

***Falcon Trace
Community Development District***

Agenda

October 19, 2022

AGENDA

Falcon Trace

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 - Fax: 407-839-1526

October 12, 2022

Board of Supervisors
Falcon Trace
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Falcon Trace Community Development District** will be held **Wednesday, October 19, 2022, at 6:00 PM at the Big Hawk Lake Recreation Center, 13600 Big Hawk Lake Drive, Orlando, Florida**. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of the Minutes of the August 17, 2022, Meeting
- IV. Consideration of Landscape Maintenance Agreement Renewal- REW Lawn and Irrigation
- V. Consideration of Third Amendment to Agreement for Lake Maintenance Services with Aquatic Weed Management, Inc.
- VI. Consideration of Drainage Proposals, Basketball Courts
 - A. Consideration of Proposal from GMS
 - B. Consideration of Proposal from REW
- VII. Consideration with CALM for Staffing of Recreation Facility
- VIII. Appointment of Audit Committee
- IX. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
 - C. Field Manager's Report
- X. Supervisor's Requests
- XI. Adjournment

MINUTES

**MINUTES OF MEETING
FALCON TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held Wednesday, **August 17, 2022** at 6:00 p.m. at the Big Hawk Lake Recreational Center, 13600 Hawk Lake Drive, Orlando, Florida.

Present and constituting a quorum were:

Sara Hurst	Chairperson
Carole Miller	Vice Chairperson
Kathy Stark	Assistant Secretary <i>by telephone</i>
Sue Marchesi Baron	Assistant Secretary
Perry Shaikh	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel <i>by telephone</i>
Jared Wright	Field Operations
David Tuel	Head Pool Attendant

The following is a summary of the discussions and actions taken at the August 17, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 18, 2022 Meeting

On MOTION by Ms. Hurst seconded by Ms. Baron with all in favor the minutes of the May 18, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Baron seconded by Ms. Stark with all in favor the public hearing was opened.

A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Showe stated Resolution 2022-04 adopts the budget for fiscal year 2023. Behind the resolution is the proposed budget and we were able to keep the assessments level this year. The biggest change is insurance and we are seeing that in all the districts. On the maintenance side we increased all the utilities to make sure we are covered. If we don't spend those moneys, it will get transferred at the end of the year into capital reserves. We are transferring \$70,000 into the capital reserves.

The floor was opened for any public comments on the budget and there being none, the board took the following action.

On MOTION by Ms. Hurst seconded by Ms. Stark with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated attached to Resolution 2022-05 is the budget you just adopted and the assessment roll that will be sent to the Orange County tax collector.

There being no comments or questions from the public the board took the following action.

On MOTION by Ms. Baron seconded by Ms. Miller with all in favor Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Ms. Miller seconded by Ms. Hurst with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

1. Approval of Check Register

On MOTION by Ms. Hurst seconded by Ms. Miller with all in favor the check register was approved.

2. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

3. Approval of Fiscal Year 2023 Meeting Schedule

On MOTION by Ms. Miller seconded by Ms. Hurst with all in favor the fiscal year 2023 meeting schedule was approved.

4. Field Manager's Report

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package.

It was the consensus of the board to have staff move forward with replacing the pool house conduit prior to the next meeting.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

The board discussed the process of filling Mr. Tuel's position to ensure a smooth transition.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting will be held October 19, 2022 at 6:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Miller seconded by Ms. Baron with all in favor the meeting adjourned at 6:30 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



SSS Down to Earth Opco LLC

REW Lawn and Irrigation

2701 Maitland Center Parkway, Suite 200, Maitland, FL 32751

Phone – 239-610-1311

October 12, 2022

Jarett Wright
Assistant Field Manager
GMS- Central Florida
219 E. Livingston St
Orlando Florida 32801
407-841-5524 - office
407-750-3599 - cell
407-839-1526 - fax
JWright@gmscfl.com

Falcon Trace Landscape Maintenance Budget/ Proposal-2023 **Effective October 1,2022 thru September 31,2023**

Dear Jarett,

Pursuant to your request please find our proposal for full-service Maintenance for October 1, 2022 thru September 31, 2023. This proposal includes all specifications with our current Landscape Maintenance Agreement.

Proposed 2012 -2023: \$2,456.75 monthly, \$29,481.00 yearly

It has been our pleasure to have had the opportunity to service the Falcons Trace Community. And am looking to do so in the future. Please don't hesitate to contact me if you have any questions.

Sincerely,
Gary E. Nichipor
Business Development
REW Lawn and Irrigation
Gary.nichipor@rewdte.com
561-437-7790

Acceptance: _____ Date: _____

SECTION V

**THIRD AMENDMENT TO THE AGREEMENT FOR LAKE MAINTENANCE
SERVICES BETWEEN FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
AND AQUATIC WEED MANAGEMENT, INC.**

THIS **THIRD AMENDMENT** is made and entered into this _____, 2022 by and between:

FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Orange County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”); and

AQUATIC WEED MANAGEMENT, INC., a Florida corporation, whose address is P.O. Box 1259, Haines City, Florida 33845 (hereinafter “**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the parties previously entered into that certain *Agreement between the Falcon Trace Community Development District and Aquatic Weed Management, Inc. for Lake Maintenance Services* dated August 21, 2019, (the “**Agreement**”); and

WHEREAS, pursuant to Section 5 of the Agreement, the Agreement may be amended by an instrument in writing which is executed by both parties; and

WHEREAS, the District and Contractor now desire to extend the term of the Agreement for an additional one (1) year period; and the District and Contractor now desire to amend the compensation for services; and

WHEREAS, the District and Contractor each represent that it has the requisite authority to execute this Third Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Third Amendment so that this Third Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Third Amendment.

2. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in this Third Amendment, nothing herein shall modify the rights and obligations of the parties under

the Agreement. All of the remaining provisions including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full force and effect.

3. TERM; COMPENSATION. Pursuant to Section 5 of the Agreement, the term of the Agreement is hereby renewed for an additional one (1) year, beginning October 1, 2022 and ending September 30, 2023, unless terminated earlier in accordance with the terms therein. The District agrees to pay the Contractor Four Hundred Dollars (\$400) per month.

4. COUNTERPARTS. This Third Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

5. EFFECTIVE DATE. This Third Amendment shall be effective on the date and year first written above.

IN WITNESS WHEREOF, the parties execute this Third Amendment to be effective the day and year first written above.

ATTEST:

**FALCON TRACE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

WITNESS:

**AQUATIC WEED MANAGEMENT,
INC.**

By: _____
Its: _____

By: _____
Its: _____

SECTION VI

SECTION A



Maintenance Services
Phone: 407-750-3599
Email:
JWright@gmscfl.com

Qty	Description	Unit Price	Line Total
40	Labor	\$47.50	\$1900.00
	Mobilization		\$195.00
	Equipment		\$409.00
	Materials		\$415.01
		Total Due:	\$2919.01

Client:

SECTION B



SSS Down to Earth Opco LLC

REW Lawn and Irrigation

2701 Maitland Center Parkway, Suite 200, Maitland, FL 32751

Phone – 239-610-1311

August 26, 2022

Jarett Wright
Falcon Trace POOL
C/O Governmental Management Services
6200 Lee Vista Boulevard, Suite 300
Orlando FL 32822

Jwright@gmscfl.com

Ref: Falcon Trace – Install Drainage between Playground and Basketball Court

Dear Jarett,

This will serve as our proposal for the following scope of work at the above referenced project.

Location: Between Playground and Basketball Court

• (90) Sock Pipe @ \$15.50 per linear ft	\$1,395.00
• (3) Drain Boxes @ 15.00 each	\$ 450.00
• (1) Granite Chips @ \$225.00 per ton	\$ 225.00
• (3) Site Preparation / Trash Disposal @ \$375 each	<u>\$1,125.00</u>

Total \$3,195.00

Thank you for choosing REW Lawn & Irrigation to provide you with this proposal. Please forward the approval documentation to allow for scheduling. Please contact me with any questions or concerns.

Sincerely,

Acceptance Signature: _____

Diego Corvalan

Asst Branch Manager
REW Lawn & Irrigation

Printed Name

Date

SECTION VII



**Amenity Management Proposal
For
Falcon Trace Community Development District**

Community Association and Lifestyle Management, LLC ("Manager") is proposing to provide Amenity Management Services for Falcon Trace Community Development District ("CDD"). Manager will provide the following services

- Onsite staffing levels consisting of part time and full-time employees of Manager to meet the current staffing level requirements
- Manage and implement rules, regulations, customer service, etcetera as required by the CDD
- Prepare quarterly reports for Board of Supervisors
- Manage contractors related to the CDD Amenity Center
- Provide information periodically to HOA for mass communication to community
- Attend and participate in the monthly Board of Supervisors meetings
- Work with District Manager in preparation of the annual CDD Amenity and Operations Budget
- All other services as required in the final agreement between the Manager and CDD and as requested by Board of Supervisors or homeowners to ensure meets and surpasses all expectations of the community.

Proposed CDD Fees

- | | |
|---------------------------------------|------------------------------|
| 1. Annual Management Fee * | \$39,000 / \$3,250 per month |
| 2. Part Time Staff – Cost Plus 30% ** | Billed on monthly basis |
| 3. Reasonable reimbursable expenses | |

*Represents approximately 740 hours onsite staffing per year plus management services. Subject to change each fiscal year as part of CDD annual budget process for adjusted service level requirements.

**Actual personnel compensation x 30% to cover taxes, unemployment, workers' compensation, liability, overhead and profit.

**Community Association and Lifestyle
Management, LLC**

Falcon Trace Community Development District

**Darrin Mossing
President**

Chairman/Vice Chairman

Date

Date

Proposal for Falcon Trace Amenity Management Services - Last Updated 2022-10-10.docx

SECTION VIII

SECTION B

SECTION 1

Falcon Trace

Community Development District

Check Register Summary

August 9, 2022 to October 7, 2022

Fund	Date	Check No.'s		Amount
General Fund	8/10/22	4342-4346	\$	11,428.05
	8/26/22	4347-4353	\$	14,034.55
	9/2/22	4354-4357	\$	4,348.38
	9/8/22	4358	\$	4,000.00
	9/16/22	4359-4361	\$	34,447.41
	9/21/22	4362-4365	\$	1,767.90
	9/27/22	4366	\$	19,045.00
				<hr/>
				\$ 89,071.29
Capital Projects Fund	8/10/22	49	\$	2,000.00
	8/26/22	50	\$	5,200.00
				<hr/>
				\$ 7,200.00
Total			\$	96,271.29

*** CHECK DATES 08/09/2022 - 10/07/2022 ***
 FALCON TRACE CDD -GENERAL FUND
 BANK A FALCON TRACE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/26/22	00113	8/11/22 3093896	202207 310-51300-31500	GENERAL COUNSEL - JUL 22	*	63.50	
				KUTAK ROCK LLP			63.50 004349
8/26/22	00114	8/01/22 INV13146	202208 320-53800-47500	LANDSCAPE MAINT - AUG 22	*	2,368.38	
				REW LAWN & IRRIGATION			2,368.38 004350
8/26/22	00100	8/01/22 7546	202208 320-53800-47400	POOL MAINTENANCE - AUG 22	*	650.00	
				ROBERTS POOL SERVICE AND REPAIR INC			650.00 004351
8/26/22	00022	7/20/22 387916	202207 320-53800-47400	REINSTALL TILE/REP. FLOOR	*	298.95	
		8/04/22 388093	202208 320-53800-47400	SULFURIC ACID 15 GAL DEL	*	460.00	
		8/04/22 388238	202208 320-53800-47400	BULK BLEACH	*	825.00	
				SPIES POOL, LLC			1,583.95 004352
8/26/22	00090	8/10/22 12052915	202208 300-15500-10000	SECURITY MONITORING-AUG22	*	83.90	
				SAFE TOUCH SECURITY SYSTEMS			83.90 004353
9/02/22	00079	8/25/22 14906	202208 320-53800-47000	MTHLY LAKE MAINT-AUG22	*	400.00	
				AQUATIC WEED MANAGEMENT, INC.			400.00 004354
9/02/22	00114	9/01/22 133750	202209 320-53800-47500	LANDSCAPE MAINT-SEP22"	*	2,368.38	
				REW LAWN & IRRIGATION			2,368.38 004355
9/02/22	00100	9/01/22 7607	202209 320-53800-47400	POOL MAINTENANCE-SEP22	*	650.00	
				ROBERTS POOL SERVICE AND REPAIR INC			650.00 004356
9/02/22	00022	8/17/22 388678	202208 320-53800-47400	BULK BLEACH	*	900.00	
		8/18/22 388649	202209 320-53800-47400	TANK RENTAL FEE-SEP22	*	30.00	
				SPIES POOL, LLC			930.00 004357
9/08/22	00089	9/01/22 33398	202208 320-53800-47600	BACKFLOW REPAIRS-AUG22	*	4,000.00	
				AARON'S BACKFLOW SERVICES, INC.			4,000.00 004358

FALC FALCON TRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						89,071.29	

FALC FALCON TRACE ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/10/22	00021	7/11/22 INV13041	202206 600-53800-60000	INSTALL PLAYGROUND MULCH	*	2,000.00	
				REW LAWN & IRRIGATION			2,000.00 000049
8/26/22	00021	8/04/22 INV13244	202207 600-53800-60000	LANDSCAPE ENHANCEMENTS	*	5,200.00	
				REW LAWN & IRRIGATION			5,200.00 000050
TOTAL FOR BANK C						7,200.00	
TOTAL FOR REGISTER						7,200.00	

FALC FALCON TRACE ZYAN

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
August 31, 2022



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1	<u>Balance Sheet</u>
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Falcon Trace
Community Development District
Combined Balance Sheet
August 31, 2022

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 272,909	\$ 207,445	\$ 480,353
<u>Investments:</u>			
State Board Administration	\$ 159,176	\$ -	\$ 159,176
Due from Capital Reserve	\$ 8,992	\$ -	\$ 8,992
Prepaid Expenses	\$ 84	\$ -	\$ 84
Total Assets	\$ 441,161	\$ 207,445	\$ 648,605
Liabilities:			
Accounts Payable	\$ 6,161	\$ -	\$ 6,161
Due to General Fund	\$ -	\$ 8,992	\$ 8,992
Total Liabilities	\$ 6,161	\$ 8,992	\$ 15,153
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 198,453	\$ 198,453
Nonspendable:			
Deposits and Prepaid Items	\$ 84	\$ -	\$ 84
Unassigned	\$ 434,916	\$ -	\$ 434,916
Total Fund Balances	\$ 435,000	\$ 198,453	\$ 633,452
Total Liabilities & Fund Balance	\$ 441,161	\$ 207,445	\$ 648,605

Falcon Trace
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance

Revenues:

Maintenance Assessments	\$ 355,855	\$ 355,855	\$ 362,864	\$ 7,009
Miscellaneous Income	\$ 100	\$ 100	\$ 2,555	\$ 2,455
Interest Income	\$ 100	\$ 92	\$ 1,036	\$ 944
Total Revenues	\$ 356,055	\$ 356,047	\$ 366,455	\$ 10,409

Expenditures:

General & Administrative:

Supervisors Fees	\$ 8,000	\$ 4,800	\$ 4,800	\$ -
FICA Expense	\$ 612	\$ 367	\$ 367	\$ -
Engineering Fees	\$ 1,000	\$ 917	\$ -	\$ 917
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Attorney Fees	\$ 18,800	\$ 17,233	\$ 6,555	\$ 10,678
Annual Audit	\$ 3,500	\$ 3,500	\$ 3,500	\$ -
Management Fees	\$ 54,758	\$ 50,195	\$ 50,195	\$ (0)
Information Technology	\$ 1,100	\$ 1,008	\$ 1,008	\$ (0)
Website Maintenance	\$ 600	\$ 550	\$ 550	\$ -
Telephone	\$ 50	\$ 46	\$ -	\$ 46
Postage	\$ 800	\$ 733	\$ 62	\$ 672
Printing and Binding	\$ 600	\$ 550	\$ 211	\$ 339
Insurance	\$ 12,613	\$ 12,613	\$ 11,868	\$ 745
Legal Advertising	\$ 2,500	\$ 2,292	\$ 725	\$ 1,567
Contingency	\$ 2,000	\$ 1,833	\$ 378	\$ 1,455
Property Appraiser	\$ 1,000	\$ 917	\$ -	\$ 917
Office Supplies	\$ 350	\$ 321	\$ 33	\$ 288
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 113,458	\$ 103,050	\$ 85,427	\$ 17,623

Falcon Trace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/22	Thru 08/31/22	Variance
<u>Operations & Maintenance</u>				
Field Management	\$ 20,521	\$ 18,811	\$ 18,811	\$ (0)
Property Insurance	\$ 9,711	\$ 9,711	\$ 9,137	\$ 574
Pool Staff Payroll	\$ 80,628	\$ 73,909	\$ 65,564	\$ 8,345
Security	\$ 1,500	\$ 1,500	\$ 2,208	\$ (708)
Telephone Expense	\$ 2,880	\$ 2,640	\$ 2,578	\$ 62
Electric	\$ 16,500	\$ 15,125	\$ 16,310	\$ (1,185)
Irrigation/Water	\$ 13,500	\$ 12,375	\$ 8,584	\$ 3,791
Lake Maintenance	\$ 9,800	\$ 8,983	\$ 5,000	\$ 3,983
Pest Control	\$ 650	\$ 596	\$ -	\$ 596
Pool Maintenance	\$ 30,820	\$ 28,252	\$ 27,234	\$ 1,018
Grounds Maintenance	\$ 34,354	\$ 31,491	\$ 26,052	\$ 5,439
General Facility Maintenance	\$ 35,000	\$ 32,083	\$ 11,829	\$ 20,255
Refuse Service	\$ 6,700	\$ 6,700	\$ 7,285	\$ (585)
Field Contingency	\$ 6,000	\$ 5,500	\$ 245	\$ 5,255
Subtotal Operations & Maintenance	\$ 268,564	\$ 247,676	\$ 200,837	\$ 46,839
Total Expenditures	\$ 382,022	\$ 350,726	\$ 286,264	\$ 64,462
Excess (Deficiency) of Revenues over Expenditures	\$ (25,967)		\$ 80,192	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserve	\$ (19,045)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (19,045)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (45,012)		\$ 80,192	
Fund Balance - Beginning	\$ 45,012		\$ 354,808	
Fund Balance - Ending	\$ -		\$ 435,000	

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget Thru 08/31/22	Actual Thru 08/31/22	Variance
<u>Revenues</u>				
Interest	\$ 150	\$ 138	\$ 22	\$ (116)
Total Revenues	\$ 150	\$ 138	\$ 22	\$ (116)
<u>Expenditures:</u>				
Landscape Improvements	\$ 15,000	\$ 7,200	\$ 7,200	\$ -
Restroom Counters	\$ 7,000	\$ -	\$ -	\$ -
Pool Deck Resurfacing	\$ 40,000	\$ 38,460	\$ 38,460	\$ -
Fence/Security	\$ 40,000	\$ -	\$ -	\$ -
Painting	\$ 10,000	\$ -	\$ -	\$ -
Miscellaneous	\$ 10,000	\$ 9,386	\$ 9,386	\$ -
Total Expenditures	\$ 122,000	\$ 55,046	\$ 55,046	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (121,850)		\$ (55,025)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 19,045	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 19,045	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (102,805)		\$ (55,025)	
Fund Balance - Beginning	\$ 235,947		\$ 253,477	
Fund Balance - Ending	\$ 133,142		\$ 198,453	

Falcon Trace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 23,403	\$ 80,587	\$ 158,747	\$ 52,798	\$ 15,627	\$ 11,221	\$ 7,454	\$ 5,984	\$ 2,175	\$ 4,870	\$ -	\$ 362,864
Miscellaneous Income	\$ 350	\$ -	\$ 100	\$ -	\$ -	\$ 200	\$ 345	\$ 335	\$ 430	\$ 580	\$ 215	\$ -	\$ 2,555
Interest Income	\$ 13	\$ 13	\$ 17	\$ 19	\$ 19	\$ 39	\$ 59	\$ 114	\$ 163	\$ 243	\$ 337	\$ -	\$ 1,036
Total Revenues	\$ 363	\$ 23,416	\$ 80,704	\$ 158,766	\$ 52,816	\$ 15,866	\$ 11,625	\$ 7,903	\$ 6,577	\$ 2,998	\$ 5,422	\$ -	\$ 366,455
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 4,800
FICA Expense	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 367
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney Fees	\$ 1,960	\$ 35	\$ 1,011	\$ 535	\$ 736	\$ 791	\$ 65	\$ 566	\$ 70	\$ 64	\$ 724	\$ -	\$ 6,555
Annual Audit	\$ -	\$ -	\$ -	\$ 3,000	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Management Fees	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ 4,563	\$ -	\$ 50,195
Information Technology	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ -	\$ 1,008
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ 550
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ -	\$ 4	\$ 4	\$ 8	\$ 4	\$ 8	\$ 14	\$ 11	\$ 3	\$ -	\$ -	\$ 62
Printing and Binding	\$ -	\$ 46	\$ -	\$ -	\$ 60	\$ -	\$ 65	\$ -	\$ 41	\$ -	\$ -	\$ -	\$ 211
Insurance	\$ 11,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,868
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154	\$ -	\$ 144	\$ -	\$ 214	\$ 214	\$ -	\$ 725
Contingency	\$ 38	\$ 58	\$ 32	\$ 56	\$ 16	\$ -	\$ 22	\$ 41	\$ 23	\$ 56	\$ 36	\$ -	\$ 378
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ 33
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 24,613	\$ 4,859	\$ 5,752	\$ 9,376	\$ 6,025	\$ 6,731	\$ 4,880	\$ 6,546	\$ 4,849	\$ 5,042	\$ 6,755	\$ -	\$ 85,427
Operations & Maintenance													
Field Management	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ 1,710	\$ -	\$ 18,811
Property Insurance	\$ 9,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,137
Pool Staff Payroll	\$ 7,404	\$ 2,598	\$ 1,775	\$ 2,979	\$ 2,783	\$ 5,984	\$ 9,100	\$ 8,659	\$ 8,430	\$ 7,930	\$ 7,922	\$ -	\$ 65,564
Security	\$ 84	\$ 84	\$ 84	\$ 84	\$ 84	\$ 1,369	\$ 84	\$ 84	\$ 84	\$ 84	\$ 84	\$ -	\$ 2,208
Telephone Expense	\$ 229	\$ 228	\$ 228	\$ 228	\$ 227	\$ 240	\$ 240	\$ 239	\$ 239	\$ 239	\$ 241	\$ -	\$ 2,578
Electric	\$ 1,638	\$ 1,500	\$ 1,425	\$ 1,280	\$ 1,375	\$ 1,216	\$ 1,513	\$ 1,485	\$ 1,489	\$ 1,719	\$ 1,668	\$ -	\$ 16,310
Irrigation /Water	\$ -	\$ 896	\$ 1,583	\$ -	\$ 899	\$ 1,623	\$ -	\$ 1,650	\$ 957	\$ -	\$ 977	\$ -	\$ 8,584
Lake Maintenance	\$ 400	\$ 400	\$ 400	\$ 1,000	\$ 400	\$ 400	\$ 400	\$ 400	\$ -	\$ 400	\$ 800	\$ -	\$ 5,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 4,932	\$ 1,559	\$ 2,162	\$ 1,812	\$ 2,822	\$ 2,123	\$ 2,571	\$ 1,670	\$ 1,635	\$ 3,083	\$ 2,865	\$ -	\$ 27,234
Grounds Maintenance	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ 2,368	\$ -	\$ 26,052
General Facility Maintenance	\$ 1,273	\$ 6	\$ -	\$ -	\$ 1,688	\$ 1,005	\$ 1,393	\$ 298	\$ 1,237	\$ 612	\$ 4,316	\$ -	\$ 11,829
Refuse Service	\$ 568	\$ 575	\$ 580	\$ 580	\$ 578	\$ 589	\$ 629	\$ 742	\$ 759	\$ 841	\$ 845	\$ -	\$ 7,285
Field Contingency	\$ -	\$ -	\$ 41	\$ 125	\$ -	\$ 19	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ 245
Subtotal Operations & Maintenance	\$ 29,743	\$ 11,925	\$ 12,356	\$ 12,166	\$ 14,935	\$ 18,645	\$ 20,009	\$ 19,366	\$ 18,909	\$ 18,987	\$ 23,796	\$ -	\$ 200,837
Total Expenditures	\$ 54,356	\$ 16,784	\$ 18,108	\$ 21,542	\$ 20,960	\$ 25,376	\$ 24,888	\$ 25,912	\$ 23,758	\$ 24,028	\$ 30,551	\$ -	\$ 286,264
Excess Revenues (Expenditures)	\$ (53,993)	\$ 6,632	\$ 62,596	\$ 137,224	\$ 31,856	\$ (9,510)	\$ (13,264)	\$ (18,009)	\$ (17,181)	\$ (21,031)	\$ (25,129)	\$ -	\$ 80,192
Other Financing Sources/Uses:													
Transfer In/(Out) -Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (53,993)	\$ 6,632	\$ 62,596	\$ 137,224	\$ 31,856	\$ (9,510)	\$ (13,264)	\$ (18,009)	\$ (17,181)	\$ (21,031)	\$ (25,129)	\$ -	\$ 80,192

Falcon Trace
Community Development District
Assessment Receipt Schedule
Fiscal Year 2022

Gross Assessments \$ 378,569.40 \$ 378,569.40
Net Assessments \$ 355,855.24 \$ 355,855.24

ON ROLL ASSESSMENTS

100.00% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Total</i>
11/8/21	1	\$ 3,432.03	\$ -	\$ (174.68)	\$ -	\$ 3,257.35	\$ 3,257.35	\$ 3,257.35
11/15/21	2	\$ 4,616.70	\$ -	\$ (184.69)	\$ -	\$ 4,432.01	\$ 4,432.01	\$ 4,432.01
11/22/21	3	\$ 16,368.30	\$ -	\$ (654.81)	\$ -	\$ 15,713.49	\$ 15,713.49	\$ 15,713.49
12/06/21	4	\$ 28,959.30	\$ -	\$ (1,158.51)	\$ -	\$ 27,800.79	\$ 27,800.79	\$ 27,800.79
12/13/21	5	\$ 41,130.60	\$ -	\$ (1,645.42)	\$ -	\$ 39,485.18	\$ 39,485.18	\$ 39,485.18
12/20/21	6	\$ 13,850.10	\$ -	\$ (554.07)	\$ 4.73	\$ 13,300.76	\$ 13,300.76	\$ 13,300.76
01/14/22	7	\$ 165,361.80	\$ -	\$ (6,615.26)	\$ -	\$ 158,746.54	\$ 158,746.54	\$ 158,746.54
02/14/22	8	\$ 42,391.55	\$ -	\$ (1,685.35)	\$ -	\$ 40,706.20	\$ 40,706.20	\$ 40,706.20
02/23/22	9	\$ 12,591.00	\$ -	\$ (499.50)	\$ -	\$ 12,091.50	\$ 12,091.50	\$ 12,091.50
03/14/22	10	\$ 16,893.80	\$ (666.58)	\$ (636.97)	\$ 36.63	\$ 15,626.88	\$ 15,626.88	\$ 15,626.88
04/11/22	11	\$ 11,554.76	\$ -	\$ (334.00)	\$ -	\$ 11,220.76	\$ 11,220.76	\$ 11,220.76
05/13/22	12	\$ 7,554.60	\$ -	\$ (100.74)	\$ -	\$ 7,453.86	\$ 7,453.86	\$ 7,453.86
06/15/22	13	\$ 5,976.04	\$ -	\$ (8.27)	\$ 16.52	\$ 5,984.29	\$ 5,984.29	\$ 5,984.29
07/13/22	14	\$ 2,111.22	\$ -	\$ -	\$ 63.33	\$ 2,174.55	\$ 2,174.55	\$ 2,174.55
08/15/22	15	\$ 4,832.41	\$ -	\$ -	\$ 37.77	\$ 4,870.18	\$ 4,870.18	\$ 4,870.18
TOTAL		\$ 377,624.21	\$ (666.58)	\$ (14,252.27)	\$ 158.98	\$ 362,864.34	\$ 362,864.34	\$ 362,864.34

100%	Gross Percent Collected
\$0.00	Balance Remaining to Collect

SECTION C

Falcon Trace CDD

Field Management Report



October 12, 2022
Jarett Wright
Assistant Field Manager
GMS

Completed

Backflow Repairs

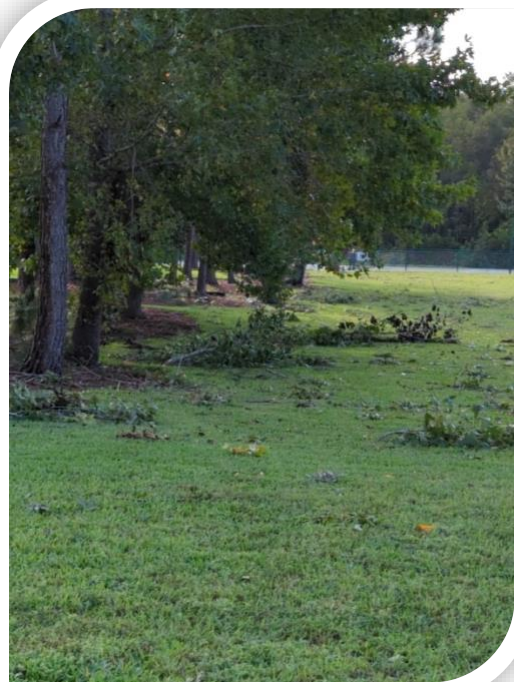
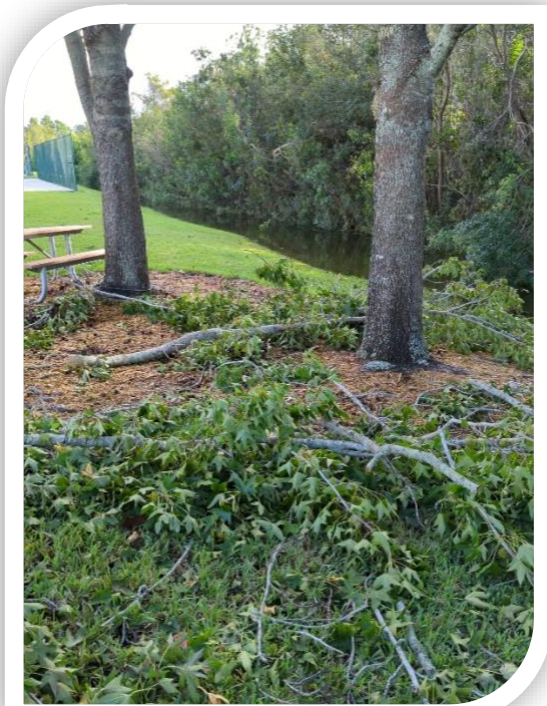
- ✚ Underground pipe at the backflow burst and was repaired. Awaiting sod installation.
- ✚ Inspections were conducted on October 3rd.



Completed

Hurricane Cleanup

- ✚ Majority of the hurricane damage was cleaned up. Some minor items are still being attended too.
- ✚ Water problems were resolved, and pool is fully functional.



Completed

Tennis Court Light Repair

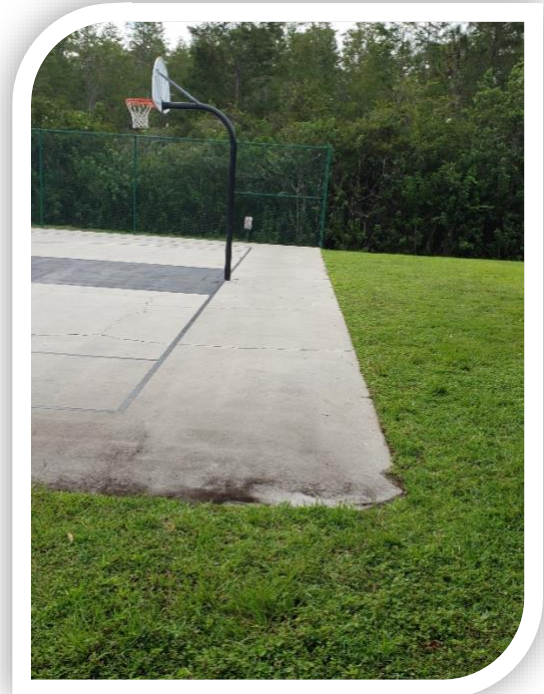
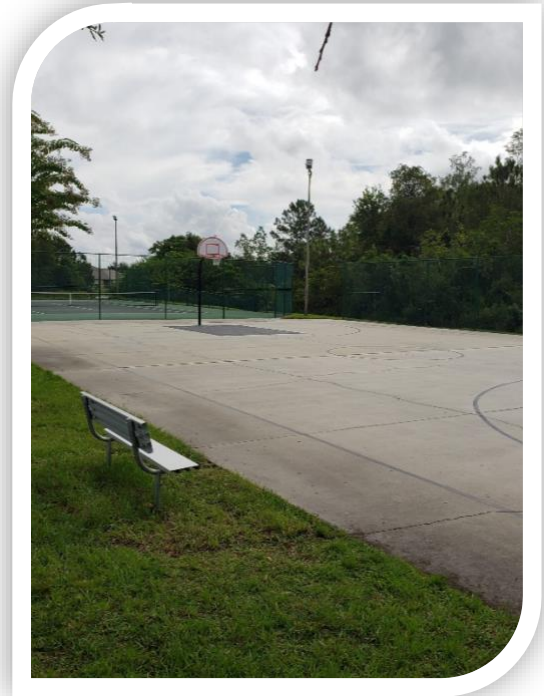
- ✚ The damaged tennis court light was repaired and reinforced for stability.
- ✚ No damaged was sustained from the storm.



In-Progress

Survey

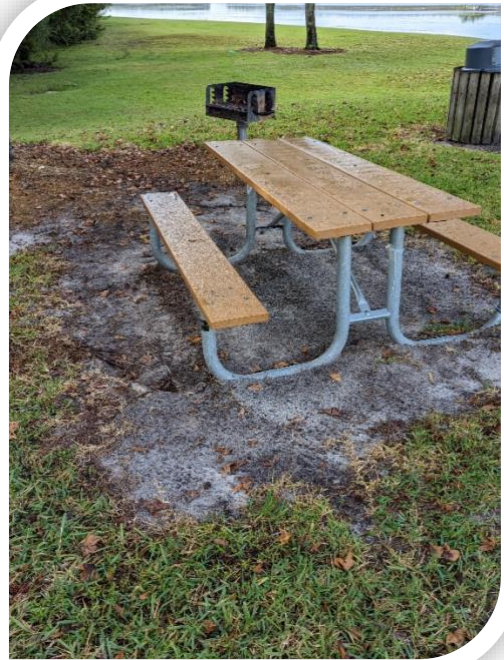
- ✚ Survey of the entire CDD property was conducted in September.
- ✚ Currently waiting for the CAD drawings to be finished.



In-Progress

Landscape Improvements

- + Reducing the mulch bed around the picnic area tree and replacing with sod. Will transfer current mulch to under the table and fill in with new mulch.
- + Mulching the border along the pool.



Upcoming

Basketball Court Drainage

+ Received Proposals to add additional drain lines and catch basins to the basketball court.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright