



**SOLTERRA RESORT
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Friday

April 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, April 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, April 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 skonley@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](#)
 - a. Consideration of Aquatic Maintenance Proposals
 - i. Midge Fly Adulticide Surfactant Treatment Proposal - [Exhibit 2](#)
\$31,275.00 (9 treatments: \$3,745.00/mo.)
 - ii. Nuisance Insect Fogging Proposal - \$7,650.00 (9 treatments) [Exhibit 3](#)
 - iii. Monthly Debris Pickup - \$7,830.00 (9 events: \$870.00/event) [Exhibit 4](#)
 - iv. Aquatic Maintenance Service Agreement Renewal - [Exhibit 5](#)
\$29,724.00 (\$2,477.00/mo.)

III. Business Items (Continued)

2. Amenity Manager – *Jayne Biggs, Vesta Property Services* [Exhibit 6](#)
 - a. Consideration of Amenity Proposals
 - i. TGP Lighting – Revised Holiday Lighting - \$6,609.60 [Exhibit 7](#)
 - ii. Pickleball Striping
 - A) 4-Court [Exhibit 8](#)
 - 1) Cross Court Resurfacing 4-Court - \$10,900.00
 - 2) Stewart Tennis Court & Fencing 4-Court - \$43,300.00
 - B) 2-Court [Exhibit 9](#)
 - 1) Innovative Sport Surfacing 2-Court - \$29,910
 - 2) Stewart Tennis Court & Fencing 2-Court - \$28,600.00
 - iii. USA Seal and Stripe Lane Divider & Parking Stall Striping - \$750.00 [Exhibit 10](#)
 - iv. Trash Cans - \$1,649.90 [Exhibit 11](#)
 - v. 9-Hole Mini Golf Course Construction [Exhibit 12](#)
 - A) Yellowstone - \$40,000
 3. Café Management – *Irma Crespo, Evergreen Lifestyles Management*
 4. HOA Management – *Joe Bullins, Artemis Lifestyles Services*
 5. Landscape Maintenance – *Vicky Alvarez, Yellowstone Landscape*
 - a. Consideration of Landscape and Irrigation Proposals
 - i. Clubhouse Irrigation Conversion & Sod Removal - \$622.19 [Exhibit 13](#)
 - ii. Coontie Palm Transplanting at Utility Room - \$237.31 [Exhibit 14](#)
 - iii. February Irrigation Repairs - \$1,550.55 [Exhibit 15](#)
 - iv. Mulch Installation - \$61,226.95 [Exhibit 16](#)
 - v. Oakmoss Loop Easement (CDD-maintained) Ground Cover Plus Irrigation - \$14,953.54 – *previously presented* [Exhibit 17](#)
 - vi. Solterra Blvd. Boulder Installation - \$10,997.55 [Exhibit 18](#)
 6. Security Management – *Zuleika Fernandez, Florida Training & Investigations LLC (FTI)*

IV. Staff Reports

- A. District Counsel – *Meredith Hammock, Kilinski Van Wyk*
- B. District Engineer – *Greg Woodcock, Stantec*
- C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Discussion on Preliminary FY 2025 Budget

Exhibit 19

V. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 1, 2024
- B. Consideration and Acceptance of the February 2024 Unaudited Financial Report

Exhibit 20

Exhibit 21

VI. Shade Session – Security (*Supervisors will discuss security items only; no business will be conducted while in this Closed Session*)

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

VIII. Action Items Summary

IX. Next Meeting Quorum Check

Friday, April 5, 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:

3/28/2024 10:45 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 10

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level is low on this pond which is typical for the season, as rain becomes more apparent the water level will resume to normal. The nuisance grasses along the ponds perimeter have been treated for and are actively decaying. There is some scattered surface algae present within the pond. This will be our technicians main focus in the upcoming visit.

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

SITE: 11

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. The beneficial lilies present within the pond are in a healthy condition. There is still a minor amount of decaying surface algae present along parts of the perimeter. Our technician will retreat for the algae in the upcoming treatment.

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



Inspection Report

SITE: 12

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Although the water level is low there was no nuisance grass or algae growth observed in the pond. The beneficial lilies are in a healthy state. 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"/> 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"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

SITE: 13

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of subsurface growth observed along parts of the ponds perimeter. Our technician will address this growth in the upcoming visit.

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



Inspection Report

SITE: 14

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Nuisance grasses around the perimeter have been treated for and are actively decaying. The grasses primarily being torpedo grass. Beneficial lilies are in a healthy 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	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	<input type="checkbox"/> Planktonic
<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"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:		

SITE: 15

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The pond water level is down significantly on this pond. In some of the areas now absent of water there is some nuisance growth occurring. In the upcoming visits our technician will make sure to address this growth.

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



Inspection Report

SITE: 16

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Most of the nuisance grasses have been sprayed for and are actively decaying. Some new regrowth is occurring however. Our technician will address this growth in the next visit.

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

SITE: 17

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae or nuisance grass growth observed within this pond. Any nuisance grasses that were present have been treated for and are actively decaying. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 18

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level is down on this pond. This pond is experiencing some subsurface growth as well as nuisance grass growth. Our technician will target both in the upcoming treatment.

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

SITE: 19

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of torpedo grass regrowth occurring along parts of the ponds perimeter. The beneficial lilies are thriving and are in a healthy state. Our technician will continue to monitor and treat for the nuisance grasses in the upcoming visit.

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



MANAGEMENT SUMMARY



With the conclusion of March almost here, the changing weather has rapidly shifted the conditions affecting the Solterra Resort ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most ponds. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and warm temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent or great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we are starting to see it bloom in several ponds. This will be the main target moving forward for our technicians, as we move into the warmer spring months.

RECOMMENDATIONS

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

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

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!



MAINTENANCE AREA



SOLTERRA RESORT CDD

Solterra Blvd, Davenport

Gate Code:



EXHIBIT 2





Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

Proposal

Date 3/4/2024 **Proposal #** 1102

Customer Information		Project Information Solterra CDD SKEETER Applicat...	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact	Solterra Resort CDD Monthly SKEETER Applications	
	Phone		
	E-mail districtap@vestapropertys...	Proposal Prepared By:	Kevin Riemensperger
	Account #	Type Of Work	Midge

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Once A month treatments of surface aduicide to the ponds of Solterra Resort CDD, for the remainder of 2024. The aduicide is a natural-oil based surfactant, sitting on the top of the water. As new adults attempt to emerge and breed, they become coated in oil, preventing flight. Following this, they are set upon by nematodes in the product, resulting in death within 24 hours. The product has a 30 day efficacy. Total volume of water being treated is 46.81AC. \$3,475.00 Per Treatment Event. To be billed at the start of each month.	9	31,275.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$31,275.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 3





Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 3/4/2024 **Proposal #** 1101

Customer Information		Project Information	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact	Solterra Resort CDD Nuisance Insect Fogging Program 2024	Solterra CDD Fogging 2024
	Phone	Proposal Prepared By:	Kevin Riemensperger
	E-mail districtap@vestaproperty...	Type Of Work	Fogging
	Account #		

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
ULV Pesticide fogging for mosquitos, "No-see-em's" , Midge flies and other associated nuisance insects. Fogging will be done one (1) time per month for control and maintenance of nuisance insects, in the year 2024 Dates to be decided on & approved by the board; following the proposal's execution. *Fogging applications will occur at night. We encourage residents to remain inside their abodes, the clubhouse or otherwise during & for at least 30 minutes post application.	9	7,650.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total	\$7,650.00
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I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 4





Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576
 813.836.7940 | office@steadfastenv.com
 www.SteadfastEnv.com

Proposal

Date 3/4/2024 **Proposal #** 278

Customer Information		Project Information	
Solterra Resort CDD 250 International Pkwy, Suite 208 Lake Mary, FL 32746	Contact Phone E-mail dpfginvoices@payablesloc... Account #	Solterra Resort CDD Debris Removal	Proposal Prepared By: Kevin Riemensperger Type Of Work Debris Remova

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
1x Debris pickup events will occur on a one a month schedule within the year 2024. A technician will utilize UTV in addition to watercraft when applicable to scan Solterra Resort's ponds, and remove normal size debris items. Typically along the shore and within 4 feet of the bank, while significant items further will be collected via watercraft including but not limited to: Food containers (bags, styrofoam meal containers, metal tins) , drink containers (plastic water bottles, glass bottles, soda cans), plastic bags, styrofoam packaging, discarded toys, clothing items, ect. \$870/Event 9 Events = \$7,830.00	9	7,830.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total	\$7,830.00
--------------	------------

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____



EXHIBIT 5



2024

STEADFAST

ENVIRONMENTAL



Vesta Property Services
Proposal for Pond Maintenance:
Solterra Resort CDD
Solterra Blvd, Davenport, FL 33837



March 15th, 2024

Vesta Property Services

250 International Parkway, Suite 280, Lake Mary, Florida 32746

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Solterra Resort CDD.

Program to consist of areas # 0-29 as indicated on attached map. Area to be serviced measures 36,380 LF & 50.64 AC.

Occurrence: 2 events/month

Annual Cost: \$29,724.00

(\$2,477.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments of EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Hydrilla, Dwarf Babytears, Chara, Duckweed, ect.*
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*.³

Special Services:

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

Service Area



SOLTERRA RESORT CDD
Solterra Blvd, Davenport

Gate Code:



Agreement

The contract will run for one year starting _____ . If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.


Steadfast Representative

Aquatics Director
Title

Signature of Owner or Agent

Title

EXHIBIT 6



SOLTERRA RESORT

General Managers Report

Meeting Date: 04/05/24

Submitted by: *Jayme Biggs*

LIFESTYLE

Solterra Resort welcomed Spring in full force in March with the introduction of new spring themed crafts, successful national holidays, and of course lots of fun in the sun! We are excited to keep this momentum going with fun and exciting activities! We are thrilled to be hosting an Earth Week event from April 21-April 27, where we will have fun giveaway items, crafts, and other themed activities. We plan on adding more themed crafts into our rotation for April as well as starting Paid-For-Crafts such as Sand Art and Tie Dye.

ADMIN

- Next HOA and CDD Meeting is scheduled for 4/11/24.
- 12 umbrellas and stands have been ordered.
- Cabana signs have been changed to “available to rent.”
- The first 1/3 of the Polywood pool lounge chairs have arrived.
- Oakmoss Loop and Red Oak Road street signs have been ordered and will be installed as soon as they are delivered.
- Exercise systems – general repairs approved in March are 50% completed, remaining repairs are waiting for parts and will be completed as soon as they arrive.

Social Media Request – Vesta is preparing a proposal to create a Facebook page to include: scope of work, annual cost, and setup up fees for additional social media. This proposal will be presented at the May CDD meeting.

Proptia update:

- Installation of equipment is mostly complete. The company Accurate Electronics continues to work on integration of the database into the computer system, pass generation, etc.
- The clubhouse is being worked today – 3/27.

SQUARE REPORTS as of 3/26/24

March:

- **Resort fee \$61,146**
- **Cabanas \$10,150**



SOLTERRA RESORT

PROJECT UPDATES:

- The Acorn gate is in the process of being repaired. The vendor has ordered supplies and then will schedule work.
- Inlet tops – the 4 broken inlet tops have been approved and vendor plans to schedule repairs 2nd – 3rd week of April.

FIELD OPERATIONS AND FACILITY MAINTENANCE

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

- Painted entry walls to the pool breezeway.
- Painted fire lane curb in clubhouse parking lot. With no parking and fire lane stencils.
- Cleaned fans in café.
- Installed 6 new bulk toilet paper holders. This will reduce paper product costs.
- Painted baseboards in gym hallway.
- Cleaned out storage shed.
- Assembled 39 pool lounge chairs. 1 defective will work with the company for replacement.
- Relaced automatic soap dispenser in outdoor women's restroom and men's gym restroom.
- Completed privacy screening in the pool pump equipment area for the lazy river.

In Process:

- Additional no fishing/do not feed alligator signs will be purchased for Acorn Pond and Oak Blossom/Solterra Blvd. ponds.

BIDS:

- TPG Lighting – Holiday lighting for 2024 season – updated.
- Pickleball – Additional quote to compare.
- Mini Golf –
- Striping –
- Trash Cans

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



Before and After Pictures

New Cabana signs



1/3 of the pool lounge chairs



New toilet paper holders



New automatic soap dispenser



Exterior Pool Area Walls



Clubhouse parking lot fire lane curb



Oak Tree Drive – Hydrant area



Lazy River Privacy Screens



Clubhouse Baseboards



EXHIBIT 7





TPG Lighting

TPG Lighting, LLC

Solterra
5200 Solterra Blvd
Davenport, FL 33837

☎ (407) 436-4993
✉ jbiggs@vestapropertyservices.com

ESTIMATE	#660
ESTIMATE DATE	Mar 4, 2024
TOTAL	\$6,609.60

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

☎ (407) 413-0442
✉ tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Lighting - 1003 48" Oregon Wreath Clubhouse: Placing one 48" pre-lit warm white commercial grade wreath on either side of the entrance breezeway facing the roundabout.	2.0	\$1,054.50
Lighting - 4004 18" Red Bow Clubhouse: One 18" red 3D commercial grade bow on each of the wreaths.	2.0	\$166.50
Lighting - 3001 Mini Lights (Per Strand) Clubhouse: Adding additional permanent-grade mini lights to the trunks of the 2 palms to reach the fronds.	4.0	\$260.00
Lighting - 3002 Palm Fronds Wrap (Per Frond) Clubhouse: Lining the lowest 10 fronds of these two Sylvester palms in temporary green mini lights.	20.0	\$800.00
Lighting - 1007 Oregon Pre-Lit Garland (9 ft. Section) Pine Tree and Solterra Main Entrance: Outlining both entrance signs around the verbiage in warm white pre-lit commercial grade garland.	6.0	\$1,132.20
Lighting - 1001 36" Oregon Wreath Pine Tree and Solterra Main Entrance:	4.0	\$1,110.00

Attaching one 36" warm white pre-lit commercial grade wreath to the rod iron fencing on either side of the entrance sign verbiage. (4 total. 2 per side of the entrance.)

Lighting - 4001 12" Red Bow	8.0	\$515.04
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Pine Tree and Solterra Main Entrance:

Placing one 12" red 3D commercial grade bow on each upper corner of the garland and one on each wreath (8 total bows).

Lighting - 3001 Mini Lights (Per Strand)	6.0	\$390.00
--	-----	----------

Pine Tree and Solterra Main Entrance:

Adding additional permanent-grade mini lights to the trunks of the 3 palms to reach the fronds.

Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.

Lighting - 3002 Palm Fronds Wrap (Per Frond)	30.0	\$1,200.00
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Pine Tree and Solterra Main Entrance:

Lining the lowest 10 fronds of these 3 Sylvester palms in green mini lights.

Note: we will be required to use the outlet inside of the gate motor box on the palm tree between the entry and exit gates. It would be preferable to have an outlet installed outside of this motor box which would cost \$460 if we were to put one there.

Lighting - 2001 C9 Lights (Roof Line) Per Linear Foot	1.0	\$950.00
---	-----	----------

Pine Tree and Solterra Main Entrance:

Outlining the upper roof-line of the guard shack in warm white C9 bulbs.

Lighting - 1001 36" Oregon Wreath	2.0	\$555.00
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Pine Tree and Solterra Main Entrance:

Placing one 36" warm white pre-lit commercial grade wreath on the outside columns near the retaining walls on the outsides of the entrance (2 total).

Lighting - 4001 12" Red Bow	2.0	\$128.76
-----------------------------	-----	----------

Pine Tree and Solterra Main Entrance:

One 12" red 3D commercial grade bow for each of the wreaths on the two columns on the outsides of the gate (2 total).

Lighting - Holiday Lighting Disclaimers	1.0	\$0.00
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By Approving this Quote, the Client Agrees to the Following Holiday Lighting Disclaimers:

- A non-refundable 50% deposit and the completion and return of the information packet questionnaire after approval is required before product is ordered and the project can be placed on the schedule.

- There is a 10% discount for customers who sign up for a 3-year service agreement.

- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).

- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards identified on the questionnaire prior to the agreed-upon installation date above. If the landscaping is not trimmed when we arrive after the earliest date on page 1 of the questionnaire, there will be a \$250 fee to come back after the landscape trimming has been completed.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a \$250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year's Eve (After 12:00 Noon), and New Year's Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations must be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled in accordance with the property questionnaire that is required to be filled out by the client before the job is scheduled. We will diligently strive to meet the requirements based on the answers of the questionnaire.

Services subtotal: \$8,262.00

Subtotal	\$8,262.00
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Customer Retention Discount	- \$1,652.40
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Total	\$6,609.60
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Thank you for the opportunity to do business with you!

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved. We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime. Welcome to the TPG Lighting family!



Permanent Palm Wrap



Supplemental Christmas Lig



EXHIBIT 8





ESTIMATE

Estimate #4803

Date: March 18, 2024

1742 S. Woodland Blvd., Ste. 217
 Deland, FL 32720

Terms: 50% at contract
 Balance upon completion

Name/Address/Phone

Solterra
 5000 Solterra Blvd
 Davenport, FL
 Attn: Jamie Biggs, Vista Property Services

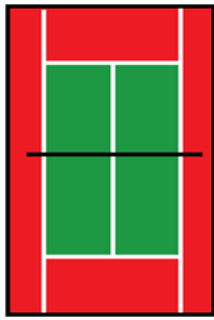
Note: Estimate is valid for 30 days

Job Description	Unit Price	Total
Double Tennis Court: (Convert one court to 4 pickleball courts) <ul style="list-style-type: none"> Install 4 new sets of pickleball posts and nets Machine sand surface patch cracks level low spots apply one coat of acrylic resurfacer, apply two coats of acrylic color line court to regulation specifications for tennis and pickleball paint net posts hang nets 		\$ 10,900.00
TOTAL:		\$ 10,900.00

Note: We can remove the current tennis court posts and nets; however, we would recommend leaving to serve as a divider.

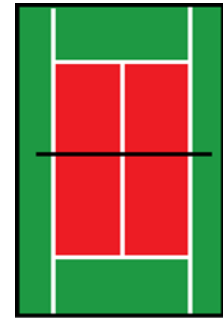
One year warranty on materials and workmanship.





Stewart Tennis Courts & Fencing, Inc.

PO Box 485 Terra Ceia, FL 34250
Office: 941-746-7718
Fax: 941-746-7116
Toll Free: 1-800-232-3490
tim.stewarttennis@gmail.com
CBC1252242



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

Scope – 2 Tennis Courts 120 x 120/ 4 pickleball

STCF will need to square the 2 corners of the tennis courts on the east side.

We will remove the fence on these corners. Once the fence is removed, we will also need to remove the landscaping and irrigation on these corners. The irrigation will be moved and capped. Once this is done, STCF will install new asphalt to these corners to make them a 90-degree angle. Once asphalt is paved, STCF will re-install the fence and add new fence to these areas as needed.

Total for this section. \$7,500.00

Customers initials. _____

STCF will leave the net up on the east court as a barrier between the pickleball courts.

Net Post: STC and F will install 4 sets of net post sleeves for pickleball in concrete (300 lbs each)

Sleeve holes will be 18" X 18" x 24 "

Sleeves will be PVC

This will be for 4 pickleball courts.

STCF will provide new nets and nets posts for the courts.

Total for this section. \$7,200.00

Customers Initials. _____



Surface portion.

Cleaning: Courts to be cleaned of all trash, sand, and debris.

Rolling: Courts will be rolled with a vibratory roller. This will help smooth out the surface from any raised areas. We cannot guarantee we will smooth area within 6 inches of fence perimeter.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day. SE Corner. STCF will also address the SW corner of the court and level this area "if needed".

Cracks: We will hand patch all cracks greater than ¼"

Coats 1 & 2. One coat of acrylic material will be applied with 1 coat of a fiberglass membrane over entire court surface.

Coats 3 & 4: Two coats of acrylic resurfacer plus silica sand to be applied. These are filler coats to smooth out any irregularities

Coats 5 & 6: Two coats of color to be applied using silica sand, these are the wear and texture courses. Colors can be chosen by Solterra.

Playing lines: 2-inch white playing lines will be applied according to USTA and USPBA standards.

Nets: We will also provide a new net for the tennis court.

Guarantee: This surface comes with a **2-yr.** guarantee against peeling, lifting and unusual fading.

Total for this section: **\$28,600.00**

Customers Initials: _____

A 1/3 deposit of **\$14,434.00** will be required upon contract signing. The remaining balance of **\$28,866.00** is due upon completion. Prices are only guaranteed for 30 days. Any deposit will not be refunded after 10 days of receiving deposit.

*Stewart will not be held responsible for damage done to sprinklers plants, grass and/or sidewalks. However, we can repair them but there will be a charge
If weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day*

We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$43,300.00.**

**All monies due upon completion of each phase. Final pay upon completion of entire job.
Any permits or engineering fees are not included in these prices. If these are required, STC&F will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.**

Note: The above prices and specifications are subject to change after **30** days.

Authorized Signature _____ Date: _____



EXHIBIT 9



Innovative Sport Surfacing, LLC
 8425 Station St
 Mentor, OH 44060-4924 US
 sales@innovativesportsurfacing.com
 m
 www.innovativesportsurfacing.com

Estimate 2387



ADDRESS	SHIP TO	DATE	TOTAL
Randy Fredrick Vesta Property Services Solterra Resort 5200 Solterra Blvd Davenport, FL 33837	Randy Fredrick Vesta Property Services Solterra Resort Tennis Court 7459 Oakmoss Loop Davenport, FL 33837	02/21/2024	\$29,910.00

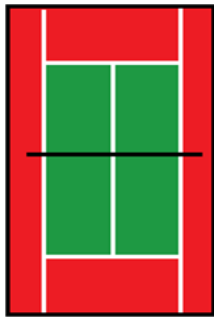
TRACKING NO.
 Ryan

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tennis Court Renovation	two (2) tennis courts one (1) tennis remains a tennis court convert one (1) tennis court into 2 pickleball courts total area is 120' x 120' = 14,400-sf 1. Clean off courts 2. Apply crack filler and repair all cracks 3. Apply resurfacer 4. Apply color acrylics 2 coats to the areas, colors still TBD 5. Apply all court lines ALL INCLUSIVE: MATERIALS / FREIGHT / LABOR	2	14,955.00	29,910.00
	Pickleball posts and nets	Supply and install pickleball sleeves, posts and nets \$3,500/court 2 courts = \$7,000 4 courts = \$14,000	1	0.00	0.00

3% processing fee on all card payments ACH is free Thank you for the Opportunity!!	SUBTOTAL	29,910.00
	TAX	0.00
Payment Terms: Material Deposit and Balance Upon Completion (5% per day late fee of project total applied after 3 business days of completion if not paid)	TOTAL	\$29,910.00

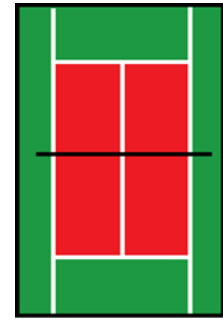
THANK YOU.





Stewart Tennis Courts & Fencing, Inc.

PO Box 485 Terra Ceia, FL 34250
Office: 941-746-7718
Fax: 941-746-7116
Toll Free: 1-800-232-3490
tim.stewarttennis@gmail.com
CBC1252242



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

Scope – 2 Tennis Courts 120 x 120/ 2 pickleball

STCF will leave the net up on the east court as a barrier between the pickleball courts.

Net Post: STC and F will install 2 sets of net post sleeves for pickleball in concrete (300 lbs each)

Sleeve holes will be 18" X 18" x 24 "

Sleeves will be PVC

This will be for 2 pickleball courts.

STCF will provide new nets and nets posts for the courts.

Total for this section. \$3,600.00

Customers Initials. _____

Surface portion.

Cleaning: Courts to be cleaned of all trash, sand, and debris.

Rolling: Courts will be rolled with a vibratory roller. This will help smooth out the surface from any raised areas. We cannot guarantee we will smooth area within 6 inches of fence perimeter.

Flooding: Court to be flooded with water and allowed to dry in direct sunlight for one hour to identify low areas (bird baths). 70 degrees or better and on a clear day.

Cracks: We will hand patch all cracks greater than ¼"

Coats 1 & 2. One coat of acrylic material will be applied with 1 coat of a fiberglass membrane over entire court surface.

Coats 3 & 4: Two coats of acrylic resurfacer plus silica sand to be applied. These are filler coats to smooth out any irregularities

Coats 5 & 6: Two coats of color to be applied using silica sand, these are the wear and texture courses. Colors can be chosen by Solterra.

Playing lines: 2-inch white playing lines will be applied according to USTA and USPBA standards.

Nets: We will also provide a new net for the tennis court.

Guarantee: This surface comes with a **2-yr.** guarantee against peeling, lifting and unusual fading.

Total for this section: **\$28,600.00**

Customers Initials: _____



A 1/3 deposit of **\$10,734.00** will be required upon contract signing. The remaining balance of **\$21,466.00** is due upon completion. Prices are only guaranteed for 30 days. Any deposit will not be refunded after 10 days of receiving deposit.

*Stewart will not be held responsible for damage done to sprinklers plants, grass and/or sidewalks. However, we can repair them but there will be a charge
If weather is colder than 50 degrees and our rain chances are 50%, or higher, we choose if we work that day*

We propose hereby to furnish material and labor- complete in accordance with above specifications in the sum of: **\$32,200.00.**

All monies due upon completion of each phase. Final pay upon completion of entire job.

Any permits or engineering fees are not included in these prices. If these are required, STC&F will obtain, and supply required permits but the fees plus contractor's time are to be reimbursed by owner.

Note: The above prices and specifications are subject to change after **30** days.

Authorized Signature _____ Date: _____



EXHIBIT 10





PO Box 470452
Celebration, FL 34747

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

**** PROPOSAL ****

MARCH 27, 2024

**SOLTERRA RESORT
5200 SOLTERRA BLVD
DAVENPORT, FL 33837**

**Install 6 in by 30 ft lane divider line
Install two arrows
Paint 10 parking stall lines**

TOTAL JOB COST: \$750.00

**ACH PAYMENTS TO BE MADE TO:
USA Seal & Stripe LLC -
Fifth Third Bank
Routing: 063109935
Account: 7442153586**

**CHECK PAYMENTS TO BE MADE TO:
USA Seal & Stripe LLC
MAILED TO: 1602 Resolute St Celebration, FL 34747**



EXHIBIT 11



Bulk buying options

Add up to 49 different products (or 999 total units).
You can update the quantity if you "Request a quote" on any product on the next page.

Products available: 1 of 1
Items available: 10 of 10

[Add or remove products](#)

Subtotal (10): **\$1,649.90**

Shipping calculated at checkout
Estimated tax calculated at checkout.

[Add all to cart](#)

Or

[Request a quote](#)

Get offers from suppliers for orders of \$10,000.00 or 999 units or more

Product	Quantity	Availability	Seller	Price + Shipping
 Commercial Zone Products PolyTec Series 42gal Square Trash Can with Dome Lid, Black (73290199) ★★★★★ ASIN: B00SL70S4E Condition: New	<input type="text" value="10"/>	In Stock	Ships and sold by Amazon.	\$1,649.90 \$164.99 each  FREE delivery: Monday, March 18 Order within 9 hrs and 43 mins Details 2 offers and 3 similar items Select different offers



EXHIBIT 12





Proposal #180200

Date: 01/21/2022

From: Dana Bryant

Proposal For

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

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

9 hole Mini Golf

Terms: Net 30

IOLE Mini Golf

- Contouring / grading of existing land
- Artificial Turf playing surface
- Curbing for the perimeter of each hole
- Secure Cups
- Water feature
- Enhanced Landscaping

DESCRIPTION	QUANTITY	AMOUNT
General Labor	0.00	\$0.00
Shrub, 3 GAL (UPDATE COST)	0.00	\$0.00
Equipment Rental (UPDATE COST)	0.00	\$0.00

Client Notes

Signature

x

SUBTOTAL	\$40,000.00
SALES TAX	\$0.00
TOTAL	\$40,000.00

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



EXHIBIT 13





Proposal #400547

Date: 03/13/2024

From: Gary Price

Proposal For

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

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Clubhouse Pine Trees Area Irrigation/Sod Removal

Terms: Net 30

DESCRIPTION	AMOUNT
Irrigation Labor	\$360.00
1/2" Female adapters	\$14.14
1/2" street ells	\$27.51
Irritrol ADJ Bubblers	\$58.37
1/2" Threaded Caps	\$26.57
General Labor	\$135.60

Client Notes

- Proposal to convert spray heads from pine trees area (next to dirt box) to bubblers.
- Will also cut off capped valve lines from dirt box in case of construction.
- Labor to remove sod in between pine trees. Will install mulch during Mulch install for CDD.





Signature

x

SUBTOTAL	\$622.19
SALES TAX	\$0.00
TOTAL	\$622.19

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Gary Price

Office:

gprice@yellowstonelandscape.com

EXHIBIT 14





Proposal #405515

Date: 03/25/2024

From: Virginia Alvarez Cortes

Proposal For

Location

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

main:
mobile:

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Transplant Coontie Palms at Clubhouse

Terms: Net 30

- Remove 3 rows of Coontie Palms from side of utility room and transplant in front of utility room.
- Yellowstone not responsible if plants die from transplant.



DESCRIPTION	AMOUNT
General Labor	\$237.31
Client Notes	

Signature

x

SUBTOTAL	\$237.31
SALES TAX	\$0.00
TOTAL	\$237.31

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

Contact

Assigned To

Print Name: _____

Virginia Alvarez Cortes

Title: _____

Office:

valvarez@yellowstonelandscape.com

Date: _____



EXHIBIT 15





Proposal #403266

Date: 03/19/2024

From: Gary Price

Proposal For

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

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Irrigation repairs from February 2024 Inspection

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Irrigation Labor	5.00	\$360.00
1806 12" popup sprays	1.00	\$17.14
1812 6" popup sprays Inlet	10.00	\$257.14
Rainbird spray nozzles	3.00	\$7.71
MP rotators nozzles	40.00	\$622.85
Hunter PGP Ultra 3.0	8.00	\$205.71
Rainbird Spray Heads 6"	8.00	\$80.00

Client Notes

	SUBTOTAL	\$1,550.55
Signature	SALES TAX	\$0.00
X	TOTAL	\$1,550.55

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

Irrigation Inspection Report

Front Clock



Job Name: Sr. 1 Home (Front clock)

Controller: Hunter

Inspected By: M

Start Time: 12:00 AM, 12:30 PM, 6:00 PM

Service Date: 2-5-2024

YELLOWSTONE
LANDSCAPE

Schedule Days: M T W T F S S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1			R														✓
2			R														✓
3			D														Pop Necke Sprinkler covered w Birch tree
4			S														/
5			S														/
6			S														/
7			S														/
8			S														/
9			S														/
10			S														/
11			S														/
12			B														/
13			S														/
14			S														/
15			R														/
16			S						2								/
17			S														/
18			S						1								/
19			S														/
20			S/B														/
21			S														/
22			S														/
23			S/R														/
24			R														/

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

Irrigation Inspection Report



Job Name: Soltrain

Controller:

Inspected By:

Start Time:

Service Date:

YELLOWSTONE
LANDSCAPE

Schedule Days M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
25		R 30															
26		R 30															
27		R 30															
28		R 30															
29		R 30															
30		R 30															
31		R 30															
32		R 30															
33		R 30															
34		R 30															
35		R 30															
36		R 30															
37		R 30															
38		R 30															
39		S 30															
40		S 30															
41		D 30															
42		S 30															
43		S 30															
44		S 30															
45		R 30															
46		R 30															
47		R 30															
48		R 30															
49		R 30															
50		R 30															
51		R 30															



Irrigation Inspection Report

2nd check

Job Name: Solterra (Lib. Station)



Controller: Hunter

Inspected By:

Start Time:

Service Date: 2-1-2024

YELLOWSTONE
LANDSCAPE

Schedule Days

M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1			R						2								mp 2000 (RW)
2			R						5								1555T (RW)
3			R														✓
4			R				1	1									1 Lateral Branch
5			R					4									1 Riser
6			R														✓
7			R				1	2									
8			R					3									1 Riser Bedrock
9			R														✓ 1 Riser
10			R					5									✓
11			R					6									1555T
12			R					7									
13			R				1	1									1 Lateral Branch
14			R														✓
15			R														
16			R														
17			R					1	1								
18			R														
19			S						4								
20			S														
21			S														
22		X															
23		X															
24		X															

2nd clock

Irrigation Inspection Report



Job Name: Soltan (Lift station)
 Inspected By: U. Cleva
 Service Date: 2-1-2024

YELLOWSTONE
LANDSCAPE

Controller: _____
 Start Time: _____
 Schedule Days: M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
25			R														
26			R														
27			T														
28			R														
29			R														
30			R														
31			R														
32			R														
33			S														
34			R							1							
35			D														
36			S														
37			S														
38			S														
39	X	X	X														
40			R														
41	X	X	X														
42	X	X	X														
43	X	X	X														
44			S														
45			S														
46			S														
47			S														
48			B														
49		60	R														
50		1:20	B/R														

① 3/4 copier (2) 5/16 1/2 ft. w/ 2 in PROP

Irrigation Inspection Report

Oak Glen PK



Job Name: Saltzman

Controller: _____

Inspected By: _____

Start Time: _____

Service Date: 03/24

YELLOWSTONE
LANDSCAPE

Schedule Days M T W T F S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		600	SPR														
2		600	R														
3		600	R														
4		600	R														
5		600	R														
6	X																
7	X																
8		50	R														
9	X																

✓
✓
✓
✓
✓
✓
✓
✓
✓

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found



Irrigation Inspection Report

15010ml MARSH LP

Job Name: Solterra



Controller:

Inspected By:

Start Time: 4:30am

Service Date: DB 6 24

YELLOWSTONE
LANDSCAPING

Schedule Days MTWTF(S)

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Eunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes	
1		45	R1/B														✓	
2		45	R															✓

AS of 3/15 will be turned to HOA.

One Rect LP

Irrigation Inspection Report



Job Name: Solkhan
 Inspected By:
 Service Date: Dec 6 24

YELLOWSTONE
LANDSCAPE

Controller:
 Start Time: 12am
 Schedule Days: M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 Y Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1			S														
2			R														
3			S		3		4										
4			R														
5			R														
6			S														
7			S														
8			S		3		3										
9			R							4							
10			S														
11			R														
12			S														
13			S														
14			R														
15			S		3					4							
16			S		6					8							

Irrigation Inspection Report

7524 Oak Springs



Job Name: Solbank
 Inspected By: _____
 Service Date: Feb 24

YELLOWSTONE
LANDSCAPE

Controller: _____
 Start Time: 2:00pm
 Schedule Days: M T W T F (S)

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		Co	S														✓
2		Co	R														✓
3		Co	B														✓

TSV = Trouble Shoot Valve / TS = Trouble Shoot / ✓ = No Fault Found

Oak Moss up ple

Irrigation Inspection Report

Job Name: *S. Howard*



Controller:

Inspected By:

Start Time: *12:00pm*

Service Date: *7/15/24*



Schedule Days: M T W T *R*

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		<i>3</i>	<i>R</i>														✓
2		<i>3</i>	<i>R</i>														✓
3		<i>3</i>	<i>D</i>														✓
4		<i>3</i>	<i>B</i>														✓

Irrigation Inspection Report

Oak Blossom/Oak Bluff



Job Name: Solbana

Controller:

Inspected By:

Start Time: 2:30 am

Service Date: Feb 6 24

YELLOWSTONE
LANDSCAPE

Schedule Days M T W T F S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12"	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		40	R														✓
2		40	R														✓
3		40	R														✓
4		40	RN														✓
5		40	R														✓
6		600	RN														✓
7		30	RN														✓

As of 3/15 will turn to HOA.

Irrigation Inspection Report

Job Name: Sullivan



Controller:

Inspected By:

Start Time: 9:15

Service Date: Feb 6 24



Schedule Days **M T W T F (S)**

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		45															
2		45															
3		45				1		2									
4		45															



Irrigation Inspection Report

OAK TREE / OAK R.



Job Name: Sol Home

Controller: _____

Inspected By: _____

Start Time: 1 am

Service Date: Feb 24

YELLOWSTONE
LANDSCAPE

Schedule Days: M T W T F S

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1		40	RN														✓
2		45	S														✓
3		40	RN														✓

Pool Area

Irrigation Inspection Report



Job Name: Saltzman

Controller: _____

Inspected By: _____

Start Time: _____

Service Date: Feb 6 24

YELLOWSTONE
LANDSCAPE

Schedule Days M T W T F

Station	Start Time	Run Times	Irrigation Type	1806 Spray Heads 6" inlet	1812 Spray Heads 6"	1806 Spray Heads 12 "	Spray Heads 6"	Spray Nozzle	MP Rotator nozzles	Hunter PGP ADJ Rotor	Rain Bird 5006 Rotor	9 V Latching Solenoid	Solenoid	Decoder	Round Valve Box	Square Valve Box	Irrigation Notes
1			D														
2			D														
3			D														
4			D														
5			D														
6			RN														
7			R														
8			RN														
9			R														
10			RN														↳ Crippled Heads
11			RN														
12			RN														
13			RN														
14			R														
15			R														
16			RN														
17			RN														
18			RN														
19			R														
20			S														
21			S														
22			R														
23			RN														
24			RN														



EXHIBIT 16





Proposal #400598

Date: 03/13/2024

From: Virginia Alvarez Cortes

Proposal For

Location

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

main:
mobile:

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Mulch Install CDD 2024

Terms: Net 30

- Install Mulch In The Solterra Resort Community CDD, to include the BLVD, Parks, & Clubhouse with Premium Coco Brown.

Table with 2 columns: DESCRIPTION, AMOUNT. Row 1: Mulch Install, \$61,226.95

Client Notes

Install 1033 cubic yards of Mulch throughout Solterra Resort CDD, to include the BLVD, Parks, & Clubhouse with Premium Coco Brown.

Summary table with 2 columns: Description, Amount. Rows: SUBTOTAL \$61,226.95, SALES TAX \$0.00, TOTAL \$61,226.95

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

Contact

Assigned To

Print Name: _____

Virginia Alvarez Cortes

Title: _____

Office:

valvarez@yellowstonelandscape.com

Date: _____



EXHIBIT 17





Proposal #387609

Date: 02/13/2024

From: Virginia Alvarez Cortes

Proposal For

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

main:
 mobile:

Location

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Ground cover install easement at 7507 Oakmoss Loop

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$1,694.97
Asiatic Jasmine- 1 Gal	\$10,800.00
Pine bark - Bag	\$519.99

Client Notes

- Install 1,800 Asiatic Jasmine on Easement at 7507 Oakmoss Loop to provide ground cover.
- Labor to demo area and install plants.
- **Separate proposal submitted to add irrigation zone to cover new ground cover area.**
- Mulch installed on border sides to divide ground cover from grass.

	SUBTOTAL	\$13,014.96
Signature	SALES TAX	\$0.00
x	TOTAL	\$13,014.96

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





Proposal #382961

Date: 01/19/2024

From: Virginia Alvarez Cortes

Proposal For

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

main:
mobile:

Location

5200 Solterra Blvd
Davenport, FL 33837

Property Name: Solterra CDD

Irrigation install for easement at 7507 Oakmoss

Terms: Net 30

DESCRIPTION	AMOUNT
Irrigation Labor	\$750.00
2" Hunter Valve	\$374.31
Hunter Decoder	\$364.85
Pipeline	\$265.71
Rotors	\$183.71

Client Notes

- Install irrigation zone to cover easement of St. Augustine sod install.
- Run irrigation line from Solterra Blvd valve.

	SUBTOTAL	\$1,938.58
Signature	SALES TAX	\$0.00
x	TOTAL	\$1,938.58

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.



EXHIBIT 18





Proposal #406166

Date: 03/27/2024

From: Virginia Alvarez Cortes

Proposal For

Location

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

main:
 mobile:

5200 Solterra Blvd
 Davenport, FL 33837

Property Name: Solterra CDD

Solterra Blvd boulders

Terms: Net 30

- Proposal to install 20- 2 feet x 2 feet boulders with 10 feet of separation from each other.
- 2 Pallets of Bermuda Sod in between boulders.
- From light post to Solterra Springs gate.

DESCRIPTION	QUANTITY	AMOUNT
General Labor	40.00	\$2,711.96
2' x 2' Boulder	20.00	\$6,571.33
Bermuda Sod	2.00	\$1,714.26

Client Notes

SUBTOTAL	\$10,997.55
SALES TAX	\$0.00
TOTAL	\$10,997.55

Signature

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Landscape Boulders (L.B.)
- Bermuda (B.D.)

L.P.
B.D.



Potential

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Landscape Boulders (L.B.)
- Bermuda (B.D.)

L.P.

B.D.



Potential

EXHIBIT 19



SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
1 REVENUE					
2 SPECIAL ASSESSMENTS ON-ROLL (Net)	\$ 2,080,112	\$ 2,909,659	\$ 2,931,026	\$ 2,931,026	\$ -
3 SOLTERRA RESORT HOA FUNDING FOR SHERIFF	1,275	10,800	-	-	-
4 Resort Usage Fee, Cafe Lease Rev, Cabana Rev, Programming Rev			977,980	977,980	-
5 MISCELLANEOUS REVENUE	38,973	5,683	-	-	-
6 INTEREST		137	-	-	-
7 FUND BALANCE FORWARD			-	-	-
8 TOTAL REVENUE	2,120,361	2,926,278	3,909,006	3,909,006	-
9 EXPENDITURES					
10 GENERAL ADMINISTRATIVE:					
11 SUPERVISOR FEES & RELATED PAYROLL EXPENDITURES	1,400	6,000	12,000	12,000	-
13 DISTRICT MANAGEMENT	42,400	43,760	46,000	46,000	-
14 MASS MAILING & PRINTING	1,652	304	1,700	1,700	-
15 LEGAL ADVERTISING	1,559	1,643	1,600	1,600	-
16 BANK FEES	839	339	900	900	-
17 REGULATORY & PERMIT FEES	200	175	250	250	-
18 AUDITING SERVICES	2,600	2,800	3,000	3,000	-
19 DISTRICT ENGINEER	8,542	6,570	10,000	10,000	-
20 LEGAL SERVICES - GENERAL COUNSEL	36,005	85,846	36,000	36,000	-
21 COUNTY ASSESSMENT COLLECTION CHARGES	36,337	46,914	36,000	36,000	-
22 WEBSITE SETUP & ADMINISTRATION	2,015	1,737	2,015	2,015	-
23 MISCELLANEOUS EXPENSES	1,457	207	20,000	20,000	-
24 TOTAL GENERAL ADMINISTRATIVE	135,006	196,294	169,465	169,465	-
25 INSURANCE:					
26 INSURANCE (General Liability & Public Officials, & Property)	33,311	34,830	44,256	44,256	-
28 TOTAL INSURANCE	33,311	34,830	44,256	44,256	-
29 DEBT SERVICE ADMINISTRATION:					
30 ARBITRAGE REPORTING	650	650	750	750	-
31 DISSEMINATING AGENT	6,000	4,800	4,800	4,800	-
32 TRUSTEE FEES	12,337	18,337	17,000	17,000	-
34 TOTAL DEBT SERVICE ADMINISTRATION	18,987	23,787	22,550	22,550	-
35 UTILITIES:					
36 GAS	58,227	46,374	78,750	78,750	-
37 ELECTRICITY	259,308	263,375	291,803	291,803	-
38 WATER	118,007	154,947	138,600	138,600	-
40 TOTAL UTILITIES	435,542	464,696	509,153	509,153	-
41 SECURITY:					
42 SECURITY MONITORING - MAIN ENTRANCE & POOL	42,905	30,130	45,000	45,000	-
43 SECURITY SYSTEM - MAIN ENTRANCE	38,977	2,400	40,000	40,000	-
44 SECURITY - ACCESS CARDS	1,815	915	5,500	5,500	-
45 SECURITY - PENALTY FALSE ALARM	4,172	1,632	8,500	8,500	-
46 SECURITY- GUARDHOUSE - STAFFING	159,734	291,961	500,000	500,000	-
47 SECURITY GUARDHOUSE- MANAGEMENT	4,400		-	-	-
48 SECURITY - PATROL		7,350	50,000	50,000	-
49 GATE MAINTENANCE & REPAIR	6,057	4,246	10,000	10,000	-
50 PHONE & INTERNET (GUARDHOUSE)	1,788	10,345	5,100	5,100	-
51 SECURITY - OTHER		10,785			-
53 TOTAL SECURITY	259,848	359,765	664,100	664,100	-
54 CLUBHOUSE/AMENITY ADMINISTRATION:					
55					

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2022 ACTUALS	FY 2023 ACTUALS	FY 2024 ADOPTED	FY 2025 PROPOSED	VARIANCE FY24 - FY25
56 STAFFING: AMENITY MANAGEMENT	76,200	38,100	231,213	231,213	-
57 STAFFING: LIFESTYLE & POOL MONITORING	179,939	372,314	754,075	754,075	-
58 CLUBHOUSE FACILITY MAINTENANCE-CLEANING	49,095	102,136	87,600	87,600	-
59 CLUBHOUSE MAINTENANCE & REPAIRS	10,470	14,423	255,143	255,143	-
60 CLUBHOUSE & LIFESTYLE SUPPLIES	48,286	38,145	60,000	60,000	-
61 PEST CONTROL & TERMITE BOND	16,518	2,512	20,000	20,000	-
62 WATER AND VENDING SERVICES	620	645	7,000	7,000	-
63 SOCIAL ACTIVITY & MOVIE LICENSE	700	4,983	1,000	1,000	-
64 CLUBHOUSE WIFI	9,689	2,502	-	-	-
65 PHONE & INTERNET (CLUBHOUSE)	1,560	2,767	12,514	12,514	-
66 TOTAL CLUBHOUSE/AMENITY ADMINISTRATION	393,078	578,526	1,428,545	1,428,545	-
67					
68 LANDSCAPE/PROPERTY MAINTENANCE:					
69 POND & WETLAND MAINTENANCE	33,236	28,716	53,800	53,800	-
70 LANDSCAPE MAINTENANCE - CONTRACT	213,301	181,045	250,000	250,000	-
71 LANDSCAPE REPLINISHMENT	39,370	88,375	116,667	116,667	-
72 IRRIGATION REPAIRS & MAINTENANCE	19,508	5,569	20,000	20,000	-
73 ASPHALT PAVEMENT REPAIR & MONITORING	16,690		25,000	25,000	-
74 LANDSCAPE/PROPERTY CONTINGENCY	857	1,626	64,400	64,400	-
75 COMPREHENSIVE FIELD SERVICES	10,000	10,000	12,000	12,000	-
76 TOTAL LANDSCAPE/PROPERTY MAINTENANCE	332,962	315,331	541,867	541,867	-
77					
78 FACILITY MAINTENANCE:					
79 POOL SERVICE - CONTRACT	29,891	30,064	51,000	51,000	-
80 REPAIRS & MAINTENANCE - POOL & LAZY RIVER	84,453	101,619	31,681	31,681	-
81 POOL PERMIT	700	701	850	850	-
82 SLIDE MAINTENANCE & REPAIRS	-	-	2,500	2,500	-
83 SIGNAGE	1,082	10,432	2,000	2,000	-
84 ATHLETIC FACILITIES MAINT. & FITNESS EQUIP. REPAIR	2,920	7,808	10,000	10,000	-
85 REFUSE DUMPSTER SERVICE	65,182	59,111	70,000	70,000	-
86 PRESSURE WASHING	3,000	-	15,000	15,000	-
87 GENERAL OPERATING EXPENSES	-	11,416	-	-	-
88 CONTINGENCY	841	10,110	46,000	46,000	-
89 TOTAL FACILITY MAINTENANCE	188,069	231,260	229,031	229,031	-
90					
91 CAPITAL IMPROVEMENT & RESERVES					
92 CAPITAL IMPROVEMENT	17,000	67,337	196,039	196,039	-
93 CAPITAL IMPROVEMENT SPECIAL ASSESSMENT	-	-	-	-	-
94 RESERVE STUDY	-	-	4,000	4,000	-
95 INCREASE FOR OPERATING CAPITAL RESERVE	-	-	100,000	100,000	-
96 TOTAL CAPITAL IMPROVEMENTS	17,000	67,337	300,039	300,039	-
97					
98 TOTAL EXPENDITURES	1,813,802	2,271,827	3,909,006	3,909,006	-
99					
100 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	306,558	654,451	-	-	-
101					
102 FUND BALANCE - BEGINNING (FY22 AUDITED)	531,410	837,968	1,492,419	1,592,419	100,000
103 NET CHANGE IN FUND BALANCE	306,558	654,451	100,000	100,000	-
104 FUND BALANCE - ENDING	\$ 837,968	\$ 1,492,419	\$ 1,592,419	\$ 1,692,419	\$ 100,000

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
1 GENERAL ADMINISTRATIVE:			
2 SUPERVISOR FEES & RELATED EXPENDITURES	LEGISLATIVE	12,000	Assumes 5 supervisors at \$200 per meeting for 12 meetings
3 DISTRICT MANAGEMENT	VESTA	46,000	
4 MASS MAILING & PRINTING	TAMPA PRINT SERVICES	1,700	
5 LEGAL ADVERTISING	THE LEDGER	1,600	X6 MEETING NOTICES AND X3 PUBLIC HEARINGS
6 BANK FEES	WELLS FARGO	900	
7 REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	250	
8 AUDITING SERVICES	DMHB	3,000	
9 DISTRICT ENGINEER	STANTEC CONSULTING	10,000	
10 LEGAL SERVICES - GENERAL COUNSEL	KVW LAW	36,000	
11 COUNTY ASSESSMENT COLLECTION CHARGES	POLK COUNTY	36,000	
12 WEBSITE SET UP & ADMINISTRATION	CAMPUS SUITE	2,015	
13 MISCELLANEOUS EXPENSES		20,000	
14 TOTAL GENERAL ADMINISTRATIVE:		169,465	
15 INSURANCE:			
16 INSURANCE (General Liability & Public Officials)	EGIS INSURANCE	44,256	
17 TOTAL INSURANCE:		44,256	
18 DEBT SERVICE ADMINISTRATION:			
19 ARBTRAGE REPORTING	LLS TAX SOLUTIONS	750	Series 2018 bond reporting, 2014 and 2023 bonds are exempt.
20 DISSEMINATING AGENT	VESTA	4,800	
21 TRUSTEE FEES	US BANK	17,000	
22 TOTAL DEBT SERVICE ADMINISTRATION:		22,550	
23 UTILITIES:			
24 GAS	FLORIDA PUBLIC UTILITIES	78,750	Pool Heaters
25 ELECTRICITY	DUKE ENERGY	291,803	STREETLIGHTS, AMENITY, GUARD & PUMP
26 WATER	POLK COUNTY UTILITIES	138,600	
27 TOTAL UTILITIES		509,153	
28 SECURITY:			
29 SECURITY MONITORING - MAIN ENTRANCE & CLUBHOUSE	PROPTIA	45,000	
30 SECURITY SYSTEM - MAIN ENTRANCE	FLOCK	40,000	
31 SECURITY - ACCESS CARDS	PROPTIA	5,500	Guest passes
32 SECURITY - PENALTY FALSE ALARM		8,500	
33 SECURITY- GUARDHOUSE - STAFFING	FTI	500,000	
34 SECURITY - GUARDHOUSE - MANAGEMENT			Provided in house through onsite management/remove this item in 2023
35 SECURITY - PATROL	OFF DUTY POLK COUNTY SHERIFF	50,000	
36 GATE MAINTENANCE AND REPAIR		10,000	MISCELLANEOUS GATE MAINTENANCE AND REPAIR
37 PHONE & INTERNET (GUARDHOUSE)	SPECTRUM (BRIGHTHOUSE)	5,100	
38 TOTAL SECURITY		664,100	
39 CLUBHOUSE/AMENITY ADMINISTRATION:			
40 STAFFING: AMENITY MANAGEMENT	Vesta GM, AGM	231,213	Vesta GM, AGM
41 STAFFING: LIFESTYLE & POOL MONITORING	Vesta LS Coords, Resort Hosts, Concierge	754,075	Vesta LS Coords, Resort Hosts, Concierge

SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
CONTRACT SUMMARY

	FINANCIAL STATEMENT CATEGORY	VENDOR	AMOUNT	COMMENTS (SCOPE OF SERVICE)
42	CLUBHOUSE FACILITY MAINTENANCE-CLEANING	Vesta Custodian	87,600	Vesta Custodian
43	CLUBHOUSE MAINTENANCE & REPAIRS	Vesta Fac Mgr and Maint. Techs	255,143	Vesta Fac Mgr and Maint. Techs
44	CLUBHOUSE & LIFESTYLE SUPPLIES		60,000	SOCIAL ACTIVITIES & MOVIE LICENSE; CLUBHOUSE SUPPLIES AND UNIFORMS
45	PEST CONTROL & TERMITE BOND		20,000	INCLUDING 1ST YEAR EQUIPMENT
46	WATER AND VENDING SERVICES		7,000	
47	SOCIAL ACTIVITY & MOVIE LICENSE		1,000	
48	CLUBHOUSE WIFI		-	
49	PHONE & INTERNET (CLUBHOUSE)	SPECTRUM (BRIGHHOUSE)	12,514	
50	TOTAL CLUBHOUSE/AMENITY ADMINISTRATION:		1,428,545	
51	LANDSCAPE/PROPERTY MAINTENANCE:			
52	POND & WETLAND MAINTENANCE	STEADFAST	53,800	Monthly Aquatic maintenance of 15 sites
53	LANDSCAPE MAINTENANCE - CONTRACT	YELLOWSTONE	250,000	
54	LANDSCAPE REPLENISHMENT & ENHANCEMENT	YELLOWSTONE	116,667	
55	IRRIGATION REPAIRS & MAINTENANCE	YELLOWSTONE	20,000	
56	ASPHALT PAVEMENT REPAIRS & MAINTENANCE		25,000	Sewer lines, grouting and curb repair.
57	LANDSCAPE/PROPERTY CONTINGENCY		64,400	
58	COMPREHENSIVE FIELD SERVICES	VESTA	12,000	
59	TOTAL LANDSCAPE/PROPERTY MAINTENANCE:		541,867	
60	FACILITY MAINTENANCE:			
61	POOL CHEMICALS		51,000	
62	REPAIRS & MAINTENANCE - POOL & LAZY RIVER & CABANAS		31,681	
63	POOL PERMIT	N/A	850	FIXED FEE; ANNUAL COMPLIANCE
64	SLIDE MAINTENANCE & REPAIRS	COM-PAC FILTRATION	2,500	
65	SIGNAGE		2,000	
66	ATHLETIC FACILITIES MAINTENANCE & FITNESS EQUI REPAIR		10,000	
67	REFUSE DUMPSTER SERVICE	IDEAL DUMPSTER	70,000	
68	PRESSURE WASHING		15,000	
69	GENERAL OPERATING EXPENSES			
69	CONTINGENCY		46,000	
70	TOTAL FACILITY MAINTENANCE:		229,031	
71	CAPITAL IMPROVEMENT		196,039	
72	CAPITAL IMPROVEMENT SPECIAL ASSESSMENT		-	Potential special assessment in lieu of line of credit with bank
73	RESERVE STUDY		4,000	
74	INCREASE IN OPERATING CAPITAL RESERVE		100,000	
75	TOTAL EXPENDITURES		3,909,006	



**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

SOLTERRA RESORT BUDGET	
GENERAL ADMINISTRATIVE (90%)	\$152,518.50
INSURANCE (90%)	\$39,830.40
DEBT ADMINISTRATION (90%)	\$20,295.00
UTILITIES (92%)	\$468,421.13
SECURITY (90%)	\$597,690.00
CLUBHOUSE/AMENITY ADMIN (90%)	\$1,285,690.50
LANDSCAPE MAINTENANCE (100%)	\$541,867.00
FACILITY MAINTENANCE (90%)	\$206,127.90
CAPITAL IMPROVEMENTS (90%)	\$270,035.10
LESS: ENTRY FEE REVENUES (90%)	-\$880,182.00
NET O&M BUDGET	\$2,702,293.53
COUNTY COLLECTION COSTS	\$116,227.68
EARLY PAYMENT DISCOUNT	\$87,170.76
GROSS O&M ASSESSMENT	\$2,905,691.97

SOLTERRA SPRINGS BUDGET	
GENERAL ADMINISTRATIVE (10%)	\$16,946.50
INSURANCE (10%)	\$4,425.60
DEBT ADMINISTRATION (10%)	\$2,255.00
UTILITIES (8%)	\$40,732.27
SECURITY (10%)	\$66,410.00
CLUBHOUSE/AMENITY ADMIN (10%)	\$142,854.50
LANDSCAPE MAINTENANCE (0%)	\$0.00
FACILITY MAINTENANCE (10%)	\$22,903.10
CAPITAL IMPROVEMENTS (10%)	\$30,003.90
LESS: ENTRY FEE REVENUES (10%)	-\$97,798.00
NET O&M BUDGET	\$228,732.87
COUNTY COLLECTION COSTS	\$9,837.97
EARLY PAYMENT DISCOUNT	\$7,378.48
GROSS O&M ASSESSMENT	\$245,949.32

UNIT SIZE & PHASE	UNITS ASSESSED				ALLOCATION OF RESORT O&M ASSESSMENT				
	O&M	SERIES 2013 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2018 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
AA1									
TOWNHOME	100	100			1.00	100.0	9.34%	\$271,306.44	\$2,713.06
SINGLE FAMILY 50'	230	230			1.00	230.0	21.48%	\$624,004.81	\$2,713.06
SINGLE FAMILY 70'	95	95			1.00	95.0	8.87%	\$257,741.12	\$2,713.06
AA2									
SINGLE FAMILY 40'-50'	146		146		1.00	146.0	13.63%	\$396,107.40	\$2,713.06
SINGLE FAMILY 70'	59		59		1.00	59.0	5.51%	\$160,070.80	\$2,713.06
AA3									
TOWNHOME	120			120	1.00	120.0	11.20%	\$325,567.73	\$2,713.06
SINGLE FAMILY 40'-50'	100			100	1.00	100.0	9.34%	\$271,306.44	\$2,713.06
SINGLE FAMILY 50'	171			171	1.00	171.0	15.97%	\$463,934.01	\$2,713.06
SINGLE FAMILY 70'	50			50	1.00	50.0	4.67%	\$135,653.22	\$2,713.06
SOLTERRA SPRINGS									
SINGLE FAMILY 50' (PPMT)	55			55					
SINGLE FAMILY 50'	63			63					
TOTAL	1189	425	205	559		1071.0	100.00%	\$2,905,691.97	

ALLOCATION OF SPRINGS O&M ASSESSMENT				
ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
1.00	55.0	46.61%	\$114,637.40	\$2,084.32
1.00	63.0	53.39%	\$131,311.93	\$2,084.32
TOTAL	118.0	100.00%	\$245,949.32	

UNIT SIZE & PHASE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾				PROPOSED TOTAL PER UNIT ⁽³⁾	FY 2024 PER UNIT	VARIANCE PER YEAR PER UNIT	VARIANCE PER MONTH PER UNIT
	TOTAL O&M PER UNIT	SERIES 2023 DEBT SERVICE	SERIES 2014 DEBT SERVICE	SERIES 2018 DEBT SERVICE				
AA1								
TOWNHOME	\$2,713.06	\$563.69			\$3,276.75	\$3,276.75	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,713.06	\$1,024.88			\$3,737.95	\$3,737.95	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06	\$1,178.61			\$3,891.68	\$3,891.68	\$0.00	\$0.00
AA2								
SINGLE FAMILY 40'-50'	\$2,713.06		\$1,301.00		\$4,014.07	\$4,014.07	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06		\$1,496.15		\$4,209.22	\$4,209.22	\$0.00	\$0.00
AA3								
TOWNHOME	\$2,713.06			\$745.44	\$3,458.51	\$3,458.51	\$0.00	\$0.00
SINGLE FAMILY 40'-50'	\$2,713.06			\$1,259.95	\$3,973.01	\$3,973.01	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,713.06			\$1,355.55	\$4,068.61	\$4,068.61	\$0.00	\$0.00
SINGLE FAMILY 70'	\$2,713.06			\$1,427.51	\$4,140.58	\$4,140.58	\$0.00	\$0.00
SOLTERRA SPRINGS								
SINGLE FAMILY 50' (PPMT)	\$2,084.32			\$1,124.21	\$3,208.53	\$3,208.53	\$0.00	\$0.00
SINGLE FAMILY 50'	\$2,084.32			\$1,355.55	\$3,439.86	\$3,439.86	\$0.00	\$0.00

⁽¹⁾ Reflects the total number of lots with Series 2013, 2014 and 2018 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2013, 2014 and 2018 bond issuances. Annual Debt Service Assessments includes principal, interest, County collection costs and early payment discounts.

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

**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
DEBT SERVICE OBLIGATION**

	SERIES 2014	SERIES 2018	SERIES 2023	TOTAL BUDGET
REVENUE				
ASSESSMENT ON -ROLL (NET MADS)	258,744	618,463	375,776	1,252,983
TOTAL REVENUE	258,744	618,463	375,776	1,252,983
EXPENDITURES				
INTEREST				
May 1, 2025	82,447	222,334	121,605	426,386
November 1, 2025	82,447	218,178	117,927	418,552
PRINCIPAL				
May 1, 2025		175,000	133,000	308,000
November 1, 2025	90,000		-	90,000
TOTAL EXPENDITURES	254,894	615,513	372,532	1,242,938
				-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 3,850	\$ 2,950	\$ 3,244	\$ 10,044
FUND BALANCE - ENDING	\$ 3,850	\$ 2,950	\$ 3,244	\$ 10,044

Net Debt Service Assessments	1,252,983
County Collection Costs (3%) and Early Payment Discounts (4%)	94,311
Gross Debt Service Assessments	\$ 1,347,293

**SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$3,830,000 SPECIAL ASSESSMENT BONDS, SERIES 2014**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
12/22/2014						3,830,000
5/1/2015		5.000%	72,256	72,256		3,830,000
11/1/2015	85,000	5.000%	100,822	185,822	258,078	3,745,000
5/1/2016		5.000%	98,697	98,697		3,745,000
11/1/2016	60,000	5.000%	98,697	158,697	257,394	3,685,000
5/1/2017		5.000%	97,197	97,197		3,685,000
11/1/2017	60,000	5.000%	97,197	157,197	254,394	3,625,000
5/1/2018		5.000%	95,697	95,697		3,625,000
11/1/2018	65,000	5.000%	95,697	160,697	256,394	3,560,000
5/1/2019		5.000%	94,072	94,072		3,560,000
11/1/2019	70,000	5.000%	94,072	164,072	258,144	3,490,000
5/1/2020		5.000%	92,322	92,322		3,490,000
11/1/2020	70,000	5.000%	92,322	162,322	254,644	3,420,000
5/1/2021		5.000%	90,572	90,572		3,420,000
11/1/2021	75,000	5.000%	90,572	165,572	256,144	3,345,000
5/1/2022		5.000%	88,697	88,697		3,345,000
11/1/2022	80,000	5.000%	88,697	168,697	257,394	3,265,000
5/1/2023		5.000%	86,697	86,697		3,265,000
11/1/2023	85,000	5.000%	86,697	171,697	258,394	3,180,000
5/1/2024		5.000%	84,572	84,572		3,180,000
11/1/2024	85,000	5.000%	84,572	169,572	254,144	3,095,000
5/1/2025		5.000%	82,447	82,447		3,095,000
11/1/2025	90,000	5.000%	82,447	172,447	254,894	3,005,000
5/1/2026		5.000%	80,197	80,197		3,005,000
11/1/2026	95,000	5.000%	80,197	175,197	255,394	2,910,000
5/1/2027		5.000%	77,822	77,822		2,910,000
11/1/2027	100,000	5.000%	77,822	177,822	255,644	2,810,000
5/1/2028		5.000%	75,322	75,322		2,810,000
11/1/2028	105,000	5.000%	75,322	180,322	255,644	2,705,000
5/1/2029		5.375%	72,697	72,697		2,705,000
11/1/2029	110,000	5.375%	72,697	182,697	255,394	2,595,000
5/1/2030		5.375%	69,741	69,741		2,595,000
11/1/2030	115,000	5.375%	69,741	184,741	254,481	2,480,000
5/1/2031		5.375%	66,650	66,650		2,480,000
11/1/2031	125,000	5.375%	66,650	191,650	258,300	2,355,000
5/1/2032		5.375%	63,291	63,291		2,355,000
11/1/2032	130,000	5.375%	63,291	193,291	256,581	2,225,000
5/1/2033		5.375%	59,797	59,797		2,225,000
11/1/2033	135,000	5.375%	59,797	194,797	254,594	2,090,000
5/1/2034		5.375%	56,169	56,169		2,090,000
11/1/2034	145,000	5.375%	56,169	201,169	257,338	1,945,000
5/1/2035		5.375%	52,272	52,272		1,945,000
11/1/2035	150,000	5.375%	52,272	202,272	254,544	1,795,000
5/1/2036		5.375%	48,241	48,241		1,795,000
11/1/2036	160,000	5.375%	48,241	208,241	256,481	1,635,000
5/1/2037		5.375%	43,941	43,941		1,635,000
11/1/2037	170,000	5.375%	43,941	213,941	257,881	1,465,000
5/1/2038		5.375%	39,372	39,372		1,465,000
11/1/2038	180,000	5.375%	39,372	219,372	258,744	1,285,000
5/1/2039		5.375%	34,534	34,534		1,285,000
11/1/2039	185,000	5.375%	34,534	219,534	254,069	1,100,000
5/1/2040		5.375%	29,563	29,563		1,100,000
11/1/2040	195,000	5.375%	29,563	224,563	254,125	905,000
5/1/2041		5.375%	24,322	24,322		905,000
11/1/2041	210,000	5.375%	24,322	234,322	258,644	695,000
5/1/2042		5.375%	18,678	18,678		695,000
11/1/2042	220,000	5.375%	18,678	238,678	257,356	475,000
5/1/2043		5.375%	12,766	12,766		475,000
11/1/2043	230,000	5.375%	12,766	242,766	255,531	245,000
5/1/2044		5.375%	6,584	6,584		245,000
11/1/2044	245,000	5.375%	6,584	251,584	258,169	-
Total	3,830,000		3,858,928	7,688,928	7,688,928	

Footnote:

Max. annual debt service:

258,744

(a) For budgetary purposes only.



SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$9,420,000 SPECIAL ASSESSMENT BONDS, SERIES 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
9/30/2021						8,990,000
11/1/2021		4.000%	232,553	232,553	232,553	8,990,000
5/1/2022	155,000	4.000%	232,553	387,553		8,835,000
11/1/2022		4.000%	229,453	229,453	617,006	8,835,000
5/1/2023	160,000	4.000%	229,453	389,453		8,675,000
11/1/2023		4.000%	226,253	226,253	615,706	8,675,000
5/1/2024	165,000	4.750%	226,253	391,253		8,510,000
11/1/2024		4.750%	222,334	222,334	613,588	8,510,000
5/1/2025	175,000	4.750%	222,334	397,334		8,335,000
11/1/2025		4.750%	218,178	218,178	615,513	8,335,000
5/1/2026	185,000	4.750%	218,178	403,178		8,150,000
11/1/2026		4.750%	213,784	213,784	616,963	8,150,000
5/1/2027	195,000	4.750%	213,784	408,784		7,955,000
11/1/2027		4.750%	209,153	209,153	617,938	7,955,000
5/1/2028	205,000	4.750%	209,153	414,153		7,750,000
11/1/2028		4.750%	204,284	204,284	618,438	7,750,000
5/1/2029	215,000	4.750%	204,284	419,284		7,535,000
11/1/2029		4.750%	199,178	199,178	618,463	7,535,000
5/1/2030	225,000	5.000%	199,178	424,178		7,310,000
11/1/2030		5.000%	193,553	193,553	617,731	7,310,000
5/1/2031	235,000	5.000%	193,553	428,553		7,075,000
11/1/2031		5.000%	187,678	187,678	616,231	7,075,000
5/1/2032	245,000	5.000%	187,678	432,678		6,830,000
11/1/2032		5.000%	181,553	181,553	614,231	6,830,000
5/1/2033	260,000	5.000%	181,553	441,553		6,570,000
11/1/2033		5.000%	175,053	175,053	616,606	6,570,000
5/1/2034	275,000	5.000%	175,053	450,053		6,295,000
11/1/2034		5.000%	168,178	168,178	618,231	6,295,000
5/1/2035	285,000	5.250%	168,178	453,178		6,010,000
11/1/2035		5.250%	160,697	160,697	613,875	6,010,000
5/1/2036	305,000	5.250%	160,697	465,697		5,705,000
11/1/2036		5.250%	152,691	152,691	618,388	5,705,000
5/1/2037	320,000	5.250%	152,691	472,691		5,385,000
11/1/2037		5.250%	144,291	144,291	616,981	5,385,000
5/1/2038	335,000	5.250%	144,291	479,291		5,050,000
11/1/2038		5.250%	135,497	135,497	614,788	5,050,000
5/1/2039	355,000	5.250%	135,497	490,497		4,695,000
11/1/2039		5.250%	126,178	126,178	616,675	4,695,000
5/1/2040	365,000	5.375%	126,178	491,178		4,330,000
11/1/2040		5.375%	116,369	116,369	607,547	4,330,000
5/1/2041	385,000	5.375%	116,369	501,369		3,945,000
11/1/2041	-	5.375%	106,022	106,022	607,391	3,945,000
5/1/2042	405,000	5.375%	106,022	511,022		3,540,000
11/1/2042	-	5.375%	95,138	95,138	606,159	3,540,000
5/1/2043	430,000	5.375%	95,138	525,138		3,110,000
11/1/2043	-	5.375%	83,581	83,581	608,719	3,110,000
5/1/2044	450,000	5.375%	83,581	533,581		2,660,000
11/1/2044	-	5.375%	71,488	71,488	605,069	2,660,000
5/1/2045	475,000	5.375%	71,488	546,488		2,185,000
11/1/2045	-	5.375%	58,722	58,722	605,209	2,185,000
5/1/2046	505,000	5.375%	58,722	563,722		1,680,000
11/1/2046	-	5.375%	45,150	45,150	608,872	1,680,000
5/1/2047	530,000	5.375%	45,150	575,150		1,150,000
11/1/2047	-	5.375%	30,906	30,906	606,056	1,150,000
5/1/2048	560,000	5.375%	30,906	590,906		590,000
11/1/2048	-	5.375%	15,856	15,856	606,763	590,000
5/1/2049	590,000	5.375%	15,856	605,856		-
11/1/2049	-				605,856	-
Total	8,990,000		8,407,544	17,397,544	17,397,544	

Footnote:

(a) For budgetary purposes only.

Max. annual debt service:

618,462.50



SOLTERRA RESORT CDD
FISCAL YEAR 2024-2025 PROPOSED BUDGET
\$4,527,000 SERIES 2023 REFI BONDS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
			57,718	57,718	57,718	4,527,000
5/1/2024	129,000	5.53%	125,172	254,172		4,398,000
11/1/2024	-	5.53%	121,605	121,605	375,776	4,398,000
5/1/2025	133,000	5.53%	121,605	254,605		4,265,000
11/1/2025		5.53%	117,927	117,927	372,532	4,265,000
5/1/2026	142,000	5.53%	117,927	259,927		4,123,000
11/1/2026	-	5.53%	114,001	114,001	373,928	4,123,000
5/1/2027	151,000	5.53%	114,001	265,001		3,972,000
11/1/2027	-	5.53%	109,826	109,826	374,827	3,972,000
5/1/2028	160,000	5.53%	109,826	269,826		3,812,000
11/1/2028	-	5.53%	105,402	105,402	375,228	3,812,000
5/1/2029	169,000	5.53%	105,402	274,402		3,643,000
11/1/2029	-	5.53%	100,729	100,729	375,131	3,643,000
5/1/2030	177,000	5.53%	100,729	277,729		3,466,000
11/1/2030	-	5.53%	95,835	95,835	373,564	3,466,000
5/1/2031	186,000	5.53%	95,835	281,835		3,280,000
11/1/2031	-	5.53%	90,692	90,692	372,527	3,280,000
5/1/2032	198,000	5.53%	90,692	288,692		3,082,000
11/1/2032	-	5.53%	85,217	85,217	373,909	3,082,000
5/1/2033	210,000	5.53%	85,217	295,217		2,872,000
11/1/2033	-	5.53%	79,411	79,411	374,628	2,872,000
5/1/2034	223,000	5.53%	79,411	302,411		2,649,000
11/1/2034	-	5.53%	73,245	73,245	375,656	2,649,000
5/1/2035	233,000	5.53%	73,245	306,245		2,416,000
11/1/2035	-	5.53%	66,802	66,802	373,047	2,416,000
5/1/2036	248,000	5.53%	66,802	314,802		2,168,000
11/1/2036	-	5.53%	59,945	59,945	374,748	2,168,000
5/1/2037	263,000	5.53%	59,945	322,945		1,905,000
11/1/2037		5.53%	52,673	52,673	375,618	1,905,000
5/1/2038	276,000	5.53%	52,673	328,673		1,629,000
11/1/2038		5.53%	45,042	45,042	373,715	1,629,000
5/1/2039	290,000	5.53%	45,042	335,042		1,339,000
11/1/2039		5.53%	37,023	37,023	372,065	1,339,000
5/1/2040	307,000	5.53%	37,023	344,023		1,032,000
11/1/2040	-	5.53%	28,535	28,535	372,558	1,032,000
5/1/2041	327,000	5.53%	28,535	355,535		705,000
11/1/2041	-	5.53%	19,493	19,493	375,028	705,000
5/1/2042	343,000	5.53%	19,493	362,493		362,000
11/1/2042	-	5.53%	10,009	10,009	372,503	362,000
5/1/2043	362,000	5.53%	10,009	372,009		-
Total	\$ 4,527,000		\$ 3,009,715	\$ 7,536,715	\$ 7,164,706	

Footnote:

Max. annual debt service:

375,776.25

(a) For budgetary purposes only.

EXHIBIT 20



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, March 1, 2024 at 10:00 a.m. at Solterra Resort Amenity
6 Center, 5200 Solterra Blvd., Davenport, FL 33837. The actions taken are summarized as follows:

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

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

9 Present and constituting a quorum were:

10	Karan Wienker (S1)	Board Supervisor, Chairwoman
11	Ariane Casanova (S5)	Board Supervisor, Vice Chairwoman
12	Connie Osner (S3)	Board Supervisor, Assistant Secretary

13 Also present were:

14	Bobby Voisard (S4)	Board Supervisor, Assistant Secretary (<i>virtually</i>)
15	Kyle Darin	District Manager, Vesta District Services
16	Sydney Viera	Vesta District Services
17	Meredith Hammock	District Counsel, Kilinski Van Wyk
18	Greg Woodcock	District Engineer, Stantec (<i>virtually</i>)
19	Jayne Biggs	Amenity Manger, Vesta
20	Lea Stokes	Vesta Property Services
21	Dana Bryant	Yellowstone Landscape
22	Peter Wittman	Yellowstone Landscape

23 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items (Limited to**
24 **3 minutes per individual for agenda items)**

25 A comment was heard on lighting of the Solterra sign on Pine Tree. A resident’s letter
26 regarding pool seating and FY 2025 budget considerations was read.

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

28 A. Vendor Reports

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

30 A proposal for debris removal from the ponds has been requested.
31 Steadfast will be invited to the next meeting. Current pictures in the pond
32 report were requested.

33 Additional signage for no fishing and wildlife cautions were requested.
34 Supervisors requested rental property owners remind guests that fishing is
35 prohibited.

36 A resident’s letter outlining a complaint against Supervisor Wienker was
37 read.

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



39 Ms. Biggs presented the Amenity Manager report. She noted the next
40 HOA/CDD meeting was scheduled for March 6 and provided an update on
41 the Proptia installation.

42 A request to allow commercial advertisements be posted or circulated was
43 declined by the Board.

44 a. Consideration of Amenity Proposals

45 i. Exhibit 3: TPG Lighting – Permanent Lighting for
46 Clubhouse Plus Warranty

47 On a MOTION by Ms. Casanova, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board
48 approved TPG Lighting proposal for permanent lighting at the clubhouse with warranty in the
49 amount of \$3,250.00, for Solterra Resort Community Development District.

50 ii. Exhibit 4: TPG Lighting – Holiday Lighting for 2024
51 Season - \$8,262.00

52 This item was tabled pending an updated proposal.

53 iii. Exhibit 5: Exercise Systems – General Repairs - \$651.00

54 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
55 approved the Exercise Systems general fitness equipment repairs proposal in the amount of
56 \$651.00, for Solterra Resort Community Development District.

57 iv. Exhibit 6: Cabana Furniture

58 A) Minoan (Polywood)

59 1. Option 1: Braxton - \$21,144.00

60 2. Option 2: Lakeside - \$19,592.00

61 3. Option 3: Braxton/Newport - \$30,912.00

62 B) Sunbrite Outdoor Furniture

63 1. Option 1 - \$54,230.00

64 2. Option 2 (Adding 10 Lounge Chairs) -
65 \$64,405.00

66 New furniture will be phased in.

67 On a MOTION by Ms. Wienker, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the
68 Board approved the Minoan (Polywood) proposal option 3, for Braxton/Newport cabana furniture
69 in the amount of \$30,912.00, for Solterra Resort Community Development District.

70 The Board discussed purchasing approximately ten umbrellas to provide additional shade
71 along the deck. Audience comments were heard on this item.

72 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
73 approved the purchase of shade umbrellas in an amount not to exceed \$5,000.00, for Solterra
74 Resort Community Development District.



75 Furniture to allow staff a vantage point for monitoring the outdoor amenity was
76 discussed.

77 v. Exhibit 7: Spies - Replace 2 Pool Heaters (#1 & #4) -
78 \$10,295.00

79 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
80 approved the Spies proposal to replace 2 pool heaters (#1 & #4) in the amount of \$10,295.00, for
81 Solterra Resort Community Development District.

82 Ms. Biggs noted that the spa heater has been repaired twice,
83 and a replacement for this heater is anticipated when it next
84 goes down. She also stated that she is re-working the
85 Westbrook agreement for maintenance and will present to
86 the Board once finalized.

87 vi. Exhibit 8: Pickleball Striping

88 A) Pro Court Surfacing - \$18,800.00

89 B) Stewart Tennis Court & Fencing

90 1. Option 1 - \$32,200.00

91 2. Option 2 - \$43,300.00

92 A decision on this item was postponed pending a
93 comparable quote for Stewart Tennis Court &
94 Fencing proposal option 2.

95 *The meeting was paused and Mr. Voisard left the meeting at 11:31 a.m.*

96 *Quorum remained when the meeting resumed at 11:38 a.m.*

97 vii. Exhibit 9: Golf Carts

98 The current District policy permits District-owned golf
99 carts/utility vehicles to be used by staff in the course of
100 their duties. The vehicle will be wrapped/labeled
101 accordingly to distinguish it as a District-owned
102 maintenance vehicle. This item would be a Capital
103 Improvement expenditure.

104 A) Advantage Golf Carts - \$7,500.00

105 B) Bargain Carts - \$7,650.00

106 C) Jeffrey Allen - \$7,545.00

107 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
108 approved the purchase of a golf cart from Jeffrey Allen in the amount of \$7,545.00, for Solterra
109 Resort Community Development District.

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



111 Ms. Crespo provided an update on the Café activities and answered
112 Supervisor questions. Poolside service, the selling of sundries, TV and
113 walk-up bar usage, and menu advertising were among the topics
114 discussed.

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

116 Mr. Bullins was not able to attend the meeting.

117 a. Discussion of HOA Concerns Regarding Parking

118 The agreement between the HOA and CDD have been provided to
119 the HOA attorney for review. The existing agreement allows the
120 HOA to enforce their rules on CDD property.

121 Ms. Biggs was directed to share her notes from the CDD-HOA
122 meetings with the Supervisors.

123 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, with Ms. Casanova opposed, the
124 Board approved appointing Ms. Wienker as CDD liaison to the Solterra Resort HOA, for Solterra
125 Resort Community Development District.

126 5. Exhibit 10: Landscape Maintenance – *Vicky Alvarez, Yellowstone*
127 *Landscape*

128 Mr. Wittman and Mr. Bryant presented the landscape maintenance report.

129 a. Consideration of Landscape and Irrigation Proposals

130 i. Exhibit 11: Front Entrance Landscape Replenishment -
131 \$4,667.75

132 Consensus was for more color at the entrance. Mr. Bryant
133 stated that could be done within the proposed pricing, with
134 the replacing of the proposed St. Augustine with ground
135 cover.

136 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
137 approved Yellowstone’s proposal to replenish the vegetation at the front entrance in the amount of
138 \$4,667.75, for Solterra Resort Community Development District.

139 ii. Exhibit 12: January Irrigation Repairs - \$1,892.42

140 Vehicles driving on the grass was cited as a major
141 contributor to damaged irrigation.

142 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
143 approved the Yellowstone January irrigation repair proposal in the amount of \$1,892.42, for
144 Solterra Resort Community Development District.

145 iii. Exhibit 13: Quarterly Palm Injections - \$787.69

146 The cutting down of the dead palm was discussed.



147 On a MOTION by Ms. Wienker, SECONDED by Ms. Osner, WITH ALL IN FAVOR, the Board
148 approved Yellowstone’s proposal for quarterly palm fertilizer injections in the amount of \$787.69,
149 for Solterra Resort Community Development District.

150 iv. Exhibit 14: Oakmoss Loop Easement Ground Cover Plus
151 Irrigation - \$14,953.54

152 This item was not discussed.

153 v. Exhibit 15: Oak Bluff/Oak Blossom Beds & Mailbox area

154 A) Mulch - \$2,357.96

155 B) Rock - \$22,514.38

156 This item was tabled as the location is maintained by the
157 HOA.

158 vi. Exhibit 16: Oak Marsh Loop Circle

159 A) Mulch - \$1,178.98

160 B) Rock - \$8,277.42

161 This item was tabled as the location is maintained by the
162 HOA.

163 vii. Exhibit 17: The Springs Sidewalk Easement – Recycled
164 Concrete - \$5,300.00

165 Proposals for alternative options were requested.

166 Proposals for mini-golf and sand volleyball courts had been discussed by
167 the previous Board. Mr. Bryant will send an updated proposal for these.

168 *The meeting was paused due to loss of quorum.*

169 *Quorum was re-established and the meeting resumed.*

170 6. Security Management – Zuleika Fernandez, Florida Training &
171 Investigations LLC (FTI)

172 Ms. Biggs provided a report on behalf of Ms. Fernandez.

173 **FOURTH ORDER OF BUSINESS: Staff Reports**

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

175 Ms. Hammock had no update for the Board other than reminding Supervisors of
176 the requirement to complete the 4-hours mandated ethics training. Board
177 consensus was to complete the ethics training together as part of a virtual
178 workshop.

179 B. District Engineer – Greg Woodcock, Stantec

180 1. Exhibit 18: Discussion on Amenity Center Parking Lot Options



181 A cost estimate (based on engineer’s estimate, not proposals received to
182 date) for the updated parking lot layout for 18 parking spaces was
183 presented at approximately \$252,665.00. Preliminary calculations show
184 the water run-off from the impervious surface can feed into the existing
185 stormwater system. This will be verified against the construction plans
186 once they have been received from the County.

187 Mr. Woodcock will schedule a site visit to review options for parking on
188 existing paved streets and cul-de-sacs and report back to the Board.

189 2. Exhibit 19: Consideration and Acceptance of Maintenance Map

190 This item was not discussed.

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

192 1. Exhibit 20: Discussion on FY 2025 Budget

193 Mr. Darin requested the Board start considering capital improvement
194 projects for the budget discussion.

195 **FIFTH ORDER OF BUSINESS: Consent Agenda**

196 A. Exhibit 21: Consideration and Approval of the Minutes of the Board of
197 Supervisors Regular Meeting Held February 2, 2024

198 B. Exhibit 22: Consideration and Acceptance of the January 2024 Unaudited
199 Financial Report

200 C. Exhibit 23: Ratification of Yellowstone Irrigation Repair - \$656.94

201 D. Exhibit 24: Ratification of Exercise Systems Equipment Repair - \$577.00

202 On a MOTION by Ms. Osner, SECONDED by Ms. Casanova, WITH ALL IN FAVOR, the Board
203 approved the Consent Agenda – Items A-D as presented, for Solterra Resort Community
204 Development District.

205 **SIXTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting
206 Agenda Item Requests)**

207 During Item A.2. Amenity Manager Report, Ms. Wienker requested quotes for adding a
208 putt-putt golf course.

209 A. Discussion on Polk County Communications Regarding Pine Tree Trail (Osner)

210 Ms. Osner reported on her discussions with Polk County Commissioners, noting
211 that the widening of Pine Tree Trail may be considered by the County at a future
212 date, but no commitment to do so was given. She shared that when a road
213 expansion is approved, it takes approximately five years for construction to
214 commence. Ms. Hammock was asked to review the information used by the
215 County to determine ingress/egress requirements for the community and the
216 traffic studies. She encouraged all homeowners to [write to the County
217 Commissioners](#) requesting a three-way stop at the community entrance.



218 Ms. Hammock advised residents to review the [Polk County Commissioners](#)
219 [agendas and meeting schedule](#) to stay informed of the items coming up for their
220 consideration. Board consensus was to approve the costs to obtain the documents
221 for District Counsel’s review if required.

222 Ms. Wienker made some suggestions for lifestyle activities, a social media presence
223 advertising upcoming events for the resort.

224 Ms. Casanova asked for follow-up on speed bumps as traffic calming devices. Ms.
225 Wienker requested locations for additional stop signs as well.

226 **SEVENTH ORDER OF BUSINESS: Action Items Summary**

227 **Amenity Manager**

- 228 • Additional signage for no fishing and wildlife cautions were requested.
- 229 • Distribute CDD/HOA meeting notes to Supervisors and staff.
- 230 • Purchase approximately ten shade umbrellas.
- 231 • Revised Westbrook pool heater maintenance agreement.
- 232 • Additional pickleball striping proposals.
- 233 • Options for resort social media presence advertising resort activities.
- 234 • Proposals for mini-golf course.

235 **District Counsel**

- 236 • Obtain and review the information used by the County to determine
237 ingress/egress requirements for the community and the traffic studies.

238 **District Engineer**

- 239 • Schedule site visit to review options for parking and traffic calming
240 devices.

241 **Supervisors**

- 242 • Ideas for capital improvement projects for the budget discussion.

243 **Vendors**

244 **Steadfast**

- 245 • Debris removal proposal.
- 246 • Attend next meeting (DM invite).
- 247 • Update report pictures.

248 **Yellowstone**

- 249 • Proposal for alternate options for The Springs sidewalk easement.
- 250 • Update previously presented proposals for mini-golf course and
251 sand volleyball courts.



252 **EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check**

253 *The next Solterra Resort Community Development District meeting is scheduled for 10:00 a.m.*
254 *on April 5, 2024 at Solterra Resort Amenity Center, 5200 Solterra Blvd., Davenport, FL 33837.*

255 All Supervisors present affirmed their intent to attend in person.

256 **NINTH ORDER OF BUSINESS: Adjournment**

257 On a MOTION by Ms. Osner, SECONDED by Ms. Wienker, WITH ALL IN FAVOR, the Board
258 adjourned the meeting at 1:32 p.m. for Solterra Resort Community Development District.

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

262 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
263 **noticed meeting held on April 5, 2024.**

264 _____
265 Kyle Darin, Secretary
266 _____, Assistant Secretary

Karan Wienker, Chair
 Ariane Casanova, Vice Chair



EXHIBIT 21



Solterra Resort Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024



Solterra Resort CDD
Balance Sheet
February 29, 2024

	<u>General Fund</u>	<u>Debt Service Series 2013</u>	<u>Debt Service Series 2014</u>	<u>Debt Service Series 2018</u>	<u>Debt Service Series 2023</u>	<u>Capital Projects</u>	<u>Total</u>
1 Assets:							
2 Cash - Operating Account - BankUnited	1,490,518	\$ -	\$ -	-	-	\$ 7	\$ 1,490,526
3 Cash - Operating Account - South State	69,800	-	-	-	-	-	69,800
4 Cash - Money Market - BankUnited	2,522,430	-	-	-	-	-	2,522,430
5 Cash - Merchant Account - BankUnited	152,254	-	-	-	-	-	152,254
6 Investments:							
7 Revenue Fund	-	-	29,347	146,361	50,651	-	226,359
8 Reserve Fund	-	-	129,372	309,222	-	-	438,594
9 Interest Fund	-	-	0	-	667	-	667
10 Prepayment Fund	-	-	-	0	-	-	0
11 Sinking Fund	-	-	0	-	-	-	0
12 Cost of Issuance	-	-	-	-	-	-	-
13 2014 Acquisition & Construction	-	-	-	-	-	7,398	7,398
14 2018 Acquisition & Construction	-	-	-	-	-	17,964	17,964
15 Phase 2B Acquisition & Construction	-	-	-	-	-	43,394	43,394
16 2023 Acquisition & Construction	-	-	-	-	-	-	-
17 Accounts Receivable	-	-	-	-	-	-	-
18 Assessments Receivable On-Roll	246,839	-	21,268	43,802	31,011	-	342,920
19 Allowance for Doubtful Accounts	-	-	-	-	-	-	-
20 Deposits - Utilities	3,530	-	-	-	-	-	3,530
21 Prepaid Items	43,539	-	-	-	-	-	43,539
22 Due from Other Funds	-	-	237,476	574,661	344,765	-	1,156,902
23 Due from General Fund	-	-	-	-	-	-	-
24 Total Assets	4,528,909	-	417,463	1,074,046	427,094	68,764	6,516,277
25 Liabilities:							
26 Accounts Payable	254,921	-	-	-	-	-	254,921
27 Due to Other Funds	1,156,902	-	-	-	-	-	1,156,902
28 Due to General Fund	-	-	-	-	-	-	-
29 Matured Bonds Payable	-	-	-	-	-	-	-
30 Deferred Revenue - On-Roll	246,839	-	21,268	43,802	31,011	-	342,920
31 Fund Balance:							
32 Nonspendable:							
33 Prepaid & Deposits	47,069	-	-	-	-	-	47,069
34 Restricted for:							
35 Debt Service	-	-	396,195	1,030,244	396,083	-	1,822,522
36 Capital Projects	-	-	-	-	-	68,764	68,764
37 Assigned	-	-	-	-	-	-	-
38 Unassigned	2,823,179	-	-	-	-	-	2,823,179
39 Total Liabilities & Fund Balance	4,528,909	\$ -	\$ 417,463	1,074,046	\$ 427,094	\$ 68,764	\$ 6,516,277



Solterra Resort CDD
General Fund
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru February 29, 2024

	FY 2024				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 2,931,026	\$ 51,187	2,684,187	\$ (246,839)	91.58%
3 Special Assessments Off-Roll (Net) Resort Usage Fees, Café Lease Rev, Cabana Rev,	-	-	-	-	0.00%
4 Programming Rev	977,980	34,799	152,811	(825,169)	15.63%
5 Interest	-	9,734	22,293	22,293	0.00%
6 Total Revenue	3,909,006	95,719	2,859,291	(1,049,715)	73.15%
7 Expenditures:					
8 General Administrative:					
9 Supervisor Fees & Related Payroll Exp	12,000	800	3,200	(8,800)	26.67%
10 District Management	46,000	3,833	19,167	(26,833)	41.67%
11 Mass Mailing & Printing	1,700	-	1,255	(445)	73.81%
12 Legal Advertising	1,600	-	407	(1,193)	25.43%
13 Bank Fees	900	124	489	(411)	54.38%
14 Regulatory & Permit Fees	250	13	1,817	1,567	726.62%
15 Auditing Services	3,000	-	-	(3,000)	0.00%
16 District Engineer	10,000	-	5,664	(4,336)	56.64%
17 Legal Services - General Counsel	36,000	5,185	16,989	(19,011)	47.19%
18 County Assessment Collection Charges	36,000	-	46,668	10,668	129.63%
19 Website Setup & Administration	2,015	30	1,605	(410)	79.65%
20 Miscellaneous Expenses	20,000	-	88	(19,912)	0.44%
21 Total General & Administrative	169,465	9,985	97,349	(72,116)	57.44%
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	(100)	86.67%
27 Dissemination	4,800	-	4,800	-	100.00%
28 Trustee Fees	17,000	-	7,233	(9,767)	42.55%
29 Total Debt Service Administration	22,550	-	12,683	(9,867)	56.24%
30 Utilities:					
31 Gas	78,750	10,511	40,477	(38,273)	51.40%
32 Electricity	291,803	20,494	108,251	(183,552)	37.10%
33 Water	138,600	9,569	66,626	(71,974)	48.07%
34 Total Utilities	509,153	40,574	215,355	(293,798)	42.30%
35 Security:					
36 Security Monitoring - Main Entrance & Pool	45,000	2,511	13,384	(31,616)	29.74%
37 Security System - Main Entrance	40,000	-	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	36,375	184,525	(315,475)	36.91%
41 Security - Patrol	50,000	2,800	14,015	(35,985)	28.03%
42 Gate Maintenance & Repair	10,000	-	2,511	(7,489)	25.11%
43 Phone & Internet (Guardhouse)	5,100	431	2,131	(2,969)	41.79%
44 Total Security	664,100	42,117	217,187	(446,913)	32.70%
45 ClubHouse/Amenity Administration:					
46 Staffing - Amenity Management	231,213	76,140	382,888	151,675	165.60%
47 Staffing - Lifestyle & Pool Monitoring	754,075	9,637	116,475	(637,600)	15.45%



48	Clubhouse Facility Maintenance - Cleaning	87,600	6,780	35,485	(52,115)	40.51%
49	Clubhouse Maintenance & Repairs	255,143	23,563	114,685	(140,458)	44.95%
50	Clubhouse & Lifestyle Supplies	60,000	2,522	14,878	(45,122)	24.80%
51	Pest Control & Termite Bond	20,000	375	775	(19,226)	3.87%
52	Water & Vending Services	7,000	45	219	(6,781)	3.12%
53	Social Activity & Movie Licensing	1,000	-	-	(1,000)	0.00%
54	Phone & Internet (Clubhouse)	12,514	1,027	5,016	(7,498)	40.08%
55	Total Clubhouse/Amenity Administration	1,428,545	120,088	670,420	(758,125)	46.93%
56	Landscape/Property Maintenance:					
57	Pond & Wetland Maintenance	53,800	2,393	11,965	(41,835)	22.24%
58	Landscape Maintenance - Contract	250,000	16,166	80,830	(169,170)	32.33%
59	Landscape Replenishment	116,667	-	788	(115,879)	0.68%
60	Irrigation Repairs & Maintenance	20,000	-	11,060	(8,940)	55.30%
61	Asphalt Pavement Repair & Monitoring	25,000	-	-	(25,000)	0.00%
62	Landscape/Property Contingency	64,400	-	3,938	(60,463)	6.11%
63	Comprehensive Field Services	12,000	833	4,167	(7,833)	34.72%
64	Total Landscape/Property Maintenance	541,867	19,392	112,747	(429,120)	20.81%
65	Facility Maintenance:					
66	Pool Service - Contract	51,000	2,800	14,000	(37,000)	27.45%
67	Repairs & Maintenance - Pool & Lazy River	31,681	7,366	49,471	17,790	156.15%
68	Pool Permit	850	-	-	(850)	0.00%
69	Slide Maintenance & Repair	2,500	-	-	(2,500)	0.00%
70	Signage	2,000	-	852	(1,148)	42.62%
71	Atheletic Facil Maint & Fitness Equipment Repair	10,000	5,702	6,482	(3,518)	64.82%
72	Refuse Dumpster Service	70,000	777	6,112	(63,888)	8.73%
73	Pressure Washing	15,000	-	11,813	(3,188)	78.75%
74	Contingency	46,000	3,827	18,927	(27,073)	41.15%
75	Total Facility Maintenance	229,031	20,472	107,656	(121,375)	47.01%
76	Capital Improvement & Reserves:					
77	Capital Improvement	196,039	771	1,554	(194,485)	0.79%
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	771	1,554	(298,485)	0.52%
81	Total Expenditures	3,909,006	253,399	1,483,573	(2,425,433)	37.95%
82	Excess of Revenue Over (Under) Expenditures	-	(157,680)	1,375,719		
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			1,375,719		
88	Fund Balance - Beginning			1,494,529		
89	Fund Balance - Ending			2,870,247		



Solterra Resort CDD
Debt Service - Series 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru February 29, 2024

	<u>FY 2024</u>				<u>% of</u>
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ -	\$ -	\$ -	\$ -	0.00%
3 Interest	-	-	441	441	0.00%
4 Total Revenue	<u>-</u>	<u>-</u>	<u>441</u>	<u>441</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	-	-	441		
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			<u>(48,220)</u>		
## Total Other Financing Sources (Uses)			<u>(48,220)</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 February 29, 2024

	<u>FY 2024</u>				<u>% of</u>
	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 258,744	\$ 4,519	\$ 237,476	\$ (21,268)	91.78%
3 Interest	-	695	4,700	4,700	0.00%
4 Total Revenue	<u>258,744</u>	<u>5,214</u>	<u>242,176</u>	<u>(16,568)</u>	<u>93.60%</u>
5 Expenditures:					
6 Interest					
7 May 1, 2024	84,572	-	-	(84,572)	0.00%
8 November 1, 2023	84,572	-	86,697	2,125	0.00%
9 Principal					
## May 1, 2024	-	-	-	-	0.00%
## November 1, 2023	85,000	-	85,000	-	0.00%
## Total Expenditures	<u>254,144</u>	<u>-</u>	<u>171,697</u>	<u>(82,447)</u>	<u>67.56%</u>
## Excess of Revenue Over (Under) Expenditures	4,600	5,214	70,479		
## Other Financing Sources (Uses):					
## Interfund Transfers - In			-		
## Interfund Transfers - Out			(2,688)		
## Total Other Financing Sources (Uses)			<u>(2,688)</u>		
## Net Change in Fund Balance			<u>67,791</u>		
## Fund Balance - Beginning			328,404		
## Fund Balance - Ending			<u>\$ 396,195</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 February 29, 2024

	<u>FY 2024</u> <u>Adopted Budget</u>	<u>Current Month</u>	<u>Year -to-Date</u>	<u>Variance</u>	<u>% of</u> <u>Budget</u>
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 618,463	\$ 10,975	\$ 574,661	\$ (43,802)	92.92%
3 Interest	-	1,913	11,286	11,286	0.00%
4 Total Revenue	618,463	12,888	585,947	(32,516)	94.74%
5 Expenditures:					
6 Interest					
7 May 1, 2024	226,254	-	-	(226,254)	0.00%
8 November 1, 2023	222,334	-	226,241	3,907	0.00%
9 Principal					
## May 1, 2024	165,000	-	-	(165,000)	0.00%
## November 1, 2024	-	-	-	-	0.00%
## Total Expenditures	613,588	-	226,241	(387,347)	36.87%
## Excess of Revenue Over (Under) Expenditures	4,875	12,888	359,706		
## Other Financing Sources (Uses):					
## Interfund Transfers - In					
## Interfund Transfers - Out			(6,426)		
## Total Other Financing Sources (Uses)			(6,426)		
## Net Change in Fund Balance			353,281		
## Fund Balance - Beginning			676,963		
## Fund Balance - Ending			\$ 1,030,244		



Solterra Resort CDD
Debt Service - Series 2023
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru February 29, 2024

	FY 2024				% of
	Adopted Budget	Current Month	Year -to-Date	Variance	Budget
1 Revenue:					
2 Special Assessments On-Roll (Net)	\$ 375,776	\$ 6,562	\$ 344,765	\$ (31,011)	91.75%
3 Interest	-	215	1,069	1,069	0.00%
4 Total Revenue	375,776	6,777	345,834	(29,942)	92.03%
5 Expenditures:					
6 Interest					
7 May 1, 2024	125,172	-	-	\$ (125,172)	0.00%
8 November 1, 2023	121,604	-	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	375,776	-	57,718	(318,058)	0
13 Excess of Revenue Over (Under) Expenditures	-	6,777	288,116		
14 Other Financing Sources (Uses):					
15 Interfund Transfers - In			50,012		
16 Interfund Transfers - Out			-		
17 Total Other Financing Sources (Uses)			50,012		
18 Net Change in Fund Balance			338,128		
19 Fund Balance - Beginning			57,955		
20 Fund Balance - Ending			\$ 396,083		



Solterra Resort CDD
Construction Fund - 2013
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru February 29, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	16
4 Total Revenue	16
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	16
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	
11 Interfund Transfers - Out	(1,792)
12 Total Other Financing Sources (Uses)	(1,792)
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 February 29, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	90
4 Total Revenue	90
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	90
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	2,688
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	2,688
13 Net Change in Fund Balance	2,778
14 Fund Balance - Beginning	4,620
15 Fund Balance - Ending	\$ 7,398



Solterra Resort CDD
Construction Fund - 2018
Statement of Revenues, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 thru February 29, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	287
4 Total Revenue	287
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	287
9 Other Financing Sources (Uses):	
10 Interfund Transfers - In	6,426
11 Interfund Transfers - Out	-
12 Total Other Financing Sources (Uses)	6,426
13 Net Change in Fund Balance	6,713
14 Fund Balance - Beginning	11,251
15 Fund Balance - Ending	\$ 17,964



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 February 29, 2024

	Year -to-Date
1 Revenue:	
2 Bond Proceeds	\$ -
3 Interest	890
4 Total Revenue	890
5 Expenditures:	
6 Construction-in-Progress	-
7 Total Expenditures	-
8 Excess of Revenue Over (Under) Expenditures	890
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	890
14 Fund Balance - Beginning	42,504
15 Fund Balance - Ending	\$ 43,394



**Solterra Resort CDD
General Fund
Cash Reconciliation
February 29, 2024**

Bank Balance per Statement	\$	86,534.98
Plus: Deposits Outstanding		
Minus: Outstanding Checks		16,735.42
Adjusted Bank Balance		<u>69,799.56</u>
Beginning Balance per Books	\$	259,958.45
Cash Receipts		7,200.00
Cash Disbursements		197,358.89
Balance per Books		<u>69,799.56</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
12/01/2023	1ACH120123	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 10/7-11/07	4,654.85	388,744.91
12/04/2023	2ACH120423	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 10/13-11/10	1,112.75	387,632.16
12/04/2023	6027	Connie S. Osner	BOS Meeting 10/6/23	200.00	387,432.16
12/04/2023	100067	BUSINESS OBSERVER	Invoice: 23-01675K (Reference: Legal Advertising.)	80.94	387,351.22
12/04/2023	100068	Cintas	Invoice: 4174117686 (Reference: Mats, wipes, hand sanitizer.) Invoice: 4174761101 (Reference:...	672.51	386,678.71
12/04/2023	100069	LLS TAX SOLUTIONS, INC	Invoice: 003196 (Reference: Arbitrage Services.)	650.00	386,028.71
12/04/2023	100070	SPIES POOL, LLC	Invoice: 300052 (Reference: Degreaser.) Invoice: 300046 (Reference: Install new ladder step. ...	5,050.70	380,978.01
12/04/2023	100071	Steadfast Environmental LLC	Invoice: SE-23231 (Reference: Monthly Maintenance - Dec 2023.)	2,393.00	378,585.01
12/04/2023	100072	METFITNESS LLC	Invoice: INV-4534 (Reference: Weekly Group Fitness Classes - Nov 2023.)	240.00	378,345.01
12/04/2023	100073	KILINSKI VAN WYK, PLLC	Invoice: 8014 (Reference: General Legal Matters - Oct 2023.)	6,202.49	372,142.52

12/04/2023	100074	VESTA DISTRICT SERVICES	Invoice: 414936 (Reference: Billable Expenses - Oct 2023.)		127.56	372,014.96
12/04/2023	100075	FTI / Florida Training & Investigations	Invoice: 23204048 (Reference: Security Services: 10.21.2023 - 11.19.2023.)		39,325.00	332,689.96
12/04/2023	100076	Goldner Associates Inc	Invoice: IN5257326 (Reference: Staff Polos and Jackets.)		739.17	331,950.79
12/04/2023	100077	Aqua Chill of Orlando LLC	Invoice: 59397 (Reference: Drinking Water.)		96.30	331,854.49
12/04/2023	100078	Janitorial Superstore	Invoice: 16812 (Reference: Supplies.)		1,000.80	330,853.69
12/04/2023	100079	Florida Wrap Pros, LLC	Invoice: 1331 (Reference: Aluminum Sign.) Invoice: 1332 (Reference: 4ml Coroplast sign single...		235.40	330,618.29
12/04/2023	100080	Buddy's Pressure Washing	Invoice: 12077 (Reference: Lazy River/Pool Deck Sealing.)		11,812.50	318,805.79
12/04/2023	100081	Zeno Office Solutions, Inc.	Invoice: IN2415355 (Reference: Contract CN27503-01, overage 09.15.23-10.14.23.)		17.83	318,787.96
12/04/2023	6028	POLK COUNTY WATER RESOURCE ENFOR	Water Violation (10/04/2023)		500.00	318,287.96
12/06/2023	6030	US BANK	Trustee Fees - Series 2018 11/01/23-10/31/24		4,040.63	314,247.33
12/08/2023	ACH120823	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 10/19-11/16/23		1,362.43	312,884.90
12/09/2023	ACH120923	Spectrum Business	11/22/23 - 12/21/23 - 4000 Oaktree Drive CBHS Wifi		109.98	312,774.92
12/11/2023	1ACH121123	POLK COUNTY UTILITIES	Various Accounts		21.15	312,753.77
12/11/2023	2ACH121123	POLK COUNTY UTILITIES	Various Accounts		3,117.65	309,636.12
12/11/2023	3ACH121123	POLK COUNTY UTILITIES	Various Accounts		91.60	309,544.52
12/11/2023	4ACH121123	POLK COUNTY UTILITIES	Various Accounts		121.14	309,423.38
12/11/2023	5ACH121123	POLK COUNTY UTILITIES	Various Accounts		90.82	309,332.56
12/11/2023	6ACH121123	POLK COUNTY UTILITIES	Various Accounts		133.80	309,198.76
12/11/2023	7ACH121123	POLK COUNTY UTILITIES	Various Accounts		71.91	309,126.85
12/11/2023	8ACH121123	POLK COUNTY UTILITIES	Various Accounts		2,872.60	306,254.25
12/11/2023	9ACH121123	POLK COUNTY UTILITIES	Various Accounts		6,730.82	299,523.43
12/11/2023	6031	TPG Lighting	Reference: Decorative Lights.		5,471.00	294,052.43
12/11/2023			Service Charge		88.78	293,963.65
12/12/2023	ACH121223	Spectrum Business	Phone and Internet. 11/25 - 12/24/23 5200 Solterra Blvd		1,034.40	292,929.25
12/12/2023			Deposit	520.00		293,449.25
12/13/2023	EFT121323	FLORIDA DEPT OF REVENUE	Nov 2023 Sales Tax Filing		58.70	293,390.55
12/13/2023	100082	Bolton's Towing Service	Invoice: 588061 (Reference: Security -other.)		315.00	293,075.55
12/13/2023	100083	Power Pool Services, LLC	Invoice: 3128 (Reference: Pool Service Contract.)		2,800.00	290,275.55
12/13/2023	100084	SPIES POOL, LLC	Invoice: 300960 (Reference: Pool & Lazy R-R&M.)		1,787.10	288,488.45
12/13/2023	ACH121323	FLORIDA PUBLIC UTILITIES	Service 10/19/23-11/20/23		4,699.63	283,788.82
12/14/2023	100085	Cintas	Invoice: 4176323790 (Reference: Facility Cleaning Maintenance.)		224.17	283,564.65
12/14/2023	100086	Envera Systems	Invoice: 734859 (Reference: Security Monitoring -Pool.)		2,510.87	281,053.78
12/14/2023	100087	SPIES POOL, LLC	Invoice: 300162 (Reference: Pool & Lazy R R&M.) Invoice: 300974 (Reference: Pool and Lazy Riv...		2,145.00	278,908.78
12/14/2023	100088	YELLOWSTONE LANDSCAPE	Invoice: OS 633854 (Reference: Landscape Replen & Misc.)		787.69	278,121.09
12/14/2023	100089	Amenity Services LLC	Invoice: 2057 (Reference: Facility Maintenance Cleaning.) Invoice: 2058 (Reference: Facility M...		6,000.00	272,121.09
12/14/2023	100090	Kalina Brochowicz Fondo	Invoice: 9 - NOVEMBER 2023 (Reference: Clubhouse & Lifestyles Supplies.)		1,200.00	270,921.09
12/14/2023	100091	Pouncey Recycling & Sanitation, Inc	Invoice: 21327 (Reference: Refuse Dumpster Service.)		1,380.00	269,541.09
12/19/2023	1ACH121923	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 10/26 -11/27/23		486.00	269,055.09
12/20/2023	2ACH122023	DUKE ENERGY	5300 Solterra Blvd Lift 10/26-11/27/23		254.72	268,800.37
12/20/2023	3ACH122023	DUKE ENERGY	5290 Solterra Blvd Irrigation 10/26-11/27/23		30.79	268,769.58
12/20/2023	1ACH122023	Spectrum Business	5200 Solterra Blvd AHMS 12/03/23-01/02/24		277.96	268,491.62
12/21/2023	1ACH122123	DUKE ENERGY	5200 OAKMONT BLVD 10/27-11/28		10,868.51	257,623.11
12/21/2023	4ACH122123	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 10/27-11/28/23		36.29	257,586.82
12/21/2023	ACH122023	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 10/27-11/28/23		908.95	256,677.87
12/26/2023	ACH122623	DUKE ENERGY	00 Solterra Blvd LITE 011/02-12/01/23		1,047.25	255,630.62
12/28/2023	1ACH122823	DUKE ENERGY	7524 Oak Spring Lane 11/7-12/5/23		30.79	255,599.83

12/28/2023	2ACH122823	DUKE ENERGY	4000 OAKMONT BLVD 11/07-12/05	59.47	255,540.36
12/28/2023	3ACH122823	DUKE ENERGY	7310 Oakmoss Loop Irrigation 11/07-12/05	30.79	255,509.57
12/28/2023	4ACH122823	DUKE ENERGY	0 Solterra Blvd Lite 11/08-12/06	1,354.74	254,154.83
12/28/2023	5ACH122823	DUKE ENERGY	6022 Board Oak Dr Pump 11/07-12/05	30.79	254,124.04
12/28/2023	6ACH122823	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 11/07-12/05	110.42	254,013.62
12/28/2023	7ACH122823	DUKE ENERGY	5456 Misty Oak Cir Pump 11/7-12/05	30.79	253,982.83
12/28/2023	8ACH122823	DUKE ENERGY	7102 Oakmoss Loop Irrigation 11/07-12/05	30.79	253,952.04
12/31/2023				520.00	139,967.72
01/02/2024	1ACH010224	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 11/13-12/11	1,112.75	252,839.29
01/02/2024	2ACH010224	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 11/9-12/06	4,654.85	248,184.44
01/05/2024	1ACH010524	DUKE ENERGY	000 Solterra BLvd Lite 11/16-12/14	801.22	247,383.22
01/05/2024	100092	Cintas	Invoice: 4177074525 (Reference: CH Facility Cleaning Maintenance.) Invoice: 4177789039 (Refer...	672.51	246,710.71
01/05/2024	100093	SPIES POOL, LLC	Invoice: 20053 (Reference: Pool & Lazy R R&M.) Invoice: 301332 (Reference: Pool & Lazy R R&M...	4,884.35	241,826.36
01/05/2024	100094	Amenity Services LLC	Invoice: 2077 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2076 (Reference: CH Fac...	6,000.00	235,826.36
01/05/2024	100095	BUSINESS OBSERVER	Invoice: 23-01791K (Reference: Legal Advertising.)	80.94	235,745.42
01/05/2024	100096	Envera Systems	Invoice: 00074513 (Reference: Security Monitoring -Pool.)	1,281.00	234,464.42
01/05/2024	100097	STANTEC CONSULTING SERVICES, INC.	Invoice: 2177243 (Reference: District Engineer.)	5,664.39	228,800.03
01/05/2024	100098	Steadfast Environmental LLC	Invoice: SE-23398 (Reference: Pond & Wetland Maintenance.)	2,393.00	226,407.03
01/05/2024	100099	METFITNESS LLC	Invoice: INV-4562 (Reference: Athletic Facilities & Fitness.)	300.00	226,107.03
01/05/2024	100100	KILINSKI VAN WYK, PLLC	Invoice: 8242 (Reference: Legal Services.)	4,479.58	221,627.45
01/08/2024	ACH010823	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 11/17-12/15/23	1,362.43	220,265.02
01/08/2024	1ACH010824	POLK COUNTY UTILITIES	Various Accounts	60.63	220,204.39
01/08/2024	2ACH010824	POLK COUNTY UTILITIES	Various Accounts	271.71	219,932.68
01/08/2024	3ACH010824	POLK COUNTY UTILITIES	Various Accounts	33.84	219,898.84
01/08/2024	4ACH010824	POLK COUNTY UTILITIES	Various Accounts	215.41	219,683.43
01/08/2024	5ACH010824	POLK COUNTY UTILITIES	Various Accounts	260.45	219,422.98
01/08/2024	6ACH010824	POLK COUNTY UTILITIES	Various Accounts	90.82	219,332.16
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	3,945.75	215,386.41
01/09/2024	2ACH010924	POLK COUNTY UTILITIES	Various Accounts	2,044.50	213,341.91
01/09/2024	1ACH010924	POLK COUNTY UTILITIES	Various Accounts	6,587.87	206,754.04
01/09/2024	ACH010924	Waste Connections of FL, Inc	12/1/2023-12/31/2023 5200 Solterra Blvd Davenport,FL	776.59	205,977.45
01/09/2024	ACH010924	Spectrum Business	12/22/23 - 1/21/24 - 4000 Oaktree Drive CBHS Wifi	109.98	205,867.47
01/11/2024	6034	Klinger Electrical Services LLC	Invoice dated 12.15.2022	783.00	205,084.47
01/11/2024			Service Charge	162.12	204,922.35
01/12/2024	ACH011224	FLORIDA PUBLIC UTILITIES	Service 11/20/23-12/20/23	11,010.69	193,911.66
01/12/2024	ACH011224	Spectrum Business	Phone and Internet. 12/25 - 1/24/24 5200 Solterra Blvd	1,034.40	192,877.26
01/12/2024	100101	YELLOWSTONE LANDSCAPE	Invoice: OS 628910 (Reference: Landscape Maintenance-.) Invoice: 010524- (Reference: Irrigati...	21,157.09	171,720.17
01/12/2024	100102	ACE HOME & SUPPLY CENTER	Invoice: I21318/1 (Reference: Misc Facility Maintenance.) Invoice: 104520/1 (Reference: CH Fa...	503.44	171,216.73
01/12/2024	100103	Cintas	Invoice: 4179140778 (Reference: CH Facility Cleaning Maintenance.)	224.17	170,992.56
01/12/2024	100104	ENVERA	Invoice: 736056 (Reference: Sec Gate Maintenance & Rep.)	2,510.87	168,481.69
01/12/2024	100105	Envera Systems	Invoice: 00074992 (Reference: Security Monitoring -Pool & Amen.) Invoice: INV000006909 (Refer...	2,060.00	166,421.69
01/12/2024	100106	JOE G TEDDER, TAX COLLECTOR	Invoice: 010324- (Reference: Cty Assessment Collection Fee.)	739.04	165,682.65
01/12/2024	100107	Power Pool Services, LLC	Invoice: 3139 (Reference: Pool Service Contract.)	2,800.00	162,882.65
01/12/2024	100108	SPIES POOL, LLC	Invoice: 301892 (Reference: Pool & Lazy R R&M.)	2,217.70	160,664.95
01/12/2024	100109	VESTA DISTRICT SERVICES	Invoice: 415877 (Reference: District Management Services.) Invoice: 415810 (Reference: Websit...	9,458.34	151,206.61
01/12/2024	100110	Kalina Brochowicz Fondo	Invoice: 10 - DECEMBER 2023 (Reference: Clubhouse & Lifestyles Supplis.)	1,500.00	149,706.61

01/12/2024	100111	Goldner Associates Inc	Invoice: IN5261842 (Reference: Clubhouse & Lifestyles Supplies.)	321.41	149,385.20
01/12/2024	100112	Aqua Chill of Orlando LLC	Invoice: 60239 (Reference: Coffee, Water & Vending Services.)	45.00	149,340.20
01/12/2024	100113	Westbrook Service Corporation	Invoice: C27218 (Reference: CH Maintenance & Repairs.)	587.50	148,752.70
01/12/2024	100114	Brocato Entertainment LLC	Invoice: 110501 (Reference: Clubhouse & Lifestyles Supplies.)	900.00	147,852.70
01/12/2024	100115	Pouncey Recycling & Sanitation, Inc	Invoice: 21403 (Reference: Solid Waste Disposal.)	562.00	147,290.70
01/12/2024	100116	The Sherwin Williams Co.	Invoice: 8139-1 (Reference: CH Maintenance & Repairs.)	438.27	146,852.43
01/16/2024	ACH011624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 11/28 -12/22/23	404.98	146,447.45
01/16/2024	6035	Ariane Casanova	BOS Meeting 1/5/24	200.00	146,247.45
01/16/2024	6036	Bobby A. Voisard	BOS Meeting 1/5/24	200.00	146,047.45
01/16/2024	6037	Connie S. Osner	BOS Meeting 1/5/24	200.00	145,847.45
01/16/2024	6038	Karan L. Wienker	BOS Meeting 1/5/24	200.00	145,647.45
01/17/2024	EFT011724	FLORIDA DEPT OF REVENUE	Dec 2023 Sales Tax Filing	3,948.70	141,698.75
01/17/2024	6039	Aqua Chill of Orlando LLC	Reference: Coffee, Water & Vending Services.	35.55	141,663.20
01/17/2024			Funds Transfer	500,000.00	641,663.20
01/18/2024	1ACH011824	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 11/29-12/27/23	908.95	640,754.25
01/18/2024	2ACH011824	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 11/29-12/27/23	36.29	640,717.96
01/18/2024	3ACH011824	DUKE ENERGY	5300 Solterra Blvd Lift 11/28-12/22/23	168.07	640,549.89
01/18/2024	4ACH011824	DUKE ENERGY	5290 Solterra Blvd Irrigation 11/28-12/22/23	25.66	640,524.23
01/18/2024	100117	Evergreen Lifestyles Mgmt	Invoice: SRCDD0723C (Reference: Pool Monitors and Lifeguards Monthly Inv. 7/31/23.)	12,829.77	627,694.46
01/18/2024	100118	FTI / Florida Training & Investigations	Invoice: 23204051 (Reference: Security Guardhouse Maintenance.)	39,925.00	587,769.46
01/18/2024	100119	Vesta Property Services, Inc.	Invoice: 415662 (Reference: Amenity Management.) Invoice: 416305 (Reference: Amenity Maintena...	169,825.10	417,944.36
01/19/2024	5ACH011924	DUKE ENERGY	5200 OAKMONT BLVD 11/29-12/27	9,141.35	408,803.01
01/20/2024	ACH012024	Spectrum Business	5200 Solterra Blvd AHMS 1/03/24-02/02/24	277.96	408,525.05
01/22/2024	100120	BUSINESS OBSERVER	Invoice: 23-00904K (Reference: Legal Advertising Inv. 6/30/23.)	83.13	408,441.92
01/22/2024	100121	Cintas	Invoice: 4179934571 (Reference: Facility Maintenance Cleaning.)	224.17	408,217.75
01/22/2024	100122	SPIES POOL, LLC	Invoice: 20163 (Reference: Pool & Lazy R R&M.) Invoice: 302133 (Reference: Pool & Lazy R R&M.)	1,389.70	406,828.05
01/22/2024	100123	KILINSKI VAN WYK, PLLC	Invoice: 8450 (Reference: Legal Services.)	1,122.00	405,706.05
01/22/2024	100124	ACE HOME & SUPPLY CENTER	Invoice: 105025/1 (Reference: Maintenance & Repairs.)	15.16	405,690.89
01/23/2024			Deposit	48.15	405,739.04
01/24/2024			Deposit	100.00	405,839.04
01/30/2024	100125	BUSINESS OBSERVER	Invoice: 24-00127K (Reference: Legal Advertising.)	80.94	405,758.10
01/30/2024	100126	Cintas	Invoice: 4180716860 (Reference: CH Facility Cleaning Maintenance.)	201.07	405,557.03
01/30/2024	100127	SPIES POOL, LLC	Invoice: 302218 (Reference: Pool & Lazy R R&M.) Invoice: 302045 (Reference: Pool & Lazy R R&M...	16,538.45	389,018.58
01/30/2024	100128	FTI / Florida Training & Investigations	Invoice: 23204054 (Reference: Security-Guardhouse /Mgmt.)	41,000.00	348,018.58
01/30/2024	100129	Aqua Chill of Orlando LLC	Invoice: 61099 (Reference: Coffee, Water & Vending Services.)	45.00	347,973.58
01/30/2024	100130	ACE HOME & SUPPLY CENTER	Invoice: 195149/1 (Reference: Maintenance & Repairs.) Invoice: 105244/1 (Reference: Maintenanc...	168.54	347,805.04
01/30/2024	100131	Vesta Property Services, Inc.	Invoice: 416719 (Reference: Amenity Management.)	85,000.00	262,805.04
01/30/2024	100132	Janitorial Superstore	Invoice: 18033 (Reference: Maintenance & Repairs.)	1,083.81	261,721.23
01/30/2024	100133	Zeno Office Solutions, Inc.	Invoice: IN2377417 (Reference: General Operating Expenses Inv Date 09/13/23.) Invoice: IN2461...	133.78	261,587.45
01/30/2024	100134	Motion Picture Licensing Corp	Invoice: 504433331 (Reference: Regulatory & Permit Fees.)	1,629.00	259,958.45
1/31/2024				500,148.15	494,141.74
02/01/2024	1ACH020124	DUKE ENERGY	00 Solterra Blvd LITE 12/02-1/02/24	1,039.59	258,918.86
02/01/2024	4ACH020124	DUKE ENERGY	7310 Oakmoss Loop Irrigation 12/06-1/05/24	30.79	258,888.07
02/01/2024	5ACH020124	DUKE ENERGY	0 Solterra Blvd Lite 12/07-1/08/24	1,344.84	257,543.23
02/01/2024	6ACH020124	DUKE ENERGY	6022 Board Oak Dr Pump 12/06-1/05/24	30.79	257,512.44
02/01/2024	7ACH020124	DUKE ENERGY	7524 Oak Spring Lane 12/6-1/5/24	30.79	257,481.65

02/01/2024	8ACH020124	DUKE ENERGY	5456 Misty Oak Cir Pump 12/6-1/05/24	30.79	257,450.86
02/01/2024	9ACH020124	DUKE ENERGY	4000 OAKMONT BLVD 12/06-1/05/24	63.01	257,387.85
02/01/2024	10ACH020124	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 12/06-1/05/24	123.94	257,263.91
02/01/2024	11ACH020124	DUKE ENERGY	7102 Oakmoss Loop Irrigation 12/06-1/05/24	30.79	257,233.12
02/02/2024	2ACH020224	DUKE ENERGY	000 Oakmont Blvd LITE SOLTERRA PH2A-SL 12/12-1/11/24	1,091.36	256,141.76
02/06/2024	3ACH020624	DUKE ENERGY	0 Oakmont Blvd Lite @ Pint tree TR 12/7-1/08/24	4,576.04	251,565.72
02/06/2024	ACH020624	Waste Connections of FL, Inc	1/1/2024-1/31/2024 5200 Solterra Blvd Davenport,FL	776.59	250,789.13
02/07/2024	12ACH020724	DUKE ENERGY	000 Solterra BLVD Lite 12/15-1/16/24	795.38	249,993.75
02/08/2024	1ACH020824	POLK COUNTY UTILITIES	Various Accounts	57.81	249,935.94
02/08/2024	2ACH020824	POLK COUNTY UTILITIES	Various Accounts	563.20	249,372.74
02/08/2024	4ACH020824	POLK COUNTY UTILITIES	Various Accounts	66.27	249,306.47
02/08/2024	5ACH020824	POLK COUNTY UTILITIES	Various Accounts	49.35	249,257.12
02/08/2024	6ACH020824	POLK COUNTY UTILITIES	Various Accounts	2,923.30	246,333.82
02/08/2024	7ACH020824	POLK COUNTY UTILITIES	Various Accounts	90.82	246,243.00
02/08/2024	8ACH020824	POLK COUNTY UTILITIES	Various Accounts	67.68	246,175.32
02/08/2024	100135	YELLOWSTONE LANDSCAPE	Invoice: OS 639625 (Reference: Landscape Maintenance-Contract.)	16,166.00	230,009.32
02/08/2024	1ACH020824	DUKE ENERGY	000 Solterra Blvd Lite Solterra PH2C J 12/16-1/17/24	1,338.96	228,670.36
02/08/2024	9ACH020824	POLK COUNTY UTILITIES	Various Accounts	7,335.63	221,334.73
02/08/2024	3ACH020824	POLK COUNTY UTILITIES	Various Accounts	35.25	221,299.48
02/09/2024	ACH020924	Spectrum Business	1/22/24 - 2/21/24 - 0 Oaktree Drive CBHS Wifi	109.98	221,189.50
02/12/2024	6040	Ariane Casanova	BOS Meeting 2/02/2024	200.00	220,989.50
02/12/2024	6041	Bobby A. Voisard	BOS Meeting 2/02/2024	200.00	220,789.50
02/12/2024	6042	Connie S. Osner	BOS Meeting 2/02/2024	200.00	220,589.50
02/12/2024	6043	Karan L. Wienker	BOS Meeting 2/02/2024	200.00	220,389.50
02/12/2024	ACH021224	Spectrum Business	Phone and Internet. 1/25 - 2/24/24 5200 Solterra Blvd	1,034.40	219,355.10
02/13/2024	ACH021324	FLORIDA PUBLIC UTILITIES	Service 12/20/23-1/23/24	12,548.64	206,806.46
02/15/2024	EFT021524	FLORIDA DEPT OF REVENUE	Jan 2024 Sales Tax Filing	4,180.41	202,626.05
02/16/2024	13ACH021624	DUKE ENERGY	00000 Oakmont Blvd Lite Solterra Ph 2A-2 SL Utility. 12/23 -1/25/24	478.12	202,147.93
02/20/2024	1ACH022024	DUKE ENERGY	5300 Solterra Blvd Lift 12/23-1/25/24	288.81	201,859.12
02/20/2024	2ACH022024	DUKE ENERGY	5290 Solterra Blvd Irrigation 12/23-1/25/24	30.79	201,828.33
02/20/2024	14ACH022024	DUKE ENERGY	5200 OAKMONT BLVD 12/28-1/26	8,554.70	193,273.63
02/20/2024	ACH022024	Spectrum Business	5200 Solterra Blvd AHMS 2/03/24-03/02/24	277.96	192,995.67
02/20/2024	100136	Cintas	Invoice: 4182824000 (Reference: Facility Maintenance Cleaning.) Invoice: 4183595429 (Reference...	402.14	192,593.53
02/20/2024	100137	EXERCISE SYSTEMS, INC.	Invoice: 049950 (Reference: Athletic Facilities & Fitness.) Invoice: 25938 (Reference: Athlet...	4,740.00	187,853.53
02/20/2024	100138	Steadfast Environmental LLC	Invoice: SE-23518 (Reference: Pond & Wetland Maintenance.)	2,393.00	185,460.53
02/20/2024	100139	Kalina Brochowicz Fondo	Invoice: 11 - JAN 2024 (Reference: Clubhouse & Lifestyles Supplies.)	1,200.00	184,260.53
02/20/2024	100140	ACE HOME & SUPPLY CENTER	Invoice: 105477/1 (Reference: CH Maintenance & Repairs.) Invoice: 105625/1 (Reference: CH Mai...	126.80	184,133.73
02/20/2024	100141	KILINSKI VAN WYK, PLLC	Invoice: 8770 (Reference: Legal Services.)	5,184.86	178,948.87
02/20/2024	100142	Janitorial Superstore	Invoice: 19225 (Reference: CH Maintenance & Repairs.)	853.67	178,095.20
02/20/2024	100143	SPIES POOL, LLC	Invoice: 302636 (Reference: Pool & Lazy R R&M.) Invoice: 301768 (Reference: Pool and Lazy Riv...	4,500.00	173,595.20
02/20/2024	100144	Amenity Services LLC	Invoice: 2097 (Reference: CH Facility Cleaning Maintenance.) Invoice: 2098 (Reference: CH Fac...	6,000.00	167,595.20
02/20/2024	100145	Envera Systems	Invoice: 737109 (Reference: Security Monitoring -Pool & Amen.)	2,510.87	165,084.33
02/20/2024	100146	Vesta Property Services, Inc.	Invoice: 417222 (Reference: Amenity Management.)	89,287.59	75,796.74
02/20/2024	100147	Zeno Office Solutions, Inc.	Invoice: IN2584695 (Reference: General Operating Expenses.)	92.77	75,703.97
02/20/2024	15ACH022024	DUKE ENERGY	000 Oakmont Blvd Lite Solterra Ph2B SL Utility 12/28-1/26/24	893.32	74,810.65
02/20/2024	16ACH022024	DUKE ENERGY	7900 Oak Reflection Loop Irrigation 12/29-1/26/24	36.30	74,774.35



02/20/2024			Deposit		7,200.00		81,974.35
02/21/2024			Service Charge			124.06	81,850.29
02/23/2024	9ACH022324	DUKE ENERGY	00 Solterra Blvd LITE 1/03-2/01/24			1,039.59	80,810.70
02/28/2024	100148	Cintas	Invoice: 4184245254 (Reference: Mats, Soap, Hand Sanitizer.)			177.08	80,633.62
02/28/2024	100149	SPIES POOL, LLC	Invoice: 20307 (Reference: CHEMICAL CONTROLLER MS.) Invoice: 302734 (Reference: Pool Heater I...			3,490.53	77,143.09
02/28/2024	100150	VESTA DISTRICT SERVICES	Invoice: 416873 (Reference: Monthly Mgmt. Fee - Feb 2024.)			4,666.67	72,476.42
02/28/2024	100151	Xerox Company	Invoice: 5397581 (Reference: Monthly Remote Support Fee - Feb 2024.)			528.90	71,947.52
02/28/2024	100152	Aqua Chill of Orlando LLC	Invoice: 61957 (Reference: Monthly Equipment Rental - March 2024.)			45.00	71,902.52
02/28/2024	100153	Janitorial Superstore	Invoice: 20170 (Reference: Furniture Polish, Paper Products.)			143.34	71,759.18
02/28/2024	100154	Zeno Office Solutions, Inc.	Invoice: IN2532149 (Reference: CN27503-01 12.15.23-01.14.24.)			71.09	71,688.09
02/28/2024	100155	Truly Nolen Of America, Inc	Invoice: 711176506 (Reference: Monthly Pest Control Service - Feb 2024.)			160.50	71,527.59
02/29/2024	1ACH022924	DUKE ENERGY	4000 OAKMONT BLVD GATEHSE 1/06-2/06/24			177.53	71,350.06
02/29/2024	2ACH022924	DUKE ENERGY	7310 Oakmoss Loop Irrigation 1/06-2/06/24			30.79	71,319.27
02/29/2024	3ACH022924	DUKE ENERGY	7524 Oak Spring Lane 1/6-1/6/24			30.79	71,288.48
02/29/2024	4ACH022924	DUKE ENERGY	7102 Oakmoss Loop Irrigation 1/06-2/06/24			30.79	71,257.69
02/29/2024	5ACH022924	DUKE ENERGY	0 Solterra Blvd Lite 1/09-2/07/24			1,344.84	69,912.85
02/29/2024	6ACH022924	DUKE ENERGY	4000 OAKMONT BLVD 1/06-2/06/24			51.71	69,861.14
02/29/2024	7ACH022924	DUKE ENERGY	5456 Misty Oak Cir Pump 1/6-2/06/24			30.79	69,830.35
02/29/2024	8ACH022924	DUKE ENERGY	6022 Board Oak Dr Pump 1/06-2/06/24			30.79	69,799.56
02/29/2024					7,200.00	197,358.89	69,799.56

