

***Falcon Trace
Community Development District***

Agenda

January 15, 2025

AGENDA

Falcon Trace
Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 8, 2025

Board of Supervisors
Falcon Trace
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Falcon Trace Community Development District** will be held **Wednesday, January 15, 2025 at 6:00 PM at the Big Hawk Lake Recreation Center, 13600 Hawk Lake Drive, Orlando, Florida**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 16, 2024 Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - C. Field Manager's Report
 - D. Amenity Manager Report
5. Supervisor's Requests
6. 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, **October 16, 2024** 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 |
| Sue Marchesi Baron | Assistant Secretary |
| Perry Shaikh | Assistant Secretary |

Also Present were:

| | |
|----------------|--------------------------------------|
| Jason Showe | District Manager |
| Kate John | District Counsel <i>by telephone</i> |
| Jarett Wright | Field Operations |
| Marcia Calleja | CALM |

The following is a summary of the discussions and actions taken at the October 16, 2024 Falcon Trace Community Development District's regular Board of Supervisors meeting.

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 21, 2024 Meeting

Ms. Hurst moved to approve the minutes of the August 21, 2024 meeting Ms. Baron seconded the motion. The motion passed on the following roll call vote:
 Ms. Hurst yes.
 Mr. Shaikh yes.
 Ms. Baron yes.
 Ms. Miller yes.

FOURTH ORDER OF BUSINESS

Discussion of Community Movie Night Details

Ms. Calleja gave an overview of the proposed movie night event based on feedback from the board and discussed security, staffing, signage, solar lighting along walkways, additional trashcans, and fencing.

Mr. Hurst moved to approve a not to exceed amount to \$3,500 for the community movie night to be held before Christmas and Ms. Hurst was authorized to make any final decisions. Ms. Baron seconded the motion. The motion passed on the following roll call vote:
 Ms. Hurst yes.
 Ms. Miller yes.
 Mr. Shaikh yes.
 Ms. Baron Yes.

FIFTH ORDER OF BUSINESS

Discussion of Changing Banks to Allow Direct Deposit

Mr. Showe stated there was a question at the last meeting about having direct deposit. We can do that, but we have to change banks to Truist.

It was the consensus of the board to not change banks.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. John stated regarding the movie night, I suggest a cost share agreement with the HOA.

Mr. Showe stated if you want to draft that we will circulate it to the HOA.

B. Manager

i. Approval of Check Register

Ms. Baron moved to approve the check register. Ms. Miller seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Mr. Shaikh yes.
Ms. Miller yes.
Ms. Baron yes.

ii. Balance Sheet and Income Statement

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

C. Field Manager’s Report

Mr. Wright stated there is no major damage from the hurricane to report, we recently had the backflows tested and have no water line issues, we started clearing the tree debris from the storm, and the pool was inspected.

D. Amenity Manager’s Report

Ms. Calleja gave an overview of the amenity manager’s report.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Ms. Hurst moved to adjourn the meeting and Ms. Baron seconded the motion. The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Shaikh yes.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION B

SECTION 1

Falcon Trace Community Development District

Summary of Check Register

October 4, 2024 to December 31, 2024

| Fund | Date | Check No.'s | Amount |
|---------------------|--------------------------------|-------------|---------------------|
| General Fund | 10/14/24 | 4641-4650 | \$ 44,123.33 |
| | 10/24/24 | 4651-4652 | \$ 1,589.33 |
| | 10/31/24 | 4653-4654 | \$ 5,753.40 |
| | 11/6/24 | 4655-4657 | \$ 4,458.00 |
| | 11/15/24 | 4658-4659 | \$ 7,565.07 |
| | 11/20/24 | 4660-4661 | \$ 1,899.10 |
| | 12/5/24 | 4662-4664 | \$ 4,587.15 |
| | 12/12/24 | 4665-4666 | \$ 12,722.08 |
| | | | \$ 82,697.46 |
| | <u>Supervisors August 2024</u> | | |
| | Carole Miller | 50461 | \$ 184.70 |
| | Pervaiz Shaikh | 50462 | \$ 184.70 |
| | Sara Hurst | 50463 | \$ 184.70 |
| | Susan Baron | 50464 | \$ 184.70 |
| | | | \$ 738.80 |
| Total Amount | | | \$ 83,436.26 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|---------------------------|------------------|-----|-------|-------|----------|-------------------------------------|--------|-----------|--------------|---------|
| 10/14/24 | 00067 | 8/29/24 | 25006 | 202410 | 310 | 51300 | 45000 | | | * | 31,054.00 | | |
| | | | FY25 INSURANCE POLICY | | | | | | EGIS INSURANCE & RISK ADVISORS | | | 31,054.00 | 004641 |
| 10/14/24 | 00027 | 8/31/24 | 733 | 202408 | 320 | 53800 | 47600 | | | * | 1,211.98 | | |
| | | | POOL DRAINS/FLEXI GLASS | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 1,211.98 | 004642 |
| 10/17/24 | 00079 | 9/30/24 | 18424 | 202409 | 320 | 53800 | 47000 | | | * | 650.00 | | |
| | | | MTHLY LAKE MAINT SEP24 | | | | | | AQUATIC WEED MANAGEMENT, INC. | | | 650.00 | 004643 |
| 10/17/24 | 00089 | 10/08/24 | 39476 | 202410 | 320 | 53800 | 47600 | | | * | 230.00 | | |
| | | | BACKFLOW TESTS | | | | | | AARON'S BACKFLOW SERVICES, INC. | | | 230.00 | 004644 |
| 10/17/24 | 00131 | 10/15/24 | 4059635 | 202410 | 320 | 53800 | 47500 | | | * | 400.00 | | |
| | | | HURRICANE CLEANUP | | | | | | BLADE RUNNERS COMMERCIAL | | | 400.00 | 004645 |
| 10/17/24 | 00083 | 10/01/24 | 89992 | 202410 | 310 | 51300 | 54000 | | | * | 175.00 | | |
| | | | SPECIAL DISTRICT FEE FY25 | | | | | | DEPARTMENT OF ECONOMIC OPPORTUNITY | | | 175.00 | 004646 |
| 10/17/24 | 00027 | 10/01/24 | 734 | 202410 | 310 | 51300 | 34000 | | | * | 5,332.75 | | |
| | | | MANAGEMENT FEES - OCT 24 | | | | | | | * | 69.58 | | |
| | | 10/01/24 | 734 | 202410 | 310 | 51300 | 35200 | | | * | 127.50 | | |
| | | | WEBSITE ADMIN - OCT 24 | | | | | | | * | .09 | | |
| | | 10/01/24 | 734 | 202410 | 310 | 51300 | 51000 | | | * | 2.08 | | |
| | | | INFORMATION TECH - OCT 24 | | | | | | | * | 1,998.50 | | |
| | | 10/01/24 | 734 | 202410 | 310 | 51300 | 42000 | | | * | 191.59 | | |
| | | | OFFICE SUPPLIES | | | | | | | * | 1,511.16 | | |
| | | 10/01/24 | 734 | 202410 | 310 | 51300 | 42000 | | | * | | | |
| | | | POSTAGE | | | | | | | * | | | |
| | | 10/01/24 | 735 | 202410 | 320 | 53800 | 12000 | | | * | | | |
| | | | FIELD MANAGEMENT - OCT 24 | | | | | | | * | | | |
| | | 10/01/24 | 735 | 202410 | 320 | 53800 | 47600 | | | * | | | |
| | | | DESK & CHAIR MAT | | | | | | | * | | | |
| | | 10/01/24 | 735 | 202410 | 320 | 53800 | 47600 | | | * | | | |
| | | | 3 TOLIET REPAIRS | | | | | | | * | | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 9,233.25 | 004647 |
| 10/17/24 | 00100 | 10/01/24 | 101613 | 202410 | 320 | 53800 | 47400 | | | * | 1,050.00 | | |
| | | | POOL MAINTENANCE - OCT 24 | | | | | | ROBERTS POOL SERVICE AND REPAIR INC | | | 1,050.00 | 004648 |

FALC FALCON TRACE CWRIGHT

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|--|--------|----------|--------------|---------|
| 10/17/24 | 00022 | 10/18/24 | 21488 | 202410 | 300 | 15500 | 10000 | | TANK RENTAL FEE SPIES POOL, LLC | * | 30.00 | 30.00 | 004649 |
| 10/17/24 | 00090 | 10/10/24 | 13673803 | 202410 | 300 | 15500 | 10000 | | SECURITY MONITORING NOV24 SAFE TOUCH SECURITY SYSTEMS | * | 89.10 | 89.10 | 004650 |
| 10/24/24 | 00019 | 9/30/24 | 10118299 | 202409 | 310 | 51300 | 48000 | | NOT OF FY25 MEETINGS ORLANDO SENTINEL COMMUNICATIONS LLC | * | 249.43 | 249.43 | 004651 |
| 10/24/24 | 00022 | 10/14/24 | 311243 | 202410 | 320 | 53800 | 47400 | | POOL CHEMICALS SPIES POOL, LLC | * | 1,339.90 | 1,339.90 | 004652 |
| 10/31/24 | 00124 | 10/24/24 | 22 | 202410 | 320 | 53800 | 12200 | | POOL ATTENDANTS - OCT 24 COMMUNITY ASSOC. & LIFESTYLE MGMT | * | 5,303.40 | 5,303.40 | 004653 |
| 10/31/24 | 00100 | 10/15/24 | 101671 | 202410 | 320 | 53800 | 47400 | | HURRICANE CLEANUP ROBERTS POOL SERVICE AND REPAIR INC | * | 450.00 | 450.00 | 004654 |
| 11/06/24 | 00079 | 10/30/24 | 18603 | 202410 | 320 | 53800 | 47000 | | MTHLY LAKE MAINT OCT24 AQUATIC WEED MANAGEMENT, INC. | * | 650.00 | 650.00 | 004655 |
| 11/06/24 | 00131 | 11/01/24 | 4059659 | 202411 | 320 | 53800 | 47500 | | LANDSCAPING MAINT - NOV24 BLADE RUNNERS COMMERCIAL | * | 2,958.00 | 2,958.00 | 004656 |
| 11/06/24 | 00100 | 10/30/24 | 101712 | 202411 | 320 | 53800 | 47400 | | POOL MAINTENANCE - NOV 24 ROBERTS POOL SERVICE AND REPAIR INC | * | 850.00 | 850.00 | 004657 |
| 11/15/24 | 00027 | 11/01/24 | 736 | 202411 | 310 | 51300 | 34000 | | MANAGEMENT FEES - NOV 24 | * | 5,332.75 | | |
| | | 11/01/24 | 736 | 202411 | 310 | 51300 | 35200 | | WEBSITE ADMIN - NOV 24 | * | 69.58 | | |
| | | 11/01/24 | 736 | 202411 | 310 | 51300 | 35100 | | INFORMATION TECH - NOV 24 | * | 127.50 | | |
| | | 11/01/24 | 736 | 202411 | 310 | 51300 | 51000 | | OFFICE SUPPLIES | * | .30 | | |
| | | 11/01/24 | 736 | 202411 | 310 | 51300 | 42000 | | POSTAGE | * | 6.44 | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|-------------------------------------|-------|-----------------------------------|--|---------------------------|--------|-----------|----------------------------|
| 11/01/24 | 737 | 202411 320-53800-12000 | 202411 320-53800-12000 | FIELD MANAGEMENT - NOV 24 | * | 1,998.50 | |
| | | | | | | | 7,535.07 004658 |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | |
| 11/15/24 | 00022 | 11/18/24 21623 | 202411 300-15500-10000 | TANK RENTAL FEE - DEC24 | * | 30.00 | |
| SPIES POOL, LLC | | | | | | | 30.00 004659 |
| 11/20/24 | 00113 | 11/19/24 3483055 | 202410 310-51300-31500 | GENERAL COUNSEL - OCT 24 | * | 1,810.00 | |
| KUTAK ROCK LLP | | | | | | | 1,810.00 004660 |
| 11/20/24 | 00090 | 11/10/24 13730671 | 202411 300-15500-10000 | SECURITY MONITORING DEC24 | * | 89.10 | |
| SAFE TOUCH SECURITY SYSTEMS | | | | | | | 89.10 004661 |
| 12/05/24 | 00079 | 11/29/24 18753 | 202411 320-53800-47000 | MTHLY LAKE MAINT NOV24 | * | 650.00 | |
| AQUATIC WEED MANAGEMENT, INC. | | | | | | | 650.00 004662 |
| 12/05/24 | 00131 | 10/14/24 4059620 | 202410 320-53800-47301 | IRRIGATION REPAIRS | * | 129.15 | |
| 12/01/24 | | 4059706 | 202412 320-53800-47500 | LANDSCAPING MAINT - DEC24 | * | 2,958.00 | |
| BLADE RUNNERS COMMERCIAL | | | | | | | 3,087.15 004663 |
| 12/05/24 | 00100 | 12/01/24 101774 | 202412 320-53800-47400 | POOL MAINTENANCE - DEC 24 | * | 850.00 | |
| ROBERTS POOL SERVICE AND REPAIR INC | | | | | | | 850.00 004664 |
| 12/12/24 | 00124 | 11/20/24 23 | 202411 320-53800-12200 | POOL ATTENDANTS - NOV 24 | * | 5,182.50 | |
| COMMUNITY ASSOC. & LIFESTYLE MGMT | | | | | | | 5,182.50 004665 |
| 12/12/24 | 00027 | 12/01/24 738 | 202412 310-51300-34000 | MANAGEMENT FEES - DEC 24 | * | 5,332.75 | |
| 12/01/24 | | 738 | 202412 310-51300-35200 | WEBSITE ADMIN - DEC 24 | * | 69.58 | |
| 12/01/24 | | 738 | 202412 310-51300-35100 | INFORMATION TECH - DEC 24 | * | 127.50 | |
| 12/01/24 | | 738 | 202412 310-51300-51000 | OFFICE SUPPLIES | * | .18 | |
| 12/01/24 | | 738 | 202412 310-51300-42000 | POSTAGE | * | 11.07 | |
| 12/01/24 | | 739 | 202412 320-53800-12000 | FIELD MANAGEMENT - DEC 24 | * | 1,998.50 | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | 7,539.58 004666 |
| TOTAL FOR BANK A | | | | | | 82,697.46 | |
| FALC FALCON TRACE CWRIGHT | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|-----------------------------|
| TOTAL FOR REGISTER | | | | | | 82,697.46 | |

FALC FALCON TRACE CWRIGHT

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
November 30, 2024



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Falcon Trace
Community Development District
Combined Balance Sheet
November 30, 2024

| | <i>General Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|----------------------------------|--------------------------------------|
| Assets: | | | |
| <u>Cash:</u> | | | |
| Operating Account | \$ 98,738 | \$ 212,523 | \$ 311,261 |
| <u>Investments:</u> | | | |
| State Board Administration | \$ 178,337 | \$ - | \$ 178,337 |
| Prepaid Expenses | \$ 119 | \$ - | \$ 119 |
| Total Assets | \$ 277,194 | \$ 212,523 | \$ 489,717 |
| Liabilities: | | | |
| Accounts Payable | \$ 5,962 | \$ - | \$ 5,962 |
| Total Liabilities | \$ 5,962 | \$ - | \$ 5,962 |
| Fund Balance: | | | |
| Assigned for: | | | |
| Capital Reserves | \$ - | \$ 212,523 | \$ 212,523 |
| Nonspendable: | | | |
| Deposits and Prepaid Items | \$ 119 | \$ - | \$ 119 |
| Unassigned | \$ 271,113 | \$ - | \$ 271,113 |
| Total Fund Balances | \$ 271,232 | \$ 212,523 | \$ 483,755 |
| Total Liabilities & Fund Balance | \$ 277,194 | \$ 212,523 | \$ 489,717 |

Falcon Trace

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| Revenues: | | | | |
| Maintenance Assessments | \$ 355,855 | \$ 16,329 | \$ 16,329 | \$ - |
| Miscellaneous Income | \$ 500 | \$ - | \$ - | \$ - |
| Interest Income | \$ 1,500 | \$ 1,500 | \$ 1,651 | \$ 151 |
| Total Revenues | \$ 357,855 | \$ 17,829 | \$ 17,980 | \$ 151 |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisors Fees | \$ 8,000 | \$ 1,333 | \$ 800 | \$ 533 |
| FICA Expense | \$ 413 | \$ 69 | \$ 61 | \$ 8 |
| Engineering Fees | \$ 1,000 | \$ 167 | \$ - | \$ 167 |
| Assessment Roll | \$ 5,250 | \$ 5,250 | \$ 5,250 | \$ - |
| Attorney Fees | \$ 25,000 | \$ 4,167 | \$ 1,810 | \$ 2,357 |
| Annual Audit | \$ 2,950 | \$ - | \$ - | \$ - |
| Management Fees | \$ 63,993 | \$ 10,666 | \$ 10,666 | \$ - |
| Information Technology | \$ 1,530 | \$ 255 | \$ 255 | \$ - |
| Website Maintenance | \$ 835 | \$ 139 | \$ 139 | \$ - |
| Telephone | \$ 50 | \$ 8 | \$ - | \$ 8 |
| Postage | \$ 800 | \$ 133 | \$ 9 | \$ 125 |
| Printing and Binding | \$ 600 | \$ 100 | \$ - | \$ 100 |
| Insurance | \$ 14,736 | \$ 14,736 | \$ 14,130 | \$ 606 |
| Legal Advertising | \$ 2,500 | \$ 417 | \$ - | \$ 417 |
| Contingency | \$ 2,000 | \$ 333 | \$ - | \$ 333 |
| Property Appraiser | \$ 1,000 | \$ - | \$ - | \$ - |
| Office Supplies | \$ 350 | \$ 58 | \$ 0 | \$ 58 |
| Dues, Licenses, & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Subtotal General & Administrative | \$ 131,182 | \$ 38,006 | \$ 33,295 | \$ 4,711 |

Falcon Trace

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|--------------------|----------------------------------|-------------------------|------------------|
| <i>Operations & Maintenance</i> | | | | |
| Field Management | \$ 23,982 | \$ 3,997 | \$ 3,997 | \$ - |
| Property Insurance | \$ 15,402 | \$ 15,402 | \$ 16,924 | \$ (1,522) |
| Pool Staff Payroll | \$ 90,671 | \$ 10,486 | \$ 10,486 | \$ - |
| Security | \$ 1,500 | \$ 250 | \$ 178 | \$ 72 |
| Telephone Expense | \$ 3,187 | \$ 531 | \$ 519 | \$ 12 |
| Electric | \$ 22,491 | \$ 3,749 | \$ 3,598 | \$ 150 |
| Irrigation/Water | \$ 15,593 | \$ 2,599 | \$ 1,452 | \$ 1,147 |
| Lake Maintenance | \$ 10,290 | \$ 1,715 | \$ 1,300 | \$ 415 |
| Irrigation Expenses | \$ - | \$ - | \$ 129 | \$ (129) |
| Pest Control | \$ 683 | \$ 114 | \$ - | \$ 114 |
| Pool Maintenance | \$ 34,000 | \$ 5,667 | \$ 3,750 | \$ 1,917 |
| Grounds Maintenance | \$ 37,500 | \$ 6,316 | \$ 6,316 | \$ - |
| General Facility Maintenance | \$ 35,000 | \$ 5,833 | \$ 1,933 | \$ 3,901 |
| Refuse Service | \$ 10,000 | \$ 1,667 | \$ 1,646 | \$ 21 |
| Field Contingency | \$ 6,000 | \$ 1,000 | \$ - | \$ 1,000 |
| Subtotal Operations & Maintenance | \$ 306,298 | \$ 59,325 | \$ 52,228 | \$ 7,097 |
| Total Expenditures | \$ 437,480 | \$ 97,331 | \$ 85,523 | \$ 11,808 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (79,625) | | \$ (67,543) | |
| Fund Balance - Beginning | \$ 79,625 | | \$ 338,775 | |
| Fund Balance - Ending | \$ - | | \$ 271,232 | |

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2024

| | Adopted Budget | Prorated Budget Thru 11/30/24 | Actual Thru 11/30/24 | Variance |
|--|--------------------|----------------------------------|-------------------------|-------------|
| Revenues | | | | |
| Interest | \$ 50 | \$ 4 | \$ 4 | \$ - |
| Total Revenues | \$ 50 | \$ 4 | \$ 4 | \$ - |
| Expenditures: | | | | |
| Landscape Improvements | \$ 15,000 | \$ - | \$ - | \$ - |
| Painting | \$ 10,000 | \$ - | \$ - | \$ - |
| Miscellaneous | \$ 10,000 | \$ 80 | \$ 80 | \$ - |
| Total Expenditures | \$ 35,000 | \$ 80 | \$ 80 | \$ - |
| Excess (Deficiency) of Revenues over Expenditures | \$ (34,950) | | \$ (76) | |
| Fund Balance - Beginning | \$ 256,565 | | \$ 212,600 | |
| Fund Balance - Ending | \$ 221,615 | | \$ 212,523 | |

Falcon Trace
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------|
| Revenues: | | | | | | | | | | | | | |
| Maintenance Assessments | \$ - | \$ 16,329 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,329 |
| Miscellaneous Income | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest Income | \$ 881 | \$ 770 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,651 |
| Total Revenues | \$ 881 | \$ 17,099 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 17,980 |
| Expenditures: | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisors Fees | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800 |
| FICA Expense | \$ - | \$ 61 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 61 |
| Engineering Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Roll | \$ 5,250 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,250 |
| Attorney Fees | \$ 1,810 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,810 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 5,333 | \$ 5,333 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,666 |
| Information Technology | \$ 128 | \$ 128 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 255 |
| Website Maintenance | \$ 70 | \$ 70 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 139 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage | \$ 2 | \$ 6 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9 |
| Printing and Binding | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Insurance | \$ 14,130 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 14,130 |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Property Appraiser | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Supplies | \$ 0 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 0 |
| Dues, Licenses, & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Subtotal General & Administrative | \$ 26,897 | \$ 6,398 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 33,295 |
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| Field Management | \$ 1,999 | \$ 1,999 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,997 |
| Property Insurance | \$ 16,924 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,924 |
| Pool Staff Payroll | \$ 5,303 | \$ 5,183 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 10,486 |
| Security | \$ 89 | \$ 89 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 178 |
| Telephone Expense | \$ 259 | \$ 260 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 519 |
| Electric | \$ 1,829 | \$ 1,770 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,598 |
| Irrigation /Water | \$ 718 | \$ 735 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,452 |
| Lake Maintenance | \$ 650 | \$ 650 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,300 |
| Irrigation Expenses | \$ 129 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 129 |
| Pest Control | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pool Maintenance | \$ 2,870 | \$ 880 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,750 |
| Grounds Maintenance | \$ 3,358 | \$ 2,958 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,316 |
| General Facility Maintenance | \$ 1,933 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,933 |
| Refuse Service | \$ 824 | \$ 822 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,646 |
| Field Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Subtotal Operations & Maintenance | \$ 36,885 | \$ 15,344 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 52,228 |
| Total Expenditures | \$ 63,782 | \$ 21,741 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 85,523 |
| Excess Revenues (Expenditures) | \$ (62,901) | \$ (4,642) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (67,543) |

Falcon Trace CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

ON ROLL ASSESSMENTS

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

| <i>Date</i> | <i>Distribution</i> | <i>Gross Amount</i> | <i>Discount/Penalty</i> | <i>Commission</i> | <i>Interest</i> | <i>Net Receipts</i> | 100.00% <i>General Fund</i> | 100.00% <i>Total</i> |
|--------------|---------------------|---------------------|-------------------------|--------------------|-----------------|---------------------|--------------------------------|-------------------------|
| 11/6/24 | 1 | \$3,511.14 | (\$174.03) | \$0.00 | \$0.00 | \$3,337.11 | \$3,337.11 | \$3,337.11 |
| 11/13/24 | 2 | \$3,357.60 | (\$134.32) | \$0.00 | \$0.00 | \$3,223.28 | \$3,223.28 | \$3,223.28 |
| 11/22/24 | 3 | \$10,912.20 | (\$436.54) | (\$706.72) | \$0.00 | \$9,768.94 | \$9,768.94 | \$9,768.94 |
| TOTAL | | \$ 17,780.94 | \$ (744.89) | \$ (706.72) | - | \$ 16,329.33 | \$ 16,329.33 | \$ 16,329.33 |

| |
|---|
| 5% Net Percent Collected \$339,525.91 Remaining to Collect |
|---|

SECTION C

Falcon Trace CDD

Field Management Report



January 15th, 2025

Jarett Wright

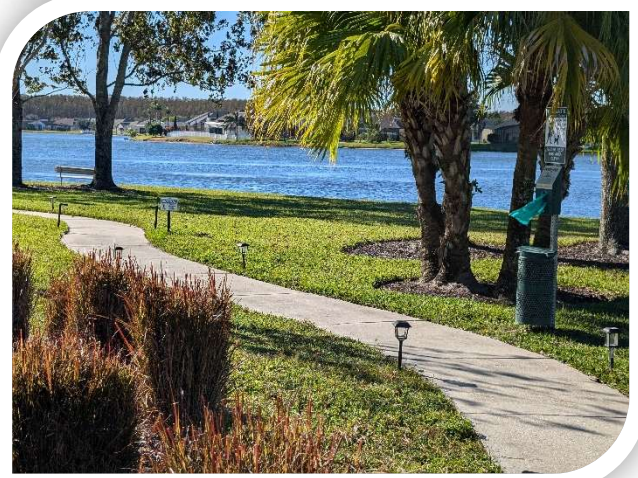
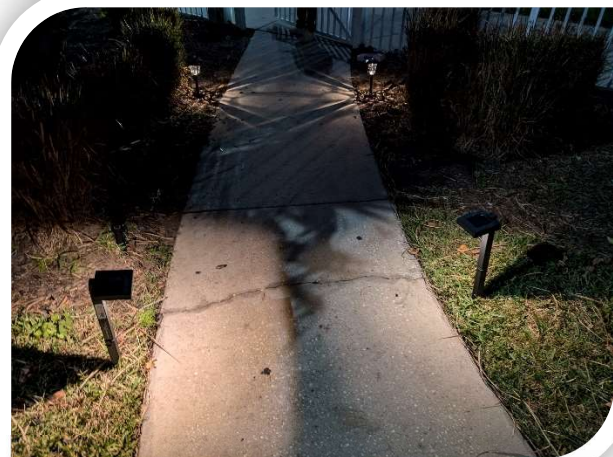
Field Manager

GMS

Completed

Community Movie Night

- + GMS staff purchased materials and provided staff and equipment for the community movie night.
- + Clean Star Services cleaned the bathrooms later in the evening.
- + Ground lighting and barricades are in the storage room for future use.



Site Items

Lighting Review

- ✚ 4 streetlights in the parking area are currently not working.
- ✚ Terry's Electric has replaced the LED coders, and the LED bulbs have been ordered.
- ✚ Conducted lighting review of the clubhouse and faulty bulbs will be changed out.



Site Items

Maintenance Items

- + Gathering quotes for refurbishing the kitchen countertop and cabinets.
- + Gathering quotes for pool furniture re-strapping.
- + Ordered new grill to replace outdated model.
- + Damaged signage in the parking lot was repaired.
- + Broken tennis court gate spring was replaced, and a door latch chain was installed.
- + Ordering new post caps for the dock area.



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