limited to claims of negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SCHEDULE TIME OF PERFORMANCE

Work will commence upon receipt of background files, geotechnical report, other necessary information, and signed proposal. Direction to proceed with the work whether written or oral will be deemed as acceptance of all terms and conditions contained herein. Best efforts will be used to achieve stated project design schedules provided they are reasonable and consistent with the professional care required to properly complete this work. The services and fees in this proposal anticipate orderly and contiguous progress of the project through completion. Unless otherwise noted it is assumed this project will be completed in one phase with one set of documents.

TERMINATION OF AGREEMENT

This agreement is subject to termination by the CLIENT upon seven (7) days written notice. In the event of any termination, the CONTRACTOR will be paid for all services requested by written notice and rendered to the date of termination. Upon written notice by the owner, the CONTRACTOR will supply one copy of all documents related to the PROJECT.



EXHIBIT 11



RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND A CHANGE OF REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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 entirely within Polk County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Meredith Hammock shall remain as designated Registered Agent for Solterra Resort Community Development District.

SECTION 2. The District’s Registered Office shall be located at Kilinski Van Wyk, 1600 E. 8th Avenue, Suite A200, Tampa, FL 33605.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County, Florida, and the Florida Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 5TH DAY OF JANUARY, 2024.

ATTEST:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

Kyle Darin, Secretary
 _____, Assistant Secretary

Karan Wienker, Chair
 Ariane Casanova, Vice Chair
Board of Supervisors



EXHIBIT 12



RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT TREASURER OF THE DISTRICT AND AMENDING BANKING AUTHORITY, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Solterra Resort Community Development District (hereinafter the "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 appoint an Assistant Treasurer of the District.

I

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

Section 1. Scott Smith is appointed Assistant Treasurer.

Section 2. No previously designated officers are removed with the passing of this Resolution.

Section 3. Howard McGaffney is removed as an authorized person on any of the District's demand and other bank accounts.

Section 4. The Chair and Vice Chair of the District's Board of Supervisors, and Scott Smith and Johanna Lee and Bridgett Alexander of DPF Management and Consulting, LLC DBA Vesta District Services are hereby designated as authorized signatories on the District's operating bank accounts.

Section 5. This Resolution shall become effective upon its adoption and shall remain in effect unless rescinded or repealed. Further upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED THIS 5TH DAY OF JANUARY, 2024

ATTEST:

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

 Kyle Darin, Secretary
 _____, Assistant Secretary

 Karan Wienker, Chair
 Ariane Casanova, Vice Chair
Board of Supervisors



EXHIBIT 13





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 9, 2023

Solterra Resort Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Solterra Resort Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Solterra Resort Community Development District (Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that



the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the two annual bond years ending October 3, 2024, and October 3, 2025, is \$1,300, which is \$650 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.



ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Solterra Resort Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



EXHIBIT 14



Summary of Supervisor Comments and Feedback to Draft RFP for Café Operations

- Minimum Monthly Rental Fee: The proposal suggests a minimum monthly rent for the utilization of the facilities, inclusive of utility expenses, set at no less than \$1400 per month.
- Operational Hours Alignment: A requirement for the cafe to remain open concurrently with the post 11 am operational hours of the pool as advertised.
- Profit Sharing: The inclusion of a profit-sharing mechanism as part of the agreement.
- Equipment Procurement and Maintenance Cost Allocation: Proposal includes a cost-sharing model for the acquisition and maintenance of equipment.
- Terms:
 - Set lease amount, plus override on gross revenue
 - Maintenance and equipment upkeep responsibility of vendor
 - Utilities responsibility of vendor
- Customer facing:
 - Hours of operation:
 - 11am-8pm Sunday - Thursday
 - 6pm-8pm pizza and beverages only
 - 11am-10pm Friday - Saturday
 - 6pm-10pm pizza and beverages only
 - Must adhere to hours of operation unless pool is closed, then pizza and beverages only for pickup
- Cocktail Specials
- 20% resident discount
- App for ordering/pay/pick up
 - Is there a possibility point of pickup without entering pool. Ideally delivery service is best.
- Lounge side service
- Push carts for hand food, beverages, and ice cream
- Pizza delivery
- Four high speed pizza ovens
- Picnic boxes for outdoor events if/when Solterra creates such events
- Catering services for guests and residents



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

The Solterra Resort Community Development District (the “**District**”), located in Polk County, Florida, hereby announces that it is soliciting proposals from qualified firms (“**Proposers**”) to provide management, supervision, labor, materials, equipment, and related services necessary for the operation of the District’s onsite café located in the District’s amenity center, under a lease agreement. The District’s amenity center, located at 5200 Solterra Resort Boulevard, Davenport, Florida 33837, includes the District’s café, pool, and gym facilities, and the café is operated for the benefit of the amenity center patrons. More information about the District is available on the District’s website at <https://www.solterraresortcdd.org/>.

To be eligible to submit a proposal, and in addition to any other requirements set forth herein, an interested firm must hold all required local, state, and federal licenses in good standing, and be authorized to do business in Polk County and the State of Florida. Proposals shall, at a minimum, include the following information:

1. Proposed operational hours of the café that are, at a minimum, concurrent with the operational hours of the amenity center; and
2. Description of Proposer’s ability to:
 - a. Provide catering services for special events within the community; and
 - b. Utilize mobile applications for placing orders for delivery and/or pickup and proposed operational hours for delivery within the community and/or pickup services; and
 - c. Provide food delivery services within the community; and
 - d. Provide pool-side food and beverage delivery services, including food and/or beverage and ice cream carts for onsite services at the District’s amenity center; and
 - e. Provide required food and beverage licensure, including liquor license.
3. Proposer’s plan for funding all operating expenses and costs associated with operating the café.
4. Proposer’s labor scheduling/staffing plan, including description of types of uniforms used.
5. Proposed menu with prices, including Proposer’s interest and ability to provide discounts to District patrons.
6. Detailed schedule of the maintenance of both the café and equipment, including sanitation policies and a proposed cost-sharing model for the acquisition of new equipment and maintenance of existing equipment in the café.
7. Proposed minimum monthly rental fee to be paid by Proposer to the District for the utilization of the District’s café facilities, inclusive of utility expenses, in an amount not less than \$1,400 per month, and proposed revenue thresholds for quarterly payments (ex. \$0 - \$39,000 in revenue for the quarter results in payment of \$X to the District as landlord).
8. Proposer’s qualifications and experience, including:
 - a. Number of years’ experience of food and beverage operation or catering; and
 - b. Description of Proposer’s experience providing concession-style services at amenity centers or similar venues.

Proposals shall be provided electronically to the District Manager, Kyle Darin, at kdarin@vestapropertyservices.com, with a copy to Shirley M. Conley at sconley@vestapropertyservices.com, no later than 00:00 a/p.m. (EST) on [Submission Deadline]. It is anticipated that proposals will be evaluated at the regular meeting of the District’s Board on Friday, January 5, 2024, at 10:00 a.m., at the Solterra Resort Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837. Please note that all Proposer’s should plan to attend the Board meeting on Friday, January 5, 2024, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this request for proposals shall be directed in writing by e-mail only to the District Manager at kdarin@vestapropertyservices.com with a copy to sconley@vestapropertyservices.com. No phone inquiries please.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contracts in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District's best interests to do so. There is no requirement that these services be publicly procured; therefore, no interested party shall be afforded protest rights or other procurement rights by submitting or not submitting a proposal.

DRAFT FOR DISCUSSION



EXHIBIT 15



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, November 3, 2023 at 10 a.m. at Solterra
6 Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

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

10 Present and constituting a quorum were:

11	Karan Wienker (S1)	Board Supervisor, Chair
12	Ariane Casanova (S5)	Board Supervisor, Vice Chair
13	Sharon Harley (S2)	Board Supervisor, Assistant Secretary
14	Connie Osner (S3)	Board Supervisor, Assistant Secretary
15	Bobby Voisard (S4)	Board Supervisor, Assistant Secretary

16 Also present were:

17	Kyle Darin	District Manager, Vesta District Services
18	Meredith Hammock	District Counsel, Kilinski Van Wyk
19	Greg Woodcock	District Engineer, Stantec
20	Jayne Biggs	Amenity Manger, Vesta
21	Dana Bryant	Yellowstone Landscape
22	Irma Crespo	Café Manager, Evergreen Lifestyles
23		Management
24	Zulieka Fernandez	Florida Training and Investigations

25 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items and New**
26 **Business**

27 Comments were heard on a café management proposal, Proptia implementation updates,
28 spending on Envera system, improvements in the amenity management.

29 **THIRD ORDER OF BUSINESS: Business Items**

30 A. Vendor Reports

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

32 It was noted that low water levels are exposing debris in the ponds and
33 Steadfast was asked to pick up the now-visible trash.

34 2. Exhibit 2: Amenity Manager – *Jayne Biggs, Vesta Property Services*

35 Ms. Biggs provided updates on the lifestyle events, access management,
36 income for the month, wristband access and maintenance projects.

37 Supervisors asked about painting the guard house and re-setting the roof
38 tiles.



39 Board consensus was to close amenities at 3 p.m. on holidays.

40 a. Exhibit 3: Consideration of Spies Proposal for New Life Rings -
41 \$939.70

42 On a MOTION by Mr. Voisard, SECONDED by Ms. Harley, WITH ALL IN FAVOR, the Board
43 approved the Spies proposal for new life rings in the amount of \$939.70, for Solterra Resort
44 Community Development District.

45 b. Exhibit 4: Consideration of Spies Proposal for Shower Repair -
46 \$745.00

47 This item was tabled pending an itemized proposal and corrected
48 billing entity.

49 c. Exhibit 5: Consideration of Spies Proposal for Pool Light Fixture
50 Repair - \$3,425.00

51 This item was tabled pending an itemized proposal and corrected
52 billing entity.

53 d. Exhibit 6: Consideration of Florida Wraps Pro Pool/Lazy River
54 Replacement Signs Quote - \$745.00

55 Signs will be replaced in phases, sign pricing is locked in.

56 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
57 approved the quote for sign replacements in a phased approach, for Solterra Resort Community
58 Development District.

59 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*

60 Ms. Crespo provided an update on café management.

61 Supervisors requested the opportunity to provide a list of expectations and
62 requests for café management to amend the RFP, and a copy of the café's
63 revenue report.

64 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*

65 It was clarified that the CDD had approved the installation of the bike rack
66 months ago, documentation has been requested of the previous and current
67 HOA management team to define the location and specs for the bike rack
68 in order to draft the land-use agreement.

69 5. Landscape Maintenance – *Dana Bryant, Yellowstone Landscape*

70 Mr. Bryant provided an update on landscape maintenance. A proposal
71 was distributed for landscaping repairs for sprinklers and alternate
72 vegetation to prevent cars driving on grass easements. The proposal will
73 be updated to accommodate river rock and Supervisor requests on plants
74 and reviewed at the January meeting. A second option of crushed
75 concrete was also provided.



76 a. Exhibit 7: Consideration of Proposal to Fill Hedge Gap on CDD
77 Property Behind 5512 Solterra Circle - \$170.85

78 The quote was considered invalid. Mr. Bryant was directed to
79 bring back a revised proposal.

80 6. Security Management – *Zuleika Fernandez, Florida Training &*
81 *Investigations LLC (FTI)*

82 Ms. Fernandez provided an update and requested instruction to include the
83 monitoring of the school parking situation. She recommended “no
84 parking or standing” signage for them to enforce that may resolve the
85 damaging of landscaping by vehicles.

86 B. Exhibit 8: Consideration of Café Management Proposals

87 1. Sin City Paradise

88 2. Vesta

89 3. Evergreen (*this proposal was distributed at the meeting*)

90 Board consensus was to provide further input to staff for a formal café
91 management RFP by November 17

92 Ideas discussed were monthly rent for use of the facility, utilities, and equipment,
93 profit sharing, operating for the full posted hours, delivery services, online
94 ordering options, and equipment cost sharing.

95 The revised scope will be discussed at the December meeting, with responses to
96 the RFP to be reviewed in January.

97 C. Exhibit 9: Consideration of Site Masters Inlet Top Repair Proposal - \$2,800.00

98 On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
99 Board approved the Site Masters Inlet Top repair proposal in the amount of \$2,800.00, for Solterra
100 Resort Community Development District.

101 D. Exhibit 10: Consideration and Adoption of Resolution 2024-01, Amending the
102 FY 2022-2023 Budget

103 This Resolution trues-up the individual line items with the actual.

104 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
105 Adopted Resolution 2024-01, Amending the FY 2022-2023 Budget, for Solterra Resort
106 Community Development District.

107 E. Exhibit 11: Consideration and Adoption of **Resolution 2024-02, Requesting**
108 **Polk County Supervisor of Elections to Conduct District’s General Elections**

109 This resolution assigns two seats to be elected through the General Election
110 administered by Polk County Supervisor of Elections. Anyone interested in
111 running for one of the seats can contact the Polk County Supervisor of Elections
112 for information on becoming a candidate and on campaign requirements.



113 On a MOTION by Mr. Voisard, SECONDED by Wienker, WITH ALL IN FAVOR, the Board
114 Adopted Resolution 2024-02, Requesting Polk County Supervisor of Elections to Conduct
115 District's General Elections for Seat 1 and Seat 4, for Solterra Resort Community Development
116 District.

117 **FOURTH ORDER OF BUSINESS: Consent Agenda**

- 118 A. Exhibit 12 : Consideration and Approval of the Minutes of the Board of
119 Supervisors Regular Meeting Held October 6, 2023
- 120 B. Exhibit 13 : Consideration and Acceptance of the September 2023 Unaudited
121 Financial Report
- 122 C. Exhibit 14: Consideration and Ratification of Ngen Services Café Freezer Repair
123 - \$3,035.00

124 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
125 approved the Consent Agenda – Items A-C – as presented, for Solterra Resort Community
126 Development District.

127 **FIFTH ORDER OF BUSINESS: Staff Reports**

- 128 A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
129 Ms. Hammock reminded Supervisors that in January a decision on the format for
130 ethics training will be requested.
- 131 B. District Engineer – *Greg Woodcock, Stantec*
- 132 1. Exhibit 15: Update on Maintenance Map
133 Pond numbers will be updated to match the aquatic map.
- 134 2. Update for Traffic Calming Devices Discussion
135 A liaison needs to be designated to contact the county to request a traffic
136 review. The review monitors the traffic volume and speeds on the streets.
137 Moving forward with a traffic calming device is not recommended if the
138 average speed is not seven miles an hour over the speed limit. The initial
139 review is not cost prohibitive, but engineers fees will be incurred to design
140 plans and specifications and obtain bids. Supervisors discussed getting the
141 exit arm operational. Parking options for residents and guests were also
142 discussed. Mr. Woodcock will review the community parking needs with
143 Mr. Darin and seek some options for parking spaces and adding striping.
- 144 C. District Manager – *Kyle Darin, Vesta District Services*

145 **SIXTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting
146 Agenda Item Requests)**

- 147 A. Discussion on Capital Improvement Options
148 This item was tabled due to time restrictions for maintaining quorum.



149 *Ms. Harley left the meeting after Supervisor Requests and prior to the Shade Session.*
150 *Quorum remained; the meeting continued.*

151 **SEVENTH ORDER OF BUSINESS: Shade Session - Security**

152 A. Discussion on Security Matters

153 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
154 approved opening the Shade Session on Security, for Solterra Resort Community Development
155 District.

156 Security matters were discussed. No action was taken during the Shade Session.

157 On a MOTION by Mr. Voisard, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board
158 approved closing the Shade Session on Security, for Solterra Resort Community Development
159 District.

160 **EIGHTH ORDER OF BUSINESS: Security and Safety Matters**

161 A proposal for a radar trailer was distributed.

162 On a MOTION by Ms. Osner, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
163 approved deploying a radar trailer in the amount of \$300 a month, for Solterra Resort Community
164 Development District.

165 A. Consideration of Envera Repair Proposal - \$5,111.00

166 This item was struck from the agenda.

167 B. Consideration of Envera Equipment Proposal - \$4,225.45

168 On a MOTION by Mr. Voisard, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
169 approved the Envera Equipment proposal in the amount of \$4,225.45, for Solterra Resort
170 Community Development District.

171 C. Update on HOA Cost-Share Agreement Request for Security Equipment

172 Ms. Hammock discussed the HOA potentially terminating its agreement with FTI
173 and how that would affect FTI’s enforcement authority within the community.
174 The security equipment request had been for optimizing its ability to fulfil the
175 HOA’s scope of service. After December 13, 2023, if the contract is not renewed
176 by the HOA, FTI will only be responsible for the front gate and amenities.
177 Residents will need to call the new vendor to address issues concerning private
178 property – FTI will no longer be authorized to intervene on HOA-related matters.

179 Ms. Biggs will include a link in the newsletter explaining the terminology of
180 “public roads”, and will provide timelines of the transition to the new security
181 system. Access card numbers need to be provided by residents to Ms. Biggs to
182 pass along to the new security vendor. Information was provided on the
183 anticipated timelines for implementation of the new system.



184 **NINTH ORDER OF BUSINESS: Action Items Summary**

- 185 • Supervisors provide additional feedback on a more formal café RFP to staff by
186 November 17, 2023, for consideration in December, with proposals to be received
187 for the January meeting.
188 • Publish shade for December meeting.

189 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

190 *Next meeting scheduled for Friday, December 1, 2023 at 10:00 a.m. at the Solterra Resort*
191 *Amenity Center (5200 Solterra Blvd., Davenport, FL 33837).*

192 Supervisors responded to the quorum check as follows:

193	Karan Wienker	In Person
194	Sharon Harley	
195	Connie Osner	In Person
196	Bobby Voisard	In Person
197	Ariane Casanova	Not Attend

198 **ELEVENTH ORDER OF BUSINESS: Adjournment**

199 On a MOTION by Ms. Wienker, SECONDED by Mr. Voisard, WITH ALL IN FAVOR, the Board
200 adjourned the meeting at 3:51 p.m., for Solterra Resort Community Development District.

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

204 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
205 **noticed meeting held on December 1, 2023.**

206	_____	_____
207	<input type="checkbox"/> Kyle Darin, Secretary	<input type="checkbox"/> Karan Wienker, Chair
208	<input type="checkbox"/> _____, Assistant Secretary	<input type="checkbox"/> Ariane Casanova, Vice Chair



EXHIBIT 16



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023



Solterra Resort CDD
Balance Sheet
November 30, 2023

	General Fund	Debt Service Series 2013	Debt Service Series 2014	Debt Service Series 2018	Debt Service Series 2023	Capital Projects	Total
1 Assets:							
2 Cash - Operating Account - BankUnited	477,769.14	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ 477,777
3 Cash - Operating Account - South State	393,399.76	-	-	-	-	-	393,400
4 Cash - Money Market - BankUnited	504,231.47	-	-	-	-	-	504,231
5 Cash - Merchant Account - BankUnited	100.00	-	-	-	-	-	100
6 Investments:							
7 Revenue Fund	-	-	28,983	144,546	49,965	-	223,494
8 Reserve Fund	-	-	129,372	309,222	-	-	438,594
9 Interest Fund	-	-	0	-	659	-	659
10 Prepayment Fund	-	-	-	0	-	-	0
11 Sinking Fund	-	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	58	-	58
13 2014 Acquisition & Construction	-	-	-	-	-	5,730	5,730
14 2018 Acquisition & Construction	-	-	-	-	-	13,905	13,905
15 Phase 2B Acquisition & Construction	-	-	-	-	-	42,856	42,856
16 2023 Acquisition & Construction	-	-	-	-	-	-	-
17 Accounts Receivable	-	-	-	-	-	-	-
18 Assessments Receivable On-Roll	2,720,141.65	-	239,605	574,121	348,104	-	3,881,972
19 Allowance for Doubtful Accounts	-	-	-	-	-	-	-
20 Deposits - Utilities	3,530.00	-	-	-	-	-	3,530
21 Prepaid Items	88,740.31	-	-	-	-	-	88,740
22 Due from Other Funds	-	-	19,139	44,342	27,672	-	91,152
23 Due from General Fund	-	-	-	-	-	-	-
24 Total Assets	4,187,912.33	-	417,099	1,072,231	426,457	62,498	6,166,198
25 Liabilities:							
26 Accounts Payable	116,759.65	-	-	-	-	-	116,760
27 Due to Other Funds	91,152.32	-	-	-	-	-	91,152
28 Due to General Fund	-	-	-	-	-	-	-
29 Matured Bonds Payable	-	-	-	-	-	-	-
30 Deferred Revenue - On-Roll	2,720,141.65	-	239,605	574,121	348,104	-	3,881,972
31 Fund Balance:							
32 Nonspendable:							
33 Prepaid & Deposits	92,270.31	-	-	-	-	-	92,270
34 Restricted for:							
35 Debt Service	-	-	177,494	498,109	78,354	-	753,957
36 Capital Projects	-	-	-	-	-	62,498	62,498
37 Assigned	-	-	-	-	-	-	-
38 Unassigned	1,167,588.40	-	-	-	-	-	1,167,588
39 Total Liabilities & Fund Balance	4,187,912.33	\$ -	\$ 417,099	\$ 1,072,231	\$ 426,457	\$ 62,498	\$ 6,166,198



Solterra Resort CDD
General Fund
Statement of Revenues, Expenditures and Change in Fund Balance
October 31, 2023

	FY 2024 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	\$ 210,884	210,884	\$ (2,720,142)	7.19%
3 Special Assessments Off-Roll (Net) Resort Usage Fees, Café Lease Rev, Cabana Rev,	-	-	-	-	0.00%
4 Programming Rev	977,980	-	1,025	(976,955)	0.10%
5 Interest	-	2,018	4,095	4,095	0.00%
6 Total Revenue	3,909,006	212,902	216,004	(3,693,002)	5.53%
7 Expenditures:					
8 General Administrative:					
9 Supervisor Fees & Related Payroll Exp	12,000	800	1,600	(10,400)	13.33%
10 District Management	46,000	3,833	7,667	(38,333)	16.67%
11 Mass Mailing & Printing	1,700	-	606	(1,094)	35.65%
12 Legal Advertising	1,600	81	162	(1,438)	10.12%
13 Bank Fees	900	114	114	(786)	12.72%
14 Regulatory & Permit Fees	250	-	175	(75)	70.00%
15 Auditing Services	3,000	-	-	(3,000)	0.00%
16 District Engineer	10,000	-	-	(10,000)	0.00%
17 Legal Services - General Counsel	36,000	6,202	6,202	(29,798)	17.23%
18 County Assessment Collection Charges	36,000	-	-	(36,000)	0.00%
19 Website Setup & Administration	2,015	-	1,515	(500)	75.19%
20 Miscellaneous Expenses	20,000	-	26	(19,974)	0.13%
21 Total General & Administrative	169,465	11,031	18,067	(151,398)	10.66%
22 Insurance:					
23 Insurance (General Liab, Public Offc & Prop)	44,256	-	48,622	4,366	109.87%
24 Total Insurance	44,256	-	48,622	4,366	109.87%
25 Debt Service Administration:					
26 Arbitrage Reporting	750	650	650	(100)	86.67%
27 Dissemination	4,800	-	4,800	-	100.00%
28 Trustee Fees	17,000	3,704	3,704	(13,296)	21.79%
29 Total Debt Service Administration	22,550	4,354	9,154	(13,396)	40.59%
30 Utilities:					
31 Gas	78,750	-	1,708	(77,042)	2.17%
32 Electricity	291,803	21,276	43,584	(248,219)	14.94%
33 Water	138,600	13,251	32,356	(106,244)	23.35%
34 Total Utilities	509,153	34,528	77,648	(431,505)	15.25%
35 Security:					
36 Security Monitoring - Main Entrance & Pool	45,000	2,511	5,022	(39,978)	11.16%
37 Security System - Main Entrance	40,000	620	620	(39,380)	1.55%
38 Security - Access Cards	5,500	-	-	(5,500)	0.00%
39 Security - Penalty False Alarm	8,500	-	-	(8,500)	0.00%
40 Security - Guardhouse - Staffing	500,000	36,250	72,450	(427,550)	14.49%
41 Security - Patrol	50,000	3,075	5,990	(44,010)	11.98%
42 Gate Maintenance & Repair	10,000	-	-	(10,000)	0.00%
43 Phone & Internet (Guardhouse)	5,100	1,034	2,069	(3,031)	40.56%
44 Total Security	664,100	43,490	86,151	(577,949)	12.97%
45 ClubHouse/Amenity Administration:					
46 Staffing - Amenity Management	231,213	-	43,000	(188,213)	18.60%
47 Staffing - Lifestyle & Pool Monitoring	754,075	925	41,569	(712,506)	5.51%



48	Clubhouse Facility Maintenance - Cleaning	87,600	7,345	15,159	(72,441)	17.30%
49	Clubhouse Maintenance & Repairs	255,143	3,097	6,138	(249,005)	2.41%
50	Clubhouse & Lifestyle Supplies	60,000	3,027	7,010	(52,990)	11.68%
51	Pest Control & Termite Bond	20,000	400	400	(19,600)	2.00%
52	Water & Vending Services	7,000	96	96	(6,904)	1.38%
53	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
54	Phone & Internet (Clubhouse)	12,514	388	776	(11,738)	6.20%
55	Total Clubhouse/Amenity Administration	1,428,545	15,278	114,148	(1,314,397)	7.99%
56 Landscape/Property Maintenance:						
57	Pond & Wetland Maintenance	53,800	2,393	4,786	(49,014)	8.90%
58	Landscape Maintenance - Contract	250,000	16,166	32,332	(217,668)	12.93%
59	Landscape Replenishment	116,667	-	-	(116,667)	0.00%
60	Irrigation Repairs & Maintenance	20,000	-	5,569	(14,431)	27.85%
61	Asphalt Pavement Repair & Monitoring	25,000	-	-	(25,000)	0.00%
62	Landscape/Property Contingency	64,400	5,569	3,938	(60,463)	6.11%
63	Comprehensive Field Services	12,000	833	1,667	(10,333)	13.89%
64	Total Landscape/Property Maintenance	541,867	24,961	48,291	(493,576)	8.91%
65 Facility Maintenance:						
66	Pool Service - Contract	51,000	2,800	5,600	(45,400)	10.98%
67	Repairs & Maintenance - Pool & Lazy River	31,681	9,251	13,932	(17,749)	43.98%
68	Pool Permit	850	-	-	(850)	0.00%
69	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
70	Signage	2,000	235	235	(1,765)	11.77%
71	Atheletic Facil Maint & Fitness Equipment Repair	10,000	240	480	(9,520)	4.80%
72	Refuse Dumpster Service	70,000	-	1,840	(68,160)	2.63%
73	Pressure Washing	15,000	11,813	11,813	(3,188)	78.75%
74	Contingency	46,000	9,031	14,693	(31,307)	31.94%
75	Total Facility Maintenance	229,031	33,370	48,593	(180,438)	21.22%
76 Capital Improvement & Reserves:						
77	Capital Improvement	196,039	-	-	(196,039)	0.00%
78	Reserve Study	4,000	-	-	(4,000)	0.00%
79	Increase for Operating Capital Reserve	100,000	-	-	(100,000)	0.00%
80	Total Capital Improvement & Reserves	300,039	-	-	(300,039)	0.00%
81	Total Expenditures	3,909,006	167,013	450,674	(3,458,332)	11.53%
82	Excess of Revenue Over (Under) Expenditures	-	45,890	(234,670)	(234,670)	(0)
83 Other Financing Sources (Uses):						
84	Interfund Transfers - In	-	-	-	-	-
85	Interfund Transfers - Out	-	-	-	-	-
86	Total Other Financing Sources (Uses)	-	-	-	-	-
87	Net Change in Fund Balance	-	-	(234,670)	(234,670)	-
88	Fund Balance - Beginning	-	-	1,494,529	-	-
89	Fund Balance - Ending	-	-	1,259,859	-	-



Solterra Resort CDD
Debt Service - Series 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	FY 2024 <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ -	\$ -	\$ -	\$ -	0.00%
3 Interest	-	202	395	395	0.00%
4 Total Revenue	<u>-</u>	<u>202</u>	<u>395</u>	<u>395</u>	<u>0.00%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	-	-	-	-	0.00%
8 November 1, 2024	-	-	-	-	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
## Excess of Revenue Over (Under) Expenditures	-	202	395	395	0.00%
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			<u>(48,174)</u>		
## Total Other Financing Sources (Uses)			<u>(48,174)</u>		
## Net Change in Fund Balance			<u>(47,779)</u>		
## Fund Balance - Beginning			47,779		
## Fund Balance - Ending			<u>\$ -</u>		



Solterra Resort CDD
Debt Service - Series 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	FY 2024 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 19,139	\$ 19,139	\$ (239,605)	7.40%
3 Interest	-	1,385	2,718	2,718	0.00%
4 Total Revenue	<u>258,744</u>	<u>20,524</u>	<u>21,856</u>	<u>(236,888)</u>	<u>8.45%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	84,572	-	-	(84,572)	0.00%
8 November 1, 2023	84,572	86,697	86,697	2,125	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2023	85,000	85,000	85,000	-	0.00%
## Total Expenditures	<u>254,144</u>	<u>171,697</u>	<u>171,697</u>	<u>(82,447)</u>	<u>67.56%</u>
## Excess of Revenue Over (Under) Expenditures	4,600	(151,173)	(149,841)	(154,441)	-3257.41%
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			(1,070)		
## Total Other Financing Sources (Uses)			<u>(1,070)</u>		
## Net Change in Fund Balance			<u>(150,910)</u>		
## Fund Balance - Beginning			328,404		
## Fund Balance - Ending			<u>\$ 177,494</u>		



Solterra Resort CDD
Debt Service - Series 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	FY 2024 <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 618,463	\$ 44,342	\$ 44,342	\$ (574,121)	7.17%
3 Interest	-	2,855	5,601	5,601	0.00%
4 Total Revenue	<u>618,463</u>	<u>47,197</u>	<u>49,943</u>	<u>(568,520)</u>	<u>8.08%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	226,254	-	-	(226,254)	0.00%
8 November 1, 2023	222,334	226,241	226,241	3,907	0.00%
9 Principal					
## May 1, 2024	165,000	-	-	(165,000)	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	<u>613,588</u>	<u>226,241</u>	<u>226,241</u>	<u>(387,347)</u>	<u>36.87%</u>
## Excess of Revenue Over (Under) Expenditures	4,875	(179,044)	(176,298)	(181,173)	-3616.36%
## Other Financing Sources (Uses):					
## Interfund Transfers - In					
## Interfund Transfers - Out			(2,556)		
## Total Other Financing Sources (Uses)			<u>(2,556)</u>		
## Net Change in Fund Balance			<u>(178,854)</u>		
## Fund Balance - Beginning			676,963		
## Fund Balance - Ending			<u>\$ 498,109</u>		



Solterra Resort CDD
Debt Service - Series 2023
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	FY 2024 Adopted Budget	Current Month	Year -to-Date	Variance	% of Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ 27,672	\$ 27,672	\$ (348,104)	7.36%
3 Interest	-	245	480	480	0.00%
4 Total Revenue	<u>375,776</u>	<u>27,917</u>	<u>28,152</u>	<u>(347,624)</u>	<u>7.49%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	125,172	-	-	\$ (125,172)	0.00%
8 November 1, 2023	121,604	57,718	57,718	(63,886)	47.46%
9 Principal					
10 May 1, 2024	129,000	-	-	(129,000)	0.00%
11 November 1, 2024	-	-	-	-	0.00%
12 Total Expenditures	<u>375,776</u>	<u>57,718</u>	<u>57,718</u>	<u>(318,058)</u>	<u>0</u>
13 Excess of Revenue Over (Under) Expenditures	-	(29,801)	(29,566)	(29,566)	(0)
14 Other Financing Sources (Uses):					
15 Interfund Transfers - In			49,965		
16 Interfund Transfers - Out			<u>49,965</u>		
17 Total Other Financing Sources (Uses)			<u>49,965</u>		
18 Net Change in Fund Balance			<u>20,399</u>		
19 Fund Balance - Beginning			57,955		
20 Fund Balance - Ending			<u>\$ 78,354</u>		



Solterra Resort CDD
Construction Fund - 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	Current Month
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	15
4 Total Revenue	15
 5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
 8 Excess of Revenue Over (Under) Expenditures	15
 9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	(1,790)
12 Total Other Financing Sources (Uses)	(1,790)
 13 Net Change in Fund Balance	(1,776)
 14 Fund Balance - Beginning	1,776
 15 Fund Balance - Ending	\$ -



Solterra Resort CDD
Construction Fund - 2014
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	Current Month
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	40
4 Total Revenue	40
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	40
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	1,070
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	1,070
13 Net Change in Fund Balance	1,110
14 Fund Balance - Beginning	4,620
15 Fund Balance - Ending	\$ 5,730



Solterra Resort CDD
Construction Fund - 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	Current Month
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	97
4 Total Revenue	97
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	97
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	2,556
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	2,556
13 Net Change in Fund Balance	2,654
14 Fund Balance - Beginning	11,251
15 Fund Balance - Ending	\$ 13,905



Solterra Resort CDD
Construction Fund - 2018 Phase 2B
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	Current Month
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	352
4 Total Revenue	352
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	352
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	-
13 Net Change in Fund Balance	352
14 Fund Balance - Beginning	42,504
15 Fund Balance - Ending	\$ 42,856



Solterra Resort CDD
Construction Fund - 2023
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru October 31, 2023

	Current Month
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	-
4 Total Revenue	-
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	-
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	-
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	-
13 Net Change in Fund Balance	-
14 Fund Balance - Beginning	-
15 Fund Balance - Ending	\$ -



**Solterra Resort CDD
General Fund
Cash Reconciliation
For the Period of October 1, 2023 thru October 31, 2023**

Bank Balance per Statement	\$	459,783.50
Plus: Deposits Outstanding		(520.00)
Minus: Outstanding Checks		65,863.74
Adjusted Bank Balance		<u>393,399.76</u>
Beginning Balance per Books	\$	682,176.05
Cash Receipts		11,308.94
Cash Disbursements		300,085.23
Balance per Books		<u>393,399.76</u>



**Solterra Resort CDD
Check Register - South State
FY 24**

Date	Number	Vendor	Memo	Debit	Credit	Balance
9/30/2023			Balance Forward			887,956.83
10/01/2023	6011	Egis Insurance & Risk Advisors	FY Insurance Policy # 100123585 10/01/23-10/01/24		48,622.00	839,334.83
10/02/2023	2ACH100223	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 8/8 -9/07		4,654.85	834,679.98
10/02/2023	100021	VESTA DISTRICT SERVICES	Invoice: 413528 (Reference: Monthly Fee.) Invoice: 413529 (Reference: Dissemination Agent.)		9,466.67	825,213.31
10/04/2023			Deposit	25.00		825,238.31
10/04/2023	ACH100423	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 08/11-09/12		1,112.75	824,125.56
10/05/2023	100022	Cintas	Invoice: 4169230804 (Reference: CH Facility Cleaning Maintenance.)		224.17	823,901.39
10/05/2023	100023	Innersync	Invoice: 21643 (Reference: Website setup & Administration.)		1,515.00	822,386.39
10/05/2023	100024	Power Pool Services, LLC	Invoice: 3104 (Reference: Pool Service Contract.)		2,800.00	819,586.39
10/05/2023	100025	SPIES POOL, LLC	Invoice: 407315 (Reference: Pool & Lazy R R&M.) Invoice: 407431 (Reference: Pond & Lazy R-R&M...		3,644.40	815,941.99
10/05/2023	100026	Steadfast Environmental LLC	Invoice: SE-22901 (Reference: Pool & Wetland Maintenance.)		2,393.00	813,548.99
10/05/2023	100027	Amenity Services LLC	Invoice: 2020 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2021 (Reference: CH Fac...		6,000.00	807,548.99
10/05/2023	100028	METFITNESS LLC	Invoice: INV-4472 (Reference: Athletic Facilities & Fitness.)		300.00	807,248.99
10/09/2023	1ACH100923	DUKE ENERGY	000 Solterra BLvd Lite 08/16-09/15		801.22	806,447.77
10/10/2023	1ACH101023	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 8/19-09/18/23		1,362.43	805,085.34
10/11/2023			Deposit	3,600.00		808,685.34
10/16/2023	6012	Ariane Casanova	BOS Meeting 10/6/23		200.00	808,485.34
10/16/2023	6013	Bobby A. Voisard	BOS Meeting 10/6/23		200.00	808,285.34
10/16/2023	6015	Karan L. Wienker	BOS Meeting 10/6/23		200.00	808,085.34
10/16/2023	100029	Cintas	Invoice: 4169937888 (Reference: Mats, Misc. Supplies.) Invoice: 4170641295 (Reference: Mats, ...		448.34	807,637.00
10/16/2023	100030	Envera Systems	Invoice: 732792 (Reference: Alarm Monitoring Svcs - Nov 2023.)		2,510.87	805,126.13
10/16/2023	100031	YELLOWSTONE LANDSCAPE	Invoice: OS 597610 (Reference: Monthly Landscape Maintenance - Oct 2023.)		16,166.00	788,960.13
10/16/2023	100032	KILINSKI VAN WYK, PLLC	Invoice: 7814 (Reference: District Meeting - Sep 2023.)		5,205.33	783,754.80
10/16/2023	100033	VESTA DISTRICT SERVICES	Invoice: 412405 (Reference: Billable Expenses - Jul 2023.)		53.04	783,701.76
10/16/2023	100034	Westbrook Service Corporation	Invoice: C26837 (Reference: Quarterly HVAC PM/Quarterly Billing.) Invoice: 515840 (Reference:...		2,002.65	781,699.11
10/16/2023	100035	Brocato Entertainment LLC	Invoice: 110269 (Reference: Poolside Entertainment - Sep 2023.)		700.00	780,999.11
10/16/2023	100036	Pouncey Recycling & Sanitation, Inc	Invoice: 20966 (Reference: Monthly Trash Compactor Fee - Sep 2023.)		1,380.00	779,619.11
10/17/2023	1ACH101723	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 008/26 -09/25/23		486.00	779,133.11
10/18/2023	2ACH101823	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 8/29-9/26/23		908.95	778,224.16
10/18/2023	3ACH101823	DUKE ENERGY	5290 Solterra Blvd Irrigation 08/26-09/25/23		30.79	778,193.37
10/18/2023	4ACH101823	DUKE ENERGY	5300 Solterra Blvd Lift 08/26-9/25/23		176.71	778,016.66
10/18/2023			Deposit	1,000.00		779,016.66
10/19/2023	1ACH101923	DUKE ENERGY	5200 OAKMONT BLVD 08/29-09/26		9,478.84	769,537.82
10/19/2023	5ACH101923	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 8/29-9/26/23		36.29	769,501.53
10/20/2023	EFT102023	FLORIDA DEPT OF REVENUE	Sep 2023 Sales Tax Filing		25.59	769,475.94
10/23/2023	100037	BUSINESS OBSERVER	Invoice: 23-01470K (Reference: Legal Advertising.)		80.94	769,395.00
10/23/2023	100038	Janitorial Superstore	Invoice: 14747 (Reference: Disinfectants & Dispensers.) Invoice: 14649 (Reference: Restroom S...		1,178.41	768,216.59
10/24/2023	1ACH102423	DUKE ENERGY	00 Solterra Blvd LITE 09/02-10/02/23		1,047.25	767,169.34
10/24/2023	100039	Vesta Property Services, Inc.	Invoice: 414228 (Reference: Amenity Management.)		87,274.20	679,895.14
10/27/2023			Stonebrier reimb	3,958.33		683,853.47



10/30/2023	2ACH103023	DUKE ENERGY	VOID: 7102 Oakmoss Loop Irrigation 09/07-10/05	30.79	683,822.68
10/30/2023	3ACH103023	DUKE ENERGY	0 Solterra Blvd Lite 09/08-10/06	1,354.74	682,467.94
10/30/2023	4ACH103023	DUKE ENERGY	7524 Oak Spring Lane 9/7-10/5/23	30.79	682,437.15
10/30/2023	5ACH103023	DUKE ENERGY	4000 OAKMONT BLVD 09/07-10/05	46.74	682,390.41
10/30/2023	6ACH103023	DUKE ENERGY	6022 Board Oak Dr Pump 09/07-10/07	30.79	682,359.62
10/30/2023	7ACH103023	DUKE ENERGY	5456 Misty Oak Cir Pump 09/7-10/05	30.79	682,328.83
10/30/2023	9ACH103023	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 09/07-10/05	152.78	682,176.05
10/31/2023				8,583.33	214,364.11
11/01/2023	10ACH110123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 9/8 -10/06	4,654.85	677,521.20
11/02/2023	11ACH110223	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 09/13-10/11	1,112.75	676,408.45
11/03/2023	6016	Ngen Services	Refrigerator Repairs	3,035.00	673,373.45
11/03/2023	6017	Buddy's Pressure Washing	Reference: Paver sealing materials deposit. https://dpfg.payableslockbox.com/DocView/InvoiceView...	3,937.50	669,435.95
11/06/2023	100040	Cintas	Invoice: 4171353352 (Reference: Mats.) Invoice: 4172062709 (Reference: Mats.)	448.34	668,987.61
11/06/2023	100041	Power Pool Services, LLC	Invoice: 3117 (Reference: Pool Service.)	2,800.00	666,187.61
11/06/2023	100042	SPIES POOL, LLC	Invoice: 407889 (Reference: Pool Chemicals.) Invoice: 408011 (Reference: Pool Chemicals.) ...	3,004.50	663,183.11
11/06/2023	100043	Steadfast Environmental LLC	Invoice: SE-23115 (Reference: Routine Aquatic Maintenance.)	2,393.00	660,790.11
11/06/2023	100044	METFITNESS LLC	Invoice: INV-4503 (Reference: Aqua Zumba Classes.)	240.00	660,550.11
11/06/2023	100045	VESTA DISTRICT SERVICES	Invoice: 414260 (Reference: Billable Expenses - Sep 2023.) Invoice: 414402 (Reference: Monthl...	4,708.24	655,841.87
11/06/2023	100046	Kalina Brochowicz Fondo	Invoice: 7 - SEPTEMBER 2023 (Reference: DJ Services & Poolside Games w/ Prizes.)	1,500.00	654,341.87
11/06/2023	100047	FTI / Florida Training & Investigations	Invoice: 23204042 (Reference: Security Services 09.21.2023 - 10.20.2023.)	38,800.00	615,541.87
11/06/2023	100048	ACE HOME & SUPPLY CENTER	Invoice: 103206/1 (Reference: Parts.) Invoice: 103224/1 (Reference: Wire & Rebar.) Invoice...	232.96	615,308.91
11/06/2023	100049	Janitorial Superstore	Invoice: 15362 (Reference: Janitorial Supplies.) Invoice: 15718 (Reference: Janitorial Produc...	916.98	614,391.93
11/06/2023	100050	Pouncey Recycling & Sanitation, Inc	Invoice: 21043 (Reference: Trash Compactor rent & disposal.)	1,840.00	612,551.93
11/06/2023	100051	The Sherwin Williams Co.	Invoice: 7298-9 (Reference: Paint.)	550.71	612,001.22
11/06/2023	100052	TPG Lighting	Invoice: 45 (Reference: 50% deposit for the 2023 Christmas Lights.)	5,471.00	606,530.22
11/07/2023	ACH120723	DUKE ENERGY	000 Solterra BLvd Lite 10/18-11/15	801.22	605,729.00
11/08/2023	2ACH110823	DUKE ENERGY	000 Solterra BLvd Lite 009/16-10/17	801.22	604,927.78
11/08/2023	ACH11/08/23	Spectrum Business	10/22/23 - 11/21/23 - 4000 Oaktree Drive CBHS Wifi	109.98	604,817.80
11/09/2023	1ACH110923	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 9/19-10/18/23	1,362.43	603,455.37
11/09/2023	1ACH110923	POLK COUNTY UTILITIES	Various Accounts	63.45	603,391.92
11/09/2023	2ACH110923	POLK COUNTY UTILITIES	Various Accounts	536.45	602,855.47
11/09/2023	3ACH110923	POLK COUNTY UTILITIES	Various Accounts	36.66	602,818.81
11/09/2023	4ACH110923	POLK COUNTY UTILITIES	Various Accounts	226.67	602,592.14
11/09/2023	5ACH110923	POLK COUNTY UTILITIES	Various Accounts	90.82	602,501.32
11/09/2023	6ACH110923	POLK COUNTY UTILITIES	Various Accounts	2,255.75	600,245.57
11/09/2023	7ACH110923	POLK COUNTY UTILITIES	Various Accounts	5,669.55	594,576.02
11/09/2023	8ACH110923	POLK COUNTY UTILITIES	Various Accounts	254.82	594,321.20
11/09/2023	ACH110923	POLK COUNTY UTILITIES	Various Accounts	9,970.65	584,350.55
11/09/2023			Service Charge	10.51	584,340.04
11/12/2023	ACH111223	Spectrum Business	Phone and Internet. 10/25 - 11/24/23 5200 Solterra Blvd	1,034.40	583,305.64
11/14/2023			Deposit	860.00	584,165.64
11/14/2023	6018	YELLOWSTONE LANDSCAPE	Refund for duplicate payment ret to us 2x - inv 390686	16,166.00	567,999.64
11/14/2023	6019	FLORIDA DEPT OF ECONOMIC OPPORTUN	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	567,824.64
11/15/2023			Deposit	10,448.94	578,273.58
11/16/2023	ACH111623	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 9/26 -10/25/23	486.00	577,787.58
11/16/2023	100053	ACTION SECURITY, INC.	Invoice: 24500 (Reference: Gate Arm Repair.)	620.00	577,167.58



11/16/2023	100054	Cintas	Invoice: 4172772305 (Reference: CH Facility Cleaning Maintenance.) Invoice: 4173484103 (Refer...	672.51	576,495.07
11/16/2023	100055	ENVERA	Invoice: 33856 (Reference: Alarm Monitoring Svcs - Dec 2023.)	2,510.87	573,984.20
11/16/2023	100056	Power Pool Services, LLC	Invoice: 3118 (Reference: Pond & Lazy R-R&M.)	268.00	573,716.20
11/16/2023	100057	SPIES POOL, LLC	Invoice: 408640 (Reference: Pool & Lazy R-R&M.) Invoice: 408731 (Reference: Pool & Lazy R R&M...	1,676.90	572,039.30
11/16/2023	100058	YELLOWSTONE LANDSCAPE	Invoice: OS 621298 (Reference: Irrigation Maintenance & Repair.) Invoice: OS 621297 (Referenc...	25,233.24	546,806.06
11/16/2023	100059	Amenity Services LLC	Invoice: 2040 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2041 (Reference: CH Fac...	6,000.00	540,806.06
11/16/2023	100060	Brocato Entertainment LLC	Invoice: 110389 (Reference: Solo live performance 10/7 & 10/21.)	700.00	540,106.06
11/16/2023	100061	Vesta Property Services, Inc.	Invoice: 414837 (Reference: Monthly Fee - Oct 2023.)	82,676.45	457,429.61
11/16/2023	100063	The Sherwin Williams Co.	Invoice: 935-3 (Reference: Maintenance & Repairs.) Invoice: 9445-4 (Reference: 6 LIDS FOR BLU...	904.11	456,525.50
11/16/2023	100064	Kalina Brochowicz Fondo	Invoice: 8 - OCTOBER 2023 (Reference: Clubhouse & Lifestyles Supplies.)	600.00	455,925.50
11/17/2023	ACH111723	DUKE ENERGY	5290 Solterra Blvd Irrigation 09/26-10/25/23	30.79	455,894.71
11/17/2023	2ACH111723	DUKE ENERGY	5300 Solterra Blvd Lift 09/26-10/25/23	194.92	455,699.79
11/17/2023	1ACH111723	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 9/27-10/26/23	908.95	454,790.84
11/20/2023	ACH112023	DUKE ENERGY	5200 OAKMONT BLVD 09/27-10/26	9,968.53	444,822.31
11/20/2023	ACH112023	Spectrum Business	5200 Solterra Blvd AHMS 11/03/23-12/02/23	277.96	444,544.35
11/21/2023	ACH112123	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 9/27-10/26/23	0.93	444,543.42
11/27/2023	1ACH112723	DUKE ENERGY	00 Solterra Blvd LITE 010/03-11/01/23	1,047.25	443,496.17
11/27/2023	EFT112723	DUKE ENERGY		106.74	443,389.43
11/28/2023	6020	Jessy Deshane	Club House Rental Refund for Cancellation	860.00	442,529.43
11/29/2023	1ACH112923	DUKE ENERGY	6022 Board Oak Dr Pump 10/06-11/06	30.79	442,498.64
11/29/2023	3ACH112923	DUKE ENERGY	0 Solterra Blvd Lite 10/07-11/07	1,354.74	441,143.90
11/29/2023	4ACH112923	DUKE ENERGY	7310 Oakmoss Loop Irrigation 10/06-11/06	30.79	441,113.11
11/29/2023	5ACH112923	DUKE ENERGY	5456 Misty Oak Cir Pump 10/6-11/06	30.79	441,082.32
11/29/2023	6ACH112923	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 10/06-11/06	129.11	440,953.21
11/29/2023	7ACH112923	DUKE ENERGY	4000 OAKMONT BLVD 10/06-11/06	51.37	440,901.84
11/29/2023	8ACH112923	DUKE ENERGY	7102 Oakmoss Loop Irrigation 10/06-11/06	30.79	440,871.05
11/29/2023	9ACH112923	DUKE ENERGY	7524 Oak Spring Lane 10/6-11/6/23	30.79	440,840.26
11/29/2023	6021	Ariane Casanova	BOS Meeting 11/3/23	200.00	440,640.26
11/29/2023	6022	Bobby A. Voisard	BOS Meeting 11/3/23	200.00	440,440.26
11/29/2023	6023	Connie S. Osner	BOS Meeting 11/3/23	200.00	440,240.26
11/29/2023	6024	Karan L. Wienker	BOS Meeting 11/3/23	200.00	440,040.26
11/29/2023	6025	F & S Janitorial Services LLC	Reference: CH Facility Cleaning Maintenance.	450.00	439,590.26
11/29/2023	6026	POLK COUNTY PROPERTY APPRAISER	1% Admin Fee.	45,929.05	393,661.21
11/29/2023	100066	Zeno Office Solutions, Inc.	Invoice: IN2335915 (Reference: General Operating Expenses.)	157.47	393,503.74
11/30/2023			Service Charge	103.98	393,399.76
11/30/2023				11,308.94	300,085.23
					393,399.76



EXHIBIT 17





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 9, 2023

Mr. Logan Muether
Solterra Resort Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

**Solterra Resort Community Development District
(Polk County, Florida)
\$9,420,000 Special Assessment Bonds, Series 2018 (“Bonds”)**

Dear Mr. Muether:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the fifth- year period ended October 3, 2023 (“Computation Period”). This report indicates that there is **no cumulative rebate requirement liability as of October 3, 2023.**

The next annual arbitrage rebate calculation date is October 3, 2024. We have provided an engagement letter for the next two computation periods ending October 3, 2024, and October 3, 2025, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Mr. James Audette, US Bank



Solterra Resort Community Development District

*Solterra Resort Community Development District (Polk
County, Florida) \$9,420,000 Special Assessment Bonds,
Series 2018*

For the period ended October 3, 2023





LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 9, 2023

Solterra Resort Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

Re: Solterra Resort Community Development District (Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018 (“Bonds”)

Solterra Resort Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended October 3, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(507,357.40) at October 3, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.2840%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Solterra Resort Community Development District

November 9, 2023

(Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018

For the period ended October 3, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is October 4, 2018.
2. The end of the first Bond Year for the Bonds is October 3, 2019.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Solterra Resort Community Development District

November 9, 2023

(Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018

For the period ended October 3, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018 Bonds were issued to provide funds to (i) pay a portion of the costs of the Series 2018 Project, including, community infrastructure located in Phases 2A, 2B, 2C, 2D and 2E and certain costs already incurred in Phases 2A-1 and 2A-2, certain water supply and sewer and waste water management costs related to Phase 1 and 2A, and acquisition of additional public improvements to the clubhouse, pool and fitness center; (ii) pay the capitalized interest on the Series 2018 Bonds, (iii) make a deposit to the Series 2018 Debt Service Reserve Account, and (iv) pay the costs of issuance of the Series 2018 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Solterra Resort Community Development District

November 9, 2023

(Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018

For the period ended October 3, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Solterra Resort Community Development District
November 9, 2023
(Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018
For the period ended October 3, 2023

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements



SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Solterra Resort Community Development District

November 9, 2023

(Polk County, Florida) \$9,420,000 Special Assessment Bonds, Series 2018

For the period ended October 3, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
10 / 4 / 2018	INITIAL DEPOSIT		0.00	5,802,083.27	7,529,603.33	1,727,520.06
10 / 4 / 2018	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(3,290,406.96)	(4,270,097.15)	(979,690.19)
11 / 1 / 2018	ACQUISITION AND CONSTRUCTION ACCOUNT		3,398.00	0.00	0.00	0.00
12 / 3 / 2018	ACQUISITION AND CONSTRUCTION ACCOUNT		3,735.90	0.00	0.00	0.00
1 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,044.18	0.00	0.00	0.00
1 / 7 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2,090.24	2,676.29	586.05
2 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,339.92	0.00	0.00	0.00
2 / 4 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	808.13	1,030.67	222.54
3 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		3,907.94	0.00	0.00	0.00
3 / 4 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	725.60	921.40	195.80
3 / 5 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	9,277.50	11,779.28	2,501.78
4 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,371.47	0.00	0.00	0.00
4 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	807.57	1,021.34	213.77
5 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,269.67	0.00	0.00	0.00
5 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	786.71	990.64	203.93
6 / 3 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,365.40	0.00	0.00	0.00
6 / 4 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	802.75	1,006.16	203.41
7 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,172.48	0.00	0.00	0.00
7 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	765.84	956.01	190.17
8 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		4,292.54	0.00	0.00	0.00
8 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	786.24	977.22	190.98
9 / 3 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		3,812.23	0.00	0.00	0.00
9 / 4 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	696.89	862.16	165.27
9 / 16 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,842.35	2,275.32	432.97
10 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		3,612.12	0.00	0.00	0.00
10 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	657.16	809.72	152.56
11 / 1 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		3,249.80	0.00	0.00	0.00
11 / 4 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	588.32	721.55	133.23
12 / 2 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		2,713.88	0.00	0.00	0.00
12 / 3 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	490.62	599.20	108.58
12 / 16 / 2019	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,700.64	2,073.10	372.46
1 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		2,684.62	0.00	0.00	0.00



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
1 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	483.24	587.63	104.39
2 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		2,618.67	0.00	0.00	0.00
2 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	469.46	568.31	98.85
3 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		2,450.77	0.00	0.00	0.00
3 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	438.85	529.03	90.18
3 / 16 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	138.43	166.56	28.13
4 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		1,289.72	0.00	0.00	0.00
4 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	230.67	276.90	46.23
4 / 13 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(752,532.10)	(901,927.44)	(149,395.34)
4 / 13 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(1,806,943.29)	(2,165,664.07)	(358,720.78)
5 / 1 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		12.48	0.00	0.00	0.00
5 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	3.58	4.28	0.70
5 / 6 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.03	0.00	0.00	0.00
5 / 6 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(40,133.53)	(47,940.97)	(7,807.44)
6 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.37	2.82	0.45
6 / 17 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	283.44	336.57	53.13
7 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.70	0.42
8 / 4 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.37	2.80	0.43
9 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.37	2.78	0.41
10 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.67	0.39
11 / 3 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.37	2.76	0.39
12 / 2 / 2020	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.64	0.36
1 / 5 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.72	0.36
2 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.71	0.35
2 / 25 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	0.54	0.62	0.08
3 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.16	2.47	0.31
4 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.69	0.33
5 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.59	0.31
6 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.67	0.31
7 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.56	0.28
8 / 3 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.64	0.28
9 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.39	2.66	0.27



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
9 / 17 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	138.43	154.01	15.58
10 / 4 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.53	0.25
11 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.61	0.25
12 / 2 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.51	0.23
12 / 30 / 2021	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1.63	1.79	0.16
1 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.59	0.23
2 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.57	0.21
3 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.16	2.35	0.19
4 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.36	2.55	0.19
5 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	2.28	2.45	0.17
6 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.12	0.00	0.00	0.00
6 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	114.20	122.44	8.24
7 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.32	0.00	0.00	0.00
7 / 5 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	252.78	269.73	16.95
8 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.77	0.00	0.00	0.00
8 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	434.59	461.92	27.33
9 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		1.82	0.00	0.00	0.00
9 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	666.57	705.42	38.85
10 / 3 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		3.15	0.00	0.00	0.00
10 / 4 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	756.69	797.09	40.40
11 / 1 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		5.74	0.00	0.00	0.00
11 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,007.87	1,057.38	49.51
11 / 15 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(3,728.44)	(3,904.23)	(175.79)
11 / 15 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		4.11	0.00	0.00	0.00
11 / 16 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	154,610.93	161,876.93	7,266.00
11 / 16 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(154,610.93)	(161,876.93)	(7,266.00)
12 / 2 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,028.64	1,074.49	45.85
12 / 22 / 2022	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	0.38	0.40	0.02
1 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		3.04	0.00	0.00	0.00
1 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	941.99	979.42	37.43
2 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		6.09	0.00	0.00	0.00
2 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	999.92	1,035.45	35.53



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
3 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		9.12	0.00	0.00	0.00
3 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	956.86	986.56	29.70
4 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		13.81	0.00	0.00	0.00
4 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,090.42	1,119.07	28.65
5 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		17.81	0.00	0.00	0.00
5 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,114.39	1,139.04	24.65
6 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		24.10	0.00	0.00	0.00
6 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,212.23	1,233.67	21.44
7 / 3 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		28.37	0.00	0.00	0.00
7 / 4 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,189.19	1,204.62	15.43
8 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		34.16	0.00	0.00	0.00
8 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,245.41	1,256.46	11.05
9 / 1 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		41.32	0.00	0.00	0.00
9 / 5 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	1,294.03	1,299.29	5.26
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		44.94	0.00	0.00	0.00
10 / 2 / 2023	ACQUISITION AND CONSTRUCTION ACCOUNT		0.00	(44.94)	(44.95)	(0.01)
		11,251.28	63,580.61	(52,329.33)	186,155.77	238,485.10
10 / 4 / 2018	INITIAL DEPOSIT		0.00	2,450,000.00	3,179,466.29	729,466.29
11 / 1 / 2018	PHASE 2B ACCOUNT		3,314.56	0.00	0.00	0.00
12 / 3 / 2018	PHASE 2B ACCOUNT		3,644.16	0.00	0.00	0.00
1 / 2 / 2019	PHASE 2B ACCOUNT		3,944.87	0.00	0.00	0.00
2 / 1 / 2019	PHASE 2B ACCOUNT		4,230.55	0.00	0.00	0.00
3 / 1 / 2019	PHASE 2B ACCOUNT		3,807.74	0.00	0.00	0.00
4 / 1 / 2019	PHASE 2B ACCOUNT		4,244.59	0.00	0.00	0.00
5 / 1 / 2019	PHASE 2B ACCOUNT		4,142.43	0.00	0.00	0.00
6 / 3 / 2019	PHASE 2B ACCOUNT		4,234.00	0.00	0.00	0.00
7 / 1 / 2019	PHASE 2B ACCOUNT		4,045.70	0.00	0.00	0.00
8 / 1 / 2019	PHASE 2B ACCOUNT		4,160.78	0.00	0.00	0.00
9 / 3 / 2019	PHASE 2B ACCOUNT		3,694.08	0.00	0.00	0.00
9 / 16 / 2019	PHASE 2B ACCOUNT		0.00	777.96	960.79	182.83
10 / 1 / 2019	PHASE 2B ACCOUNT		3,498.59	0.00	0.00	0.00
11 / 1 / 2019	PHASE 2B ACCOUNT		3,146.16	0.00	0.00	0.00



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
12 / 2 / 2019	PHASE 2B ACCOUNT		2,626.77	0.00	0.00	0.00
12 / 16 / 2019	PHASE 2B ACCOUNT		0.00	718.11	875.38	157.27
1 / 2 / 2020	PHASE 2B ACCOUNT		2,597.43	0.00	0.00	0.00
2 / 3 / 2020	PHASE 2B ACCOUNT		2,532.70	0.00	0.00	0.00
3 / 2 / 2020	PHASE 2B ACCOUNT		2,369.90	0.00	0.00	0.00
3 / 16 / 2020	PHASE 2B ACCOUNT		0.00	58.45	70.33	11.88
4 / 1 / 2020	PHASE 2B ACCOUNT		1,246.94	0.00	0.00	0.00
4 / 13 / 2020	PHASE 2B ACCOUNT		0.00	(351,209.70)	(420,933.09)	(69,723.39)
5 / 1 / 2020	PHASE 2B ACCOUNT		18.33	0.00	0.00	0.00
5 / 15 / 2020	PHASE 2B ACCOUNT		0.00	(543,039.16)	(647,834.94)	(104,795.78)
6 / 1 / 2020	PHASE 2B ACCOUNT		9.50	0.00	0.00	0.00
6 / 17 / 2020	PHASE 2B ACCOUNT		0.00	119.68	142.12	22.44
7 / 1 / 2020	PHASE 2B ACCOUNT		7.96	0.00	0.00	0.00
7 / 28 / 2020	PHASE 2B ACCOUNT		0.00	(1,383,456.86)	(1,633,074.05)	(249,617.19)
8 / 3 / 2020	PHASE 2B ACCOUNT		7.35	0.00	0.00	0.00
9 / 1 / 2020	PHASE 2B ACCOUNT		1.20	0.00	0.00	0.00
10 / 1 / 2020	PHASE 2B ACCOUNT		1.16	0.00	0.00	0.00
11 / 2 / 2020	PHASE 2B ACCOUNT		1.20	0.00	0.00	0.00
12 / 1 / 2020	PHASE 2B ACCOUNT		1.16	0.00	0.00	0.00
12 / 29 / 2020	PHASE 2B ACCOUNT		0.08	0.00	0.00	0.00
12 / 29 / 2020	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
1 / 4 / 2021	PHASE 2B ACCOUNT		1.20	0.00	0.00	0.00
2 / 1 / 2021	PHASE 2B ACCOUNT		1.20	0.00	0.00	0.00
2 / 2 / 2021	PHASE 2B ACCOUNT		0.00	(194,809.25)	(223,909.78)	(29,100.53)
3 / 1 / 2021	PHASE 2B ACCOUNT		0.22	0.00	0.00	0.00
4 / 1 / 2021	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
5 / 3 / 2021	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
6 / 1 / 2021	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
7 / 1 / 2021	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
8 / 2 / 2021	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
9 / 1 / 2021	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
9 / 17 / 2021	PHASE 2B ACCOUNT		0.00	58.45	65.03	6.58



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10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
10 / 1 / 2021	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
11 / 1 / 2021	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
12 / 1 / 2021	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
12 / 29 / 2021	PHASE 2B ACCOUNT		0.14	0.00	0.00	0.00
1 / 3 / 2022	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
2 / 1 / 2022	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
3 / 1 / 2022	PHASE 2B ACCOUNT		0.19	0.00	0.00	0.00
4 / 1 / 2022	PHASE 2B ACCOUNT		0.21	0.00	0.00	0.00
5 / 2 / 2022	PHASE 2B ACCOUNT		0.20	0.00	0.00	0.00
6 / 1 / 2022	PHASE 2B ACCOUNT		10.03	0.00	0.00	0.00
7 / 1 / 2022	PHASE 2B ACCOUNT		22.22	0.00	0.00	0.00
8 / 1 / 2022	PHASE 2B ACCOUNT		38.21	0.00	0.00	0.00
9 / 1 / 2022	PHASE 2B ACCOUNT		58.67	0.00	0.00	0.00
10 / 3 / 2022	PHASE 2B ACCOUNT		66.69	0.00	0.00	0.00
11 / 2 / 2022	PHASE 2B ACCOUNT		88.97	0.00	0.00	0.00
12 / 1 / 2022	PHASE 2B ACCOUNT		109.79	0.00	0.00	0.00
12 / 21 / 2022	PHASE 2B ACCOUNT		0.04	0.00	0.00	0.00
12 / 21 / 2022	PHASE 2B ACCOUNT		0.01	0.00	0.00	0.00
1 / 3 / 2023	PHASE 2B ACCOUNT		125.34	0.00	0.00	0.00
2 / 1 / 2023	PHASE 2B ACCOUNT		133.42	0.00	0.00	0.00
3 / 1 / 2023	PHASE 2B ACCOUNT		128.12	0.00	0.00	0.00
4 / 3 / 2023	PHASE 2B ACCOUNT		146.45	0.00	0.00	0.00
5 / 1 / 2023	PHASE 2B ACCOUNT		150.16	0.00	0.00	0.00
6 / 1 / 2023	PHASE 2B ACCOUNT		163.97	0.00	0.00	0.00
7 / 3 / 2023	PHASE 2B ACCOUNT		161.48	0.00	0.00	0.00
8 / 1 / 2023	PHASE 2B ACCOUNT		169.71	0.00	0.00	0.00
9 / 1 / 2023	PHASE 2B ACCOUNT		177.11	0.00	0.00	0.00
10 / 2 / 2023	PHASE 2B ACCOUNT		172.41	0.00	0.00	0.00
		<u>42,676.20</u>	<u>63,458.52</u>	<u>(20,782.32)</u>	<u>255,828.08</u>	<u>276,610.40</u>
10 / 4 / 2018	INITIAL DEPOSIT		0.00	278,371.88	361,254.70	82,882.82
11 / 1 / 2018	INTEREST ACCOUNT		376.60	0.00	0.00	0.00
11 / 2 / 2018	INTEREST ACCOUNT		0.00	(376.60)	(486.75)	(110.15)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
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10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
12 / 3 / 2018	INTEREST ACCOUNT		413.51	0.00	0.00	0.00
12 / 4 / 2018	INTEREST ACCOUNT		0.00	(413.51)	(531.98)	(118.47)
1 / 2 / 2019	INTEREST ACCOUNT		447.01	0.00	0.00	0.00
1 / 3 / 2019	INTEREST ACCOUNT		0.00	(447.01)	(572.67)	(125.66)
2 / 1 / 2019	INTEREST ACCOUNT		478.60	0.00	0.00	0.00
2 / 4 / 2019	INTEREST ACCOUNT		0.00	(478.60)	(610.39)	(131.79)
3 / 1 / 2019	INTEREST ACCOUNT		430.06	0.00	0.00	0.00
3 / 4 / 2019	INTEREST ACCOUNT		0.00	(430.06)	(546.11)	(116.05)
4 / 1 / 2019	INTEREST ACCOUNT		478.65	0.00	0.00	0.00
4 / 2 / 2019	INTEREST ACCOUNT		0.00	6,328.53	8,003.72	1,675.19
4 / 2 / 2019	INTEREST ACCOUNT		0.00	(478.65)	(605.35)	(126.70)
4 / 8 / 2019	INTEREST ACCOUNT		0.00	102.65	129.71	27.06
5 / 1 / 2019	INTEREST ACCOUNT		0.00	(278,371.88)	(350,582.01)	(72,210.13)
10 / 4 / 2022	INTEREST ACCOUNT		0.00	(6,431.18)	(6,774.51)	(343.33)
		<u>0.00</u>	<u>2,624.43</u>	<u>(2,624.43)</u>	<u>8,678.36</u>	<u>11,302.79</u>
10 / 4 / 2018	INITIAL DEPOSIT		0.00	469,668.75	609,508.55	139,839.80
11 / 1 / 2018	DEBT SERVICE RESERVE ACCOUNT		635.41	0.00	0.00	0.00
12 / 3 / 2018	DEBT SERVICE RESERVE ACCOUNT		698.59	0.00	0.00	0.00
1 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		756.24	0.00	0.00	0.00
1 / 7 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(2,090.24)	(2,676.29)	(586.05)
2 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		808.13	0.00	0.00	0.00
2 / 4 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(808.13)	(1,030.67)	(222.54)
3 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		725.60	0.00	0.00	0.00
3 / 4 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(725.60)	(921.40)	(195.80)
4 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		807.57	0.00	0.00	0.00
4 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(807.57)	(1,021.34)	(213.77)
5 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		786.71	0.00	0.00	0.00
5 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(786.71)	(990.64)	(203.93)
6 / 3 / 2019	DEBT SERVICE RESERVE ACCOUNT		802.75	0.00	0.00	0.00
6 / 4 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(802.75)	(1,006.16)	(203.41)
7 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		765.84	0.00	0.00	0.00
7 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(765.84)	(956.01)	(190.17)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
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10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
8 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		786.24	0.00	0.00	0.00
8 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(786.24)	(977.22)	(190.98)
9 / 3 / 2019	DEBT SERVICE RESERVE ACCOUNT		696.89	0.00	0.00	0.00
9 / 4 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(696.89)	(862.16)	(165.27)
9 / 16 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,842.35)	(2,275.32)	(432.97)
9 / 16 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(777.96)	(960.79)	(182.83)
10 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		657.16	0.00	0.00	0.00
10 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(657.16)	(809.72)	(152.56)
11 / 1 / 2019	DEBT SERVICE RESERVE ACCOUNT		588.32	0.00	0.00	0.00
11 / 4 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(588.32)	(721.55)	(133.23)
12 / 2 / 2019	DEBT SERVICE RESERVE ACCOUNT		490.62	0.00	0.00	0.00
12 / 3 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(490.62)	(599.20)	(108.58)
12 / 16 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,700.64)	(2,073.10)	(372.46)
12 / 16 / 2019	DEBT SERVICE RESERVE ACCOUNT		0.00	(718.11)	(875.38)	(157.27)
1 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		483.24	0.00	0.00	0.00
1 / 3 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(483.24)	(587.63)	(104.39)
2 / 3 / 2020	DEBT SERVICE RESERVE ACCOUNT		469.46	0.00	0.00	0.00
2 / 4 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(469.46)	(568.31)	(98.85)
3 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		438.85	0.00	0.00	0.00
3 / 3 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(438.85)	(529.03)	(90.18)
3 / 16 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(138.43)	(166.56)	(28.13)
3 / 16 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(58.45)	(70.33)	(11.88)
4 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		230.67	0.00	0.00	0.00
4 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(230.67)	(276.90)	(46.23)
5 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		3.58	0.00	0.00	0.00
5 / 4 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(3.58)	(4.28)	(0.70)
6 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.37	0.00	0.00	0.00
6 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.37)	(2.82)	(0.45)
6 / 17 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(283.44)	(336.57)	(53.13)
6 / 17 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(119.68)	(142.12)	(22.44)
7 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
7 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.70)	(0.42)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
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 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
8 / 3 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.37	0.00	0.00	0.00
8 / 4 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.37)	(2.80)	(0.43)
9 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.37	0.00	0.00	0.00
9 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.37)	(2.78)	(0.41)
10 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
10 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.67)	(0.39)
11 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.37	0.00	0.00	0.00
11 / 3 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.37)	(2.76)	(0.39)
12 / 1 / 2020	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
12 / 2 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.64)	(0.36)
12 / 29 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.15	0.00	0.00	0.00
12 / 29 / 2020	DEBT SERVICE RESERVE ACCOUNT		0.39	0.00	0.00	0.00
1 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
1 / 5 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.72)	(0.36)
2 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
2 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.71)	(0.35)
2 / 25 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(0.54)	(0.62)	(0.08)
3 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.16	0.00	0.00	0.00
3 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.16)	(2.47)	(0.31)
4 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
4 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.69)	(0.33)
5 / 3 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
5 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.59)	(0.31)
6 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
6 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.67)	(0.31)
7 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
7 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.56)	(0.28)
8 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
8 / 3 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.64)	(0.28)
9 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.39	0.00	0.00	0.00
9 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.39)	(2.66)	(0.27)
9 / 17 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(138.43)	(154.01)	(15.58)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
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DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
9 / 17 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(58.45)	(65.03)	(6.58)
10 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
10 / 4 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.53)	(0.25)
11 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
11 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.61)	(0.25)
12 / 1 / 2021	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
12 / 2 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.51)	(0.23)
12 / 29 / 2021	DEBT SERVICE RESERVE ACCOUNT		1.63	0.00	0.00	0.00
12 / 30 / 2021	DEBT SERVICE RESERVE ACCOUNT		0.00	(1.63)	(1.79)	(0.16)
1 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
1 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.59)	(0.23)
2 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
2 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.57)	(0.21)
3 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		2.16	0.00	0.00	0.00
3 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.16)	(2.35)	(0.19)
4 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		2.36	0.00	0.00	0.00
4 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.36)	(2.55)	(0.19)
5 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		2.28	0.00	0.00	0.00
5 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(2.28)	(2.45)	(0.17)
6 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		114.20	0.00	0.00	0.00
6 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(114.20)	(122.44)	(8.24)
7 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		252.78	0.00	0.00	0.00
7 / 5 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(252.78)	(269.73)	(16.95)
8 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		434.59	0.00	0.00	0.00
8 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(434.59)	(461.92)	(27.33)
9 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		666.57	0.00	0.00	0.00
9 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(666.57)	(705.42)	(38.85)
10 / 3 / 2022	DEBT SERVICE RESERVE ACCOUNT		756.69	0.00	0.00	0.00
10 / 4 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(756.69)	(797.09)	(40.40)
11 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		1,007.87	0.00	0.00	0.00
11 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,007.87)	(1,057.38)	(49.51)
11 / 16 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(154,610.93)	(161,876.93)	(7,266.00)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
12 / 1 / 2022	DEBT SERVICE RESERVE ACCOUNT		1,028.64	0.00	0.00	0.00
12 / 2 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,028.64)	(1,074.49)	(45.85)
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.32	0.00	0.00	0.00
12 / 21 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.06	0.00	0.00	0.00
12 / 22 / 2022	DEBT SERVICE RESERVE ACCOUNT		0.00	(0.38)	(0.40)	(0.02)
1 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT		941.99	0.00	0.00	0.00
1 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(941.99)	(979.42)	(37.43)
2 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		999.92	0.00	0.00	0.00
2 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(999.92)	(1,035.45)	(35.53)
3 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		956.86	0.00	0.00	0.00
3 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(956.86)	(986.56)	(29.70)
4 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,090.42	0.00	0.00	0.00
4 / 4 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,090.42)	(1,119.07)	(28.65)
5 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,114.39	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,114.39)	(1,139.04)	(24.65)
6 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,212.23	0.00	0.00	0.00
6 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,212.23)	(1,233.67)	(21.44)
7 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,189.19	0.00	0.00	0.00
7 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,189.19)	(1,204.45)	(15.26)
8 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,245.41	0.00	0.00	0.00
8 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,245.41)	(1,256.46)	(11.05)
9 / 1 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,294.03	0.00	0.00	0.00
9 / 5 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,294.03)	(1,299.29)	(5.26)
10 / 2 / 2023	DEBT SERVICE RESERVE ACCOUNT		1,255.00	0.00	0.00	0.00
10 / 3 / 2023	DEBT SERVICE RESERVE ACCOUNT		0.00	(1,255.00)	(1,255.00)	0.00
10 / 3 / 2023	INTEREST ACCRUAL		126.36	0.00	0.00	0.00
		<u>309,348.24</u>	<u>27,377.23</u>	<u>281,971.01</u>	<u>409,911.17</u>	<u>127,940.16</u>
10 / 4 / 2018	INITIAL DEPOSIT		0.00	190,525.00	247,252.17	56,727.17
10 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(42,000.00)	(54,505.14)	(12,505.14)
10 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(62,000.00)	(80,459.96)	(18,459.96)
10 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(38,500.00)	(49,963.04)	(11,463.04)
10 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(25,000.00)	(32,443.53)	(7,443.53)



SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT (POLK COUNTY, FLORIDA)
 \$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

10 / 4 / 2018 ISSUE DATE
 10 / 4 / 2018 BEGINNING OF COMPUTATION PERIOD
 10 / 3 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2840%	ALLOWABLE EARNINGS
10 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(5,750.00)	(7,462.01)	(1,712.01)
10 / 5 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(5,675.00)	(7,363.62)	(1,688.62)
10 / 17 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(1,500.00)	(1,942.95)	(442.95)
11 / 1 / 2018	COST OF ISSUANCE ACCOUNT		1.82	0.00	0.00	0.00
12 / 3 / 2018	COST OF ISSUANCE ACCOUNT		0.15	0.00	0.00	0.00
1 / 2 / 2019	COST OF ISSUANCE ACCOUNT		0.16	0.00	0.00	0.00
2 / 1 / 2019	COST OF ISSUANCE ACCOUNT		0.18	0.00	0.00	0.00
3 / 1 / 2019	COST OF ISSUANCE ACCOUNT		0.16	0.00	0.00	0.00
4 / 1 / 2019	COST OF ISSUANCE ACCOUNT		0.18	0.00	0.00	0.00
4 / 8 / 2019	COST OF ISSUANCE ACCOUNT		0.00	(102.65)	(129.71)	(27.06)
		<u>0.00</u>	<u>2.65</u>	<u>(2.65)</u>	<u>6.68</u>	<u>9.33</u>
		<u>363,275.72</u>	<u>157,043.44</u>	<u>206,232.28</u>	<u>860,580.06</u>	<u>654,347.78</u>
	ACTUAL EARNINGS		157,043.44			
	ALLOWABLE EARNINGS		<u>654,347.78</u>			
	REBATE REQUIREMENT		(497,304.34)			
	FUTURE VALUE OF 10/3/2019 COMPUTATION DATE CREDIT		(2,131.31)			
	FUTURE VALUE OF 10/3/2020 COMPUTATION DATE CREDIT		(2,058.08)			
	FUTURE VALUE OF 10/3/2021 COMPUTATION DATE CREDIT		(1,975.70)			
	FUTURE VALUE OF 10/3/2022 COMPUTATION DATE CREDIT		(1,927.97)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(507,357.40)</u>			



EXHIBIT 18



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



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

~~SOLTERRA HOA~~
4049 OAKTREE DRIVE
DAVENPORT, FL 33837

11/07/2023

ATTN: MANAGER

THIS BID IS FOR REPAIRS TO THE POOL HEATER #3 AND #4. SPIES WILL INSTALL ONE NEW CONTROL PANEL AND MEMBRANE ON HEATER #3 AND REPLACE THE FAULTY STACK FLUE SENSOR ON HEATER #4. THE PRICE INCLUDES ALL LABOR FOR THE REPAIR.

TOTAL \$1,245.00 ~~PLUS TAX~~

PLEASE NOTE: IF ANY ADDITIONAL PARTS ARE FOUND IN NEED OF REPLACEMENT (THERMISTER SENSOR, HIGH LIMIT, ETC.) SPIES WILL PROVIDE A WRITTEN ESTIMATE BEFORE COMPLETING ANY OTHER REPAIRS.

PRICE IS GOOD FOR 30 DAYS OF BID DATE ABOVE.

ACCEPTED AND AGREED:

BY: _____
TITLE: _____
DATE: _____

REGARDS,

KEN SOUKUP
SERVICE MANAGER
SPIES POOL INC.
CP C04320

801 Sawdust Trail
Kissimmee, FL 34744



407-847-2771
Fax 407-847-8242

www.spiespool.com



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



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

SOLTERRA
5200 SOLTERRA BLVD
DAVENPORT, FL 33837

12/11/2023

ATTN: RANDY

THIS QUOTE IS FOR REPAIRS TO THE POOL FEATURE PUMP. SPIES WILL INSTALL 1 NEW 3HP 3PH EQ MOTOR, MAX-E-PRO IMPELLER, DIFFUSER, SHAFT SEAL AND PUMP O-RING. ALL LABOR FOR THE INSTALLATION IS INCLUDED IN THE BID.

TOTAL \$1,695.00 ~~PLUS TAX~~

PLEASE NOTE: IF ANY OTHER PARTS ARE FOUND TO BE FAULTY AND IN NEED OF REPLACEMENT TO COMPLETE THIS REPAIR, (SEAL PLATE, ETC) THEY WILL BE REPLACED AND BILLED AS AN EXTRA TO THE ABOVE PRICE.

1 YEAR MANUFACTURER'S LIMITED WARRANTY EXCLUDING DAMAGE CAUSED BY FLOODING, SEAL LEAKS OR POWER SURGES (LIGHTNING).

ACCEPTED AND AGREED:

REGARDS,

BY: _____
TITLE: _____
DATE: _____

KEN SOUKUP
SERVICE MANAGER
SPIES POOL LLC
CP C043205

801 Sawdust Trail
Kissimmee, FL 34744



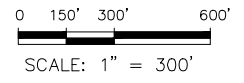
407-847-2771
Fax 407-847-8242

www.spiespool.com



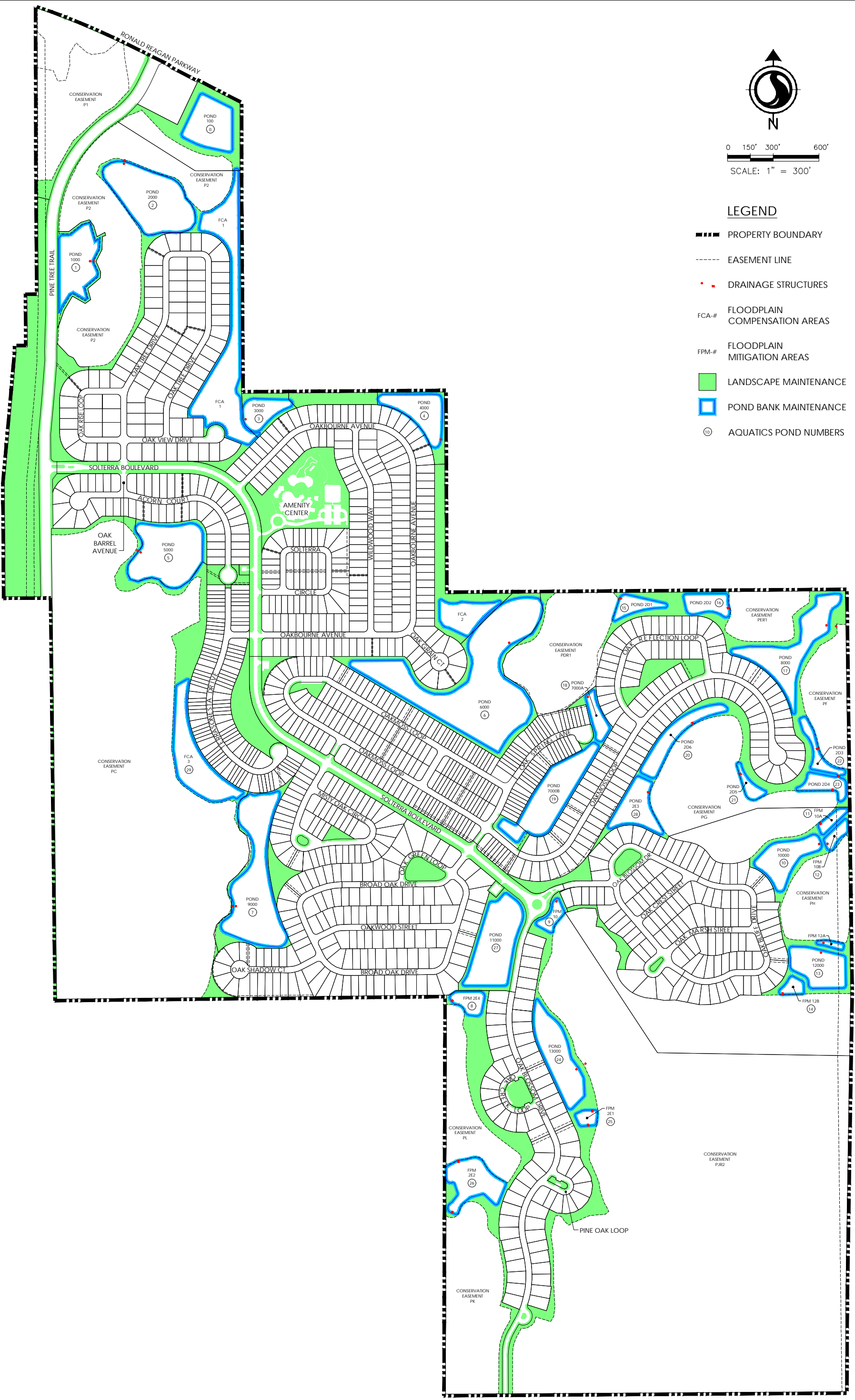
EXHIBIT 19





LEGEND

- ■ ■ ■ ■ PROPERTY BOUNDARY
- - - - - EASEMENT LINE
- ■ DRAINAGE STRUCTURES
- FCA-# FLOODPLAIN COMPENSATION AREAS
- FPM-# FLOODPLAIN MITIGATION AREAS
- LANDSCAPE MAINTENANCE
- POND BANK MAINTENANCE
- ⊙ AQUATICS POND NUMBERS



Stantec
 777 S. Harbour Island Blvd.
 Suite 600
 Tampa, Florida 33602
 Phone 813.223.9500
 Fax 813.223.0099

Client/Project
SOLTERRA RESORT CDD

MAINTENANCE MAP

Davenport, Polk County, Florida

Revision	By	Appd.	YY.MM.DD	Issued	By	Appd.	YY.MM.DD

Project Number: 215612150			
File Name: 215612150-01-X04-MAINTENANCE MAP			
VN	TLS	VN	23.11.15
Des.	Chk.	Dgns.	YY.MM.DD
Drawing No. X04			1 of 1
Revision Sheet			
0			

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EXHIBIT 20



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

Text of Revised Rules

The proposed revisions to the existing parking rules are comprised of the underlined addition of Section 4 to the District's existing Parking and Enforcement Rule below. The remainder of the District's rule shall remain in full force and effect:

SECTION 1. INTRODUCTION. The District finds that parked Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents and the public. This Rule is intended to provide the District's residents and paid users with a means to remove such Vehicles from District designated Tow-Away Zones (hereinafter defined) consistent with this Rule.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Mobile Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Park; Parked; or Parking.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action as further provided within this Rule.
- F. *Vehicle.* Any Mobile Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle.
- G. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any Vehicle in the area on the District's roadways depicted in **Exhibit A** attached hereto and incorporated herein by this reference (the "**Prohibited Street Parking Areas**") shall be prohibited. Any Vehicle parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.



SECTION 4. DESIGNATED PARKING AREAS – WEEKEND HOURS. Parking during the time period between 10:00 p.m. on Friday evening through 5:00 a.m. on Saturday morning and from 10:00 p.m. on Saturday evening through 5:00 a.m. Sunday (the “Weekend Hours”) morning is further restricted. Parking in the Designated Parking Areas is only permitted during the Weekend Hours with a special pass to be issued by gate security. The Weekend Hours passes shall be limited to five (5) per address. Any Vehicle parked in the designated parking areas without this pass shall be subject to towing at the owner’s expense.

SECTION 5. ESTABLISHMENT OF TOW-AWAY ZONES. At all times, the Prohibited Street Parking Areas depicted in **Exhibit A** and other areas governed by the Weekend Hours provision of Section 4 above, shall be “Tow-Away Zones.” Any Vehicle parked in violation of this Rule may be towed by the District at the sole expense of the owner of such Vehicle if it remains in violation of the terms and conditions of this Rule. The District shall not be liable to the owner of such Vehicle for trespass, conversion, damages, or otherwise, nor guilty of any criminal act by reason of such towing, and neither its removal nor failure of the owner of such Vehicle to receive any notice of said violation shall be grounds for relief of any kind. All towing shall be performed in accordance with section 715.07, *Florida Statutes*.

SECTION 6. EXCEPTIONS.

- A. VENDORS/CONTRACTORS/SPECIAL EXCEPTIONS.** Under special circumstances to be established by the District Manager, the District Manager or his/her designee may authorize vendors/consultants and/or others in writing to park vehicles on District roadways. All vehicles so authorized must be identified by a written parking pass from the District Manager or his/her designee.
- B. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 7. TOWING/REMOVAL PROCEDURES.

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



forth herein. Pursuant to Section 190.012(2)(d), *Florida Statutes*, the District's selection of a towing operator is not subject to public bidding if the towing operator is included in an approved list of towing operators maintained by Polk County.

SECTION 8. PARKING AT YOUR OWN RISK. Vehicles may be parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such Vehicles.

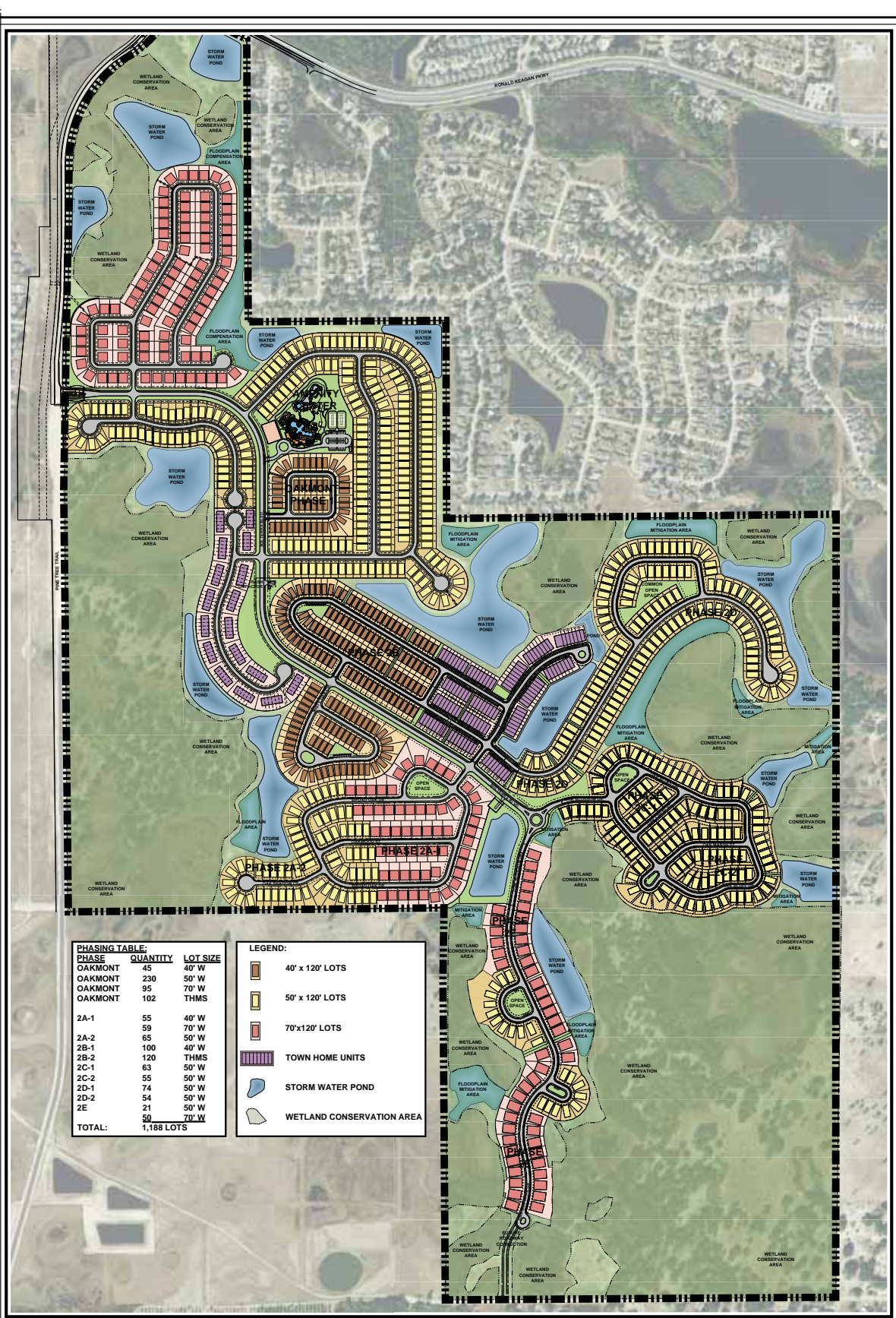
EXHIBIT A – *Prohibited Street Parking Areas*

Effective Date: August 27th, 2020



EXHIBIT A – *Prohibited Street Parking Areas*





PHASING TABLE:

PHASE	QUANTITY	LOT SIZE
OAKMONT	45	40' W
OAKMONT	230	50' W
OAKMONT	95	70' W
OAKMONT	102	THMS
2A-1	55	40' W
2A-2	59	70' W
2A-2	65	50' W
2B-1	100	40' W
2B-2	120	THMS
2C-1	63	50' W
2C-2	55	50' W
2D-1	74	50' W
2D-2	54	50' W
2E	21	50' W
2E	59	70' W
TOTAL:	1,188	LOTS

LEGEND:

- 40' x 120' LOTS
- 50' x 120' LOTS
- 70' x 120' LOTS
- TOWN HOME UNITS
- STORM WATER POND
- WETLAND CONSERVATION AREA

Solterra Resort - Phase 1 and 2 **Kolter Land Partners**
Overall Master Plan Exhibit **Polk County, Florida**

DATE:	DATE:	JOB #:	JOB #:

SCALE: 1" = 300'
 HALF SCALE 11" BY 17"

HEIDT DESIGN

This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and wetland study and is required and may affect final work and layout.

SOUTHERN RESORTS MASTER PLAN/LANDSCAPE ARCHITECTURE ARCHITECTURE PARTNERS, OVERALL EXHIBIT, MACLEOD, WISLA, KOLTER, ARCHITECT PARTNERS - JOSEPH COLLINS

