

***Falcon Trace
Community Development District***

Agenda

August 20, 2025

AGENDA

Falcon Trace

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

August 13, 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, August 20, 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 July 16, 2025, 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
 - i. Consideration of Fiscal Year 2026 Contract Renewals
 - a. Landscape Maintenance
 - b. Aquatic Maintenance
 - c. Pool Maintenance
 - ii. Field Manager Reports
 - iii. Consideration of Proposals for Meeting Room Renovations
 - a. Mary & David Remodeling
 - b. All Flooring USA
 - D. Amenity Manager Report
 - i. Discussion of Movie Night
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, **July 16, 2025** 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
Carole Miller
Sue Marchesi Baron
Perry Shaikh
Felix Kutlik

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Showe
Mike Eckert
Kubra Metin
Jarett Wright
Robbie Szozda
Ashley Hilyard
Marcia Calleja

District Manager
District Counsel *by telephone*
District Counsel *by telephone*
Field Operations
GMS
GMS
CALM

*The following is a summary of the discussions and actions taken at the July 16, 2025
Falcon Trace Community Development District Board of Supervisors meeting.*

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order

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 May 21, 2025
Board of Supervisors Meeting**

Ms. Hurst moved to approve the minutes of the May 21, 2025 meeting Ms. Miller seconded the motion.
The motion passed on the following roll call vote:
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

FOURTH ORDER OF BUSINESS

Public Hearing

Ms. Hurst moved to open the public hearing. Mr. Kutlik seconded the motion.
The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Appropriating Funds

Mr. Showe stated Resolution 2025-03 adopts the proposed budget for Fiscal Year 2026. There is no assessment increase. The one line item we added this year was the CDD sponsored events and this doesn't approve the expenses it just allocates the funding. There being no one present from the public to comment; the Board took the following action.

Ms. Baron moved to approved Resolution 2024-03. Mr. Kutlik seconded the motion.
The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

B. Conidiation of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2024-04 imposes the special assessments and certifies the assessment roll. Attached to this resolution will be the adopted budget and the spreadsheet that has a \$419.76 assessment for each home that will be provided to the tax collector.

Ms. Hurst moved to approve Resolution 2024-04. Ms. Miller seconded the motion.
The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

Ms. Miller moved to close the public hearing. Ms. Hurst seconded the motion.
The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik yes.
Ms. Baron yes.
Mr. Shaikh yes.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Metin provided an attorney update for the Board.

B. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Kutlik moved to approve the fiscal year 2026 meeting schedule.
 Ms. Baron seconded the motion.
 The motion passed on the following roll call vote.
 Ms. Hurst yes.
 Ms. Miller yes.
 Mr. Kutlik yes.
 Ms. Baron yes.
 Mr. Shaikh yes.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals and Objections

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing the Chair to Execute

Ms. Hurst moved to adopt the fiscal year 2026 goals and objectives and authorize the chair to execute the fiscal year 2025 goals and objectives. Ms. Miller seconded the motion.
 The motion passed on the following roll call vote.
 Ms. Hurst yes.
 Ms. Miller yes.
 Mr. Kutlik yes.
 Ms. Baron yes.
 Mr. Shaikh yes.

C. Field Manager's Report

Ms. Hilyard gave an overview of the field manager's report, copy of which was distributed at the meeting.

Ms. Baron moved to approve the CJS proposal for black soffit in an amount not to exceed \$5,000. Mr. Kutlik seconded the motion.
 The motion passed on the following roll call vote.
 Ms. Hurst yes.
 Ms. Miller yes.
 Mr. Kutlik yes.
 Ms. Baron yes.

Mr. Shaikh yes.

D. Amenity Manager's Report

Ms. Calleja reviewed the amenity manager's report, copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Hurst asked can we get the signs for the meetings out earlier? Mr. Showe stated they were out and disappeared. Mr. Wright stated we are getting the metal ones.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated the next meeting is August 20, 2025 at 6:00 p.m. in the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Miller moved to adjourn the meeting at 6:31 p.m. and Ms. Baron seconded the motion.
The motion passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Mr. Kutlik 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

July 1st, 2025 to August 12, 2025

Fund	Date	Check No.'s		Amount
General Fund	7/2/25	4730-4734	\$	30,384.08
	7/14/25	4735-4736	\$	10,791.67
	7/16/25	4737	\$	265.76
	7/23/25	4738	\$	89.10
	7/31/25	4739-4743	\$	12,510.62
	8/8/25	4744-4746	\$	3,102.95
			\$	57,144.18
<u>Supervisors July 2025</u>				
	Carole Miller	50480	\$	184.70
	Felix J Kutlik	50481	\$	184.70
	Pervaiz Shaikh	50482	\$	184.70
	Sara Hurst	50483	\$	184.70
	Susan Baron	50484	\$	184.70
			\$	923.50
Total Amount			\$	58,067.68

AP300R
*** CHECK NOS. 004730-004746

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

RUN 8/14/25

PAGE 1

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/02/25	00131	6/12/25 155469	202505 320-53800-47301	RPLCD/RPR HEADS/NOZZLES	*	179.99	
				BLADE RUNNERS COMMERCIAL			179.99 004730
7/02/25	00124	5/27/25 29	202505 320-53800-12200	POOL ATTENDANTS - MAY 25	*	8,717.10	
		6/25/25 30	202506 320-53800-12200	POOL ATTENDANTS - JUN 25	*	9,899.70	
		6/25/25 30	202506 320-53800-49100	RIBBON FOR ACCESS CARDS	*	104.33	
		6/25/25 30	202506 320-53800-49100	FRAMES FOR POOL ATTENDANT	*	20.57	
				COMMUNITY ASSOC & LIFESTYLE MGMT			18,741.70 004731
7/02/25	00027	5/31/25 756	202505 320-53800-49100	REPAIRS IN COMMON AREAS	*	2,486.72	
		5/31/25 757	202505 320-53800-12200	POOL ATTENDANT-MAY 25	*	250.00	
		6/01/25 755	202506 310-51300-34000	MANAGEMENT FEES-JUN25	*	5,332.75	
		6/01/25 755	202506 310-51300-35200	WEBSITE MANAGEMENT-JUN25	*	69.58	
		6/01/25 755	202506 310-51300-35100	INFORMATION TECH-JUN25	*	127.50	
		6/01/25 755	202506 310-51300-51000	OFFICE SUPPLIES	*	.18	
		6/01/25 755	202506 310-51300-42000	POSTAGE	*	31.71	
		6/01/25 755	202506 310-51300-42500	COPIES	*	15.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,313.44 004732
7/02/25	00113	6/25/25 3583643	202505 310-51300-31500	GENERAL COUNSEL - MAY 25	*	1,972.00	
				KUTAK ROCK LLP			1,972.00 004733
7/02/25	00022	6/13/25 318429	202506 320-53800-47400	POOL CHEMICALS-JUN25	*	1,176.95	
				SPIES POOL, LLC			1,176.95 004734
7/14/25	00131	7/01/25 158273	202507 320-53800-47500	LANDSCAPE MAINT-JUL25	*	2,958.00	
				BLADE RUNNERS COMMERCIAL			2,958.00 004735
7/14/25	00027	7/01/25 758	202507 320-53800-12000	FIELD MANAGEMENT-JUL25	*	1,998.50	

FALC FALCON TRACE BOH

AP300R
*** CHECK NOS. 004730-004746

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

RUN 8/14/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		7/01/25 758	202507 320-53800-47600		*	96.76	
		3 SETS SPARE KEYS					
		7/01/25 758	202507 320-53800-47600		*	202.80	
		LEAF BLOWER					
		7/01/25 759	202507 310-51300-34000		*	5,332.75	
		MANAGEMENT FEES-JUL25					
		7/01/25 759	202507 310-51300-35200		*	69.58	
		WEBSITE MANAGEMENT-JUL25					
		7/01/25 759	202507 310-51300-35100		*	127.50	
		INFORMATION TECH-JUL25					
		7/01/25 759	202507 310-51300-51000		*	.24	
		OFFICE SUPPLIES					
		7/01/25 759	202507 310-51300-42000		*	5.54	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,833.67 004736
7/16/25 00131		7/11/25 160160	202506 320-53800-47500		*	265.76	
		REPLACED ROTORS					
				BLADE RUNNERS COMMERCIAL			265.76 004737
7/23/25 00090		7/10/25 14207486	202507 300-15500-10000		*	89.10	
		SECURITY MONITORING AUG25					
				SAFE TOUCH SECURITY SYSTEMS			89.10 004738
7/31/25 00079		6/30/25 19957	202506 320-53800-47000		*	650.00	
		MTHLY LAKE MAINT-JUN25					
				AQUATIC WEED MANAGEMENT, INC.			650.00 004739
7/31/25 00124		7/28/25 31	202507 320-53800-12200		*	9,263.70	
		POOL ATTENDANTS JUL25					
		7/28/25 31	202507 320-53800-47600		*	234.92	
		CLEANING SUPPLIES					
				COMMUNITY ASSOC & LIFESTYLE MGMT			9,498.62 004740
7/31/25 00113		7/28/25 3598127	202506 310-51300-31500		*	1,337.00	
		GENERAL COUNSEL - JUN 25					
				KUTAK ROCK LLP			1,337.00 004741
7/31/25 00100		7/01/25 1012178	202507 320-53800-47400		*	850.00	
		POOL MAINTENANCE-JUL25					
				ROBERTS POOL SERVICE AND REPAIR INC			850.00 004742
7/31/25 00041		7/17/25 80949	202507 320-53800-47600		*	175.00	
		INSTL WEATHER PROOF COVER					
				TERRY'S ELECTRIC INC			175.00 004743
				FALC FALCON TRACE BOH			

AP300R
*** CHECK NOS. 004730-004746

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

RUN 8/14/25

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/08/25	00079	7/25/25 20086	202507 320-53800-47000	MTHLY LAKE MAINT-JUL25	*	650.00	
							650.00 004744

8/08/25	00136	8/05/25 08052025	202508 300-22000-10000	RENTAL DEPOSIT REIMB 6/4	*	200.00	
							200.00 004745

8/08/25	00022	7/07/25 319019	202507 320-53800-47400	RPLD TILES & PATCH DECK	*	925.00	
		7/10/25 319263	202507 320-53800-47400	POOL CHEMICALS-JUL25	*	1,297.95	
		7/18/25 22686	202507 300-15500-10000	TANK RENTAL FEE - AUG 25	*	30.00	
							2,252.95 004746

TOTAL FOR BANK A						57,144.18	
TOTAL FOR REGISTER						57,144.18	

FALC FALCON TRACE BOH

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
July 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Month to Month</u>
6	<u>Assessment Receipt Schedule</u>

Falcon Trace
Community Development District
Combined Balance Sheet
July 31, 2025

	<i>General Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 84,058	\$ 212,240	\$ 296,298
<u>Investments:</u>			
State Board Administration	\$ 326,415	\$ -	\$ 326,415
Prepaid Expenses	\$ 119	\$ -	\$ 119
Total Assets	\$ 410,593	\$ 212,240	\$ 622,832
Liabilities:			
Accounts Payable	\$ 2,872	\$ -	\$ 2,872
Total Liabilities	\$ 2,872	\$ -	\$ 2,872
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 212,240	\$ 212,240
Nonspendable:			
Deposits and Prepaid Items	\$ 119	\$ -	\$ 119
Unassigned	\$ 407,601	\$ -	\$ 407,601
Total Fund Balances	\$ 407,720	\$ 212,240	\$ 619,960
Total Liabilities & Fund Balance	\$ 410,593	\$ 212,240	\$ 622,832

Falcon Trace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Revenues:</u>				
Maintenance Assessments	\$ 355,855	\$ 355,855	\$ 346,905	\$ (8,950)
Miscellaneous Income	\$ 500	\$ 500	\$ 4,425	\$ 3,925
Interest Income	\$ 1,500	\$ 1,500	\$ 10,085	\$ 8,585
Total Revenues	\$ 357,855	\$ 357,855	\$ 361,414	\$ 3,559
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 8,000	\$ 6,667	\$ 4,600	\$ 2,067
FICA Expense	\$ 413	\$ 344	\$ 352	\$ (8)
Engineering Fees	\$ 1,000	\$ 833	\$ -	\$ 833
Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Attorney Fees	\$ 25,000	\$ 20,833	\$ 8,675	\$ 12,158
Annual Audit	\$ 2,950	\$ 2,950	\$ -	\$ 2,950
Management Fees	\$ 63,993	\$ 53,327	\$ 53,328	\$ (0)
Information Technology	\$ 1,530	\$ 1,275	\$ 1,275	\$ 0
Website Maintenance	\$ 835	\$ 696	\$ 696	\$ (0)
Telephone	\$ 50	\$ 42	\$ -	\$ 42
Postage	\$ 800	\$ 667	\$ 113	\$ 554
Printing and Binding	\$ 600	\$ 500	\$ 57	\$ 443
Insurance	\$ 14,736	\$ 14,736	\$ 14,130	\$ 606
Legal Advertising	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 2,000	\$ 1,667	\$ 124	\$ 1,543
Property Appraiser	\$ 1,000	\$ -	\$ -	\$ -
Office Supplies	\$ 350	\$ 292	\$ 79	\$ 213
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 131,182	\$ 112,337	\$ 88,853	\$ 23,484

Falcon Trace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
<u>Operations & Maintenance</u>				
Field Management	\$ 23,982	\$ 19,985	\$ 19,985	\$ (0)
Property Insurance	\$ 15,402	\$ 15,402	\$ 17,064	\$ (1,662)
Pool Staff Payroll	\$ 90,671	\$ 75,559	\$ 57,920	\$ 17,639
Security	\$ 1,500	\$ 1,500	\$ 1,812	\$ (312)
Telephone Expense	\$ 3,187	\$ 2,656	\$ 2,405	\$ 250
Electric	\$ 22,491	\$ 18,743	\$ 17,729	\$ 1,014
Irrigation/Water	\$ 15,593	\$ 12,994	\$ 8,400	\$ 4,594
Lake Maintenance	\$ 10,290	\$ 8,575	\$ 6,500	\$ 2,075
Irrigation Expenses	\$ -	\$ -	\$ 326	\$ (326)
Pest Control	\$ 683	\$ 569	\$ -	\$ 569
Pool Maintenance	\$ 34,000	\$ 28,333	\$ 22,941	\$ 5,392
Grounds Maintenance	\$ 37,500	\$ 27,288	\$ 27,288	\$ -
General Facility Maintenance	\$ 35,000	\$ 29,167	\$ 10,892	\$ 18,275
Refuse Service	\$ 10,000	\$ 8,333	\$ 5,837	\$ 2,496
Field Contingency	\$ 6,000	\$ 5,000	\$ 4,518	\$ 482
Subtotal Operations & Maintenance	\$ 306,298	\$ 254,103	\$ 203,617	\$ 50,486
Total Expenditures	\$ 437,480	\$ 366,440	\$ 292,470	\$ 73,970
Excess (Deficiency) of Revenues over Expenditures	\$ (79,625)		\$ 68,945	
Fund Balance - Beginning	\$ 79,625		\$ 338,775	
Fund Balance - Ending	\$ -		\$ 407,720	

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/25	Thru 07/31/25	Variance
Revenues				
Interest	\$ 50	\$ 15	\$ 15	\$ -
Total Revenues	\$ 50	\$ 15	\$ 15	\$ -
Expenditures:				
Landscape Improvements	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Painting	\$ 10,000	\$ 8,333	\$ -	\$ 8,333
Miscellaneous	\$ 10,000	\$ 8,333	\$ 375	\$ 7,958
Total Expenditures	\$ 35,000	\$ 29,167	\$ 375	\$ 28,792
Excess (Deficiency) of Revenues over Expenditures	\$ (34,950)		\$ (360)	
Fund Balance - Beginning	\$ 256,565		\$ 212,600	
Fund Balance - Ending	\$ 221,615		\$ 212,240	

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	\$ 66,497	\$ 18,534	\$ 181,721	\$ 28,212	\$ 4,033	\$ 17,379	\$ 6,850	\$ 7,349	\$ -	\$ -	\$ 346,905
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ 2,485	\$ -	\$ -	\$ 1,255	\$ -	\$ 685	\$ -	\$ -	\$ 4,425
Interest Income	\$ 881	\$ 770	\$ 739	\$ 753	\$ 666	\$ 853	\$ 1,404	\$ 1,370	\$ 1,323	\$ 1,326	\$ -	\$ -	\$ 10,085
Total Revenues	\$ 881	\$ 17,099	\$ 67,236	\$ 19,287	\$ 184,872	\$ 29,065	\$ 5,437	\$ 20,004	\$ 8,173	\$ 9,360	\$ -	\$ -	\$ 361,414
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ 4,600
FICA Expense	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ 352
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Attorney Fees	\$ 1,810	\$ -	\$ -	\$ 1,323	\$ 80	\$ 1,683	\$ 471	\$ 1,972	\$ 1,337	\$ -	\$ -	\$ -	\$ 8,675
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ 5,333	\$ -	\$ -	\$ 53,328
Information Technology	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ 128	\$ -	\$ -	\$ 1,275
Website Maintenance	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ 696
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 2	\$ 6	\$ 11	\$ 2	\$ 11	\$ 38	\$ 1	\$ 3	\$ 32	\$ 6	\$ -	\$ -	\$ 113
Printing and Binding	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 4	\$ 26	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 57
Insurance	\$ 14,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,130
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 77	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 79
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 26,897	\$ 6,398	\$ 5,541	\$ 7,931	\$ 5,710	\$ 8,455	\$ 6,028	\$ 7,505	\$ 7,990	\$ 6,397	\$ -	\$ -	\$ 88,853
<u>Operations & Maintenance</u>													
Field Management	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ 1,999	\$ -	\$ -	\$ 19,985
Property Insurance	\$ 16,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ 17,064
Pool Staff Payroll	\$ 5,303	\$ 5,183	\$ 2,873	\$ 4,274	\$ 2,438	\$ 6,360	\$ 3,360	\$ 8,967	\$ 9,900	\$ 9,264	\$ -	\$ -	\$ 57,920
Security	\$ 89	\$ 1,010	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ 89	\$ -	\$ -	\$ 1,812
Telephone Expense	\$ 259	\$ 260	\$ -	\$ 260	\$ 259	\$ 273	\$ 273	\$ 274	\$ 274	\$ 274	\$ -	\$ -	\$ 2,405
Electric	\$ 1,829	\$ 1,770	\$ 1,541	\$ 1,406	\$ 1,454	\$ 1,485	\$ 1,792	\$ 2,151	\$ 2,089	\$ 2,213	\$ -	\$ -	\$ 17,729
Irrigation/Water	\$ 847	\$ 735	\$ 1,047	\$ 784	\$ -	\$ 1,756	\$ 814	\$ 766	\$ 824	\$ 827	\$ -	\$ -	\$ 8,400
Lake Maintenance	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ 6,500
Irrigation Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326	\$ -	\$ -	\$ -	\$ -	\$ 326
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 2,870	\$ 880	\$ 3,330	\$ 880	\$ 2,105	\$ 1,873	\$ 2,281	\$ 3,562	\$ 2,057	\$ 3,103	\$ -	\$ -	\$ 22,941
Grounds Maintenance	\$ 3,358	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 266	\$ 2,958	\$ -	\$ -	\$ 27,288
General Facility Maintenance	\$ 1,933	\$ 822	\$ 2,946	\$ 711	\$ 320	\$ 852	\$ 2,599	\$ -	\$ -	\$ 709	\$ -	\$ -	\$ 10,892
Refuse Service	\$ 824	\$ 822	\$ -	\$ 817	\$ -	\$ -	\$ 1,070	\$ -	\$ 1,066	\$ 1,239	\$ -	\$ -	\$ 5,837
Field Contingency	\$ -	\$ 1,211	\$ 180	\$ -	\$ 150	\$ 179	\$ 186	\$ 2,487	\$ 125	\$ -	\$ -	\$ -	\$ 4,518
Subtotal Operations & Maintenance	\$ 36,885	\$ 18,298	\$ 17,612	\$ 14,827	\$ 12,421	\$ 18,474	\$ 18,070	\$ 24,368	\$ 19,337	\$ 23,325	\$ -	\$ -	\$ 203,617
Total Expenditures	\$ 63,782	\$ 24,696	\$ 23,153	\$ 22,758	\$ 18,131	\$ 26,929	\$ 24,099	\$ 31,873	\$ 27,327	\$ 29,721	\$ -	\$ -	\$ 292,470
Excess Revenues (Expenditures)	\$ (62,901)	\$ (7,597)	\$ 44,083	\$ (3,471)	\$ 166,741	\$ 2,136	\$ (18,661)	\$ (11,869)	\$ (19,155)	\$ (20,362)	\$ -	\$ -	\$ 68,945

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	100.00%	100.00%
							General Fund	Total
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
12/6/24	4	\$25,182.00	(\$1,007.39)	\$0.00	\$0.00	\$24,174.61	\$24,174.61	\$24,174.61
12/13/24	5	\$14,073.84	(\$557.43)	\$0.00	\$199.67	\$13,716.08	\$13,716.08	\$13,716.08
12/20/24	6	\$29,798.70	(\$1,192.07)	\$0.00	\$0.00	\$28,606.63	\$28,606.63	\$28,606.63
01/15/25	7	\$19,306.20	(\$772.34)	\$0.00	\$0.00	\$18,533.86	\$18,533.86	\$18,533.86
02/14/25	8	\$189,284.70	(\$7,563.85)	\$0.00	\$0.00	\$181,720.85	\$181,720.85	\$181,720.85
03/14/25	9	\$29,379.00	(\$1,166.88)	\$0.00	\$0.00	\$28,212.12	\$28,212.12	\$28,212.12
04/15/25	10	\$4,197.00	(\$163.70)	\$0.00	\$0.00	\$4,033.30	\$4,033.30	\$4,033.30
05/15/25	11	\$17,980.71	(\$601.84)	\$0.00	\$0.00	\$17,378.87	\$17,378.87	\$17,378.87
06/12/25	INT	\$0.00	\$0.00	\$0.00	\$2,207.93	\$2,207.93	\$2,207.93	\$2,207.93
06/13/25	12	\$4,756.15	(\$114.12)	\$0.00	\$0.00	\$4,642.03	\$4,642.03	\$4,642.03
07/14/25	13	\$7,348.93	\$0.00	\$0.00	\$0.00	\$7,348.93	\$7,348.93	\$7,348.93
TOTAL		\$ 359,088.17	\$ (13,884.51)	\$ (706.72)	\$ 2,407.60	\$ 346,904.54	\$ 346,904.54	\$ 346,904.54

97% Net Percent Collected \$8,950.70 Remaining to Collect
--

SECTION C

SECTION 1

SECTION a.

**SECOND AMENDMENT TO THE AGREEMENT FOR LANDSCAPE AND
IRRIGATION MAINTENANCE SERVICES BETWEEN FALCON TRACE
COMMUNITY DEVELOPMENT DISTRICT AND BLADE RUNNERS COMMERCIAL
LANDSCAPING ORLANDO, LLC**

THIS **SECOND AMENDMENT** is made and entered into this ____ day of _____, 2025 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

BLADE RUNNERS COMMERCIAL LANDSCAPING ORLANDO, LLC, a Florida limited liability company, whose mailing address is 19 N. Texas Avenue, Orlando, Florida 32805 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

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 *Landscape and Irrigation Maintenance Agreement by and between Falcon Trace Community Development District and Blade Runners Commercial Landscaping Orlando, LLC, dated September 12, 2023*, (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

WHEREAS, the District and Contractor each represent that it has the requisite authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Second Amendment so that this Second 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 Second 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 Second 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, 2025 and ending September 30, 2026, unless terminated earlier in accordance with the terms therein. The District agrees to pay the Contractor twelve (12) equal monthly payments of Two Thousand Nine Hundred Fifty-Eight Dollars (\$2,958.00), for a not-to-exceed annual total of Thirty-Five Thousand Five Hundred Dollars (\$35,500.00).

4. COUNTERPARTS. This Second 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 Second Amendment shall be effective on the date and year first written above.

IN WITNESS WHEREOF, the parties execute this Second 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:

**BLADE RUNNER COMMERCIAL
LANDSCAPING ORLANDO, LLC**

By: _____
Its: _____

By: _____
Its: _____

SECTION b.

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

THIS SECOND AMENDMENT is made and entered into this ____ day of _____, 2025 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 Aquatic Maintenance Services* dated October 1, 2023, (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

WHEREAS, the District and Contractor each represent that it has the requisite authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Second Amendment so that this Second 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 Second 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 Second 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, 2025 and ending September 30, 2026, unless terminated earlier in accordance with the terms therein. The District agrees to pay the Contractor Six hundred and Fifty Dollars (\$650.00) per month.

4. COUNTERPARTS. This Second 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 Second Amendment shall be effective on the date and year first written above.

IN WITNESS WHEREOF, the parties execute this Second 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 C.

**SECOND AMENDMENT TO THE AGREEMENT FOR POOL MAINTENANCE
SERVICES BETWEEN FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT
AND ROBERTS POOL SERVICE AND REPAIR, INC.**

THIS SECOND AMENDMENT is made and entered into this ____ day of _____, 2025 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

ROBERTS POOL SERVICE AND REPAIR, INC., a Florida corporation, whose address is 19315 Lake Pickett Road, Orlando, FL 32820 (“**Contractor**” and, together with the District, “**Parties**”).

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 Roberts Pool Service and Repair, Inc. for Pool Maintenance Services* dated October 1, 2023, (the “**Agreement**”); and

WHEREAS, pursuant to Section 7 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 Second Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Second Amendment so that this Second 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 Second 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 Second 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 beginning January 1, 2026 and ending October 31, 2026, unless terminated earlier in accordance with the terms therein. The District agrees to pay the Contractor Nine Hundred and Fifty Dollars (\$950.00) per month.

4. COUNTERPARTS. This Second 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 Second Amendment shall be effective on the date and year first written above.

IN WITNESS WHEREOF, the parties execute this Second 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:

**ROBERTS POOL SERVICE AND
REPAIR, INC.**

By: _____
Its: _____

By: _____
Its: _____



Dear: Jarett

Important Notice: Monthly Price Adjustment

We hope this letter finds you well. Thank you for being a loyal customer, and for your trust in Roberts Pool Service and Repair for your swimming pool maintenance needs.

Due to rising costs of equipment, supplies, labor, fuel, and other operational expenses we find it necessary to increase our monthly service fee to insure we can continue to deliver the level of quality and reliability that you expect and deserve.

We understand that any change in pricing may impact on your budget, and we assure you that this decision was made thoughtfully and with the utmost consideration and we have made every effort to keep this adjustment as minimal as possible. We remain committed to providing exceptional service and maintaining the cleanliness, safety, and functionality of your swimming pool.

Effective Jan 2026, your price will increase from **\$850.00 to \$950.00.**

Should you have any questions regarding this price adjustment please do not hesitate to contact us at Robertspool1977@aol.com or feel free to reach out to J.P. at 407 948-5810 or Pat at 407 948-6063. Our team is here to assist you and address any inquiries you may have.

Once again, we sincerely appreciate your continued support and understanding during this time of adjustment. We look forward to continuing to serve you and to ensuring that your swimming pool remains a source of enjoyment for your residents and guests.

Thank you for choosing Roberts Pool Service and Repair.

Pat Buchanan

President

Roberts Pool Service and Repair Inc.

SECTION 2

Falcon Trace CDD

Field Management Report



August 20th, 2025

Ashley Hilyard

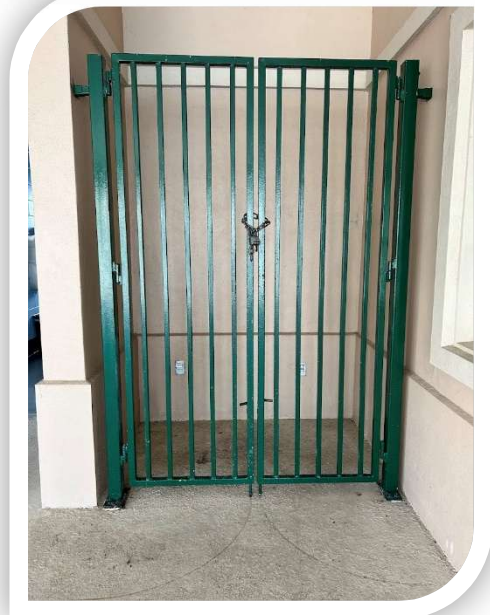
Field Manager

GMS

Completed

General Maintenance

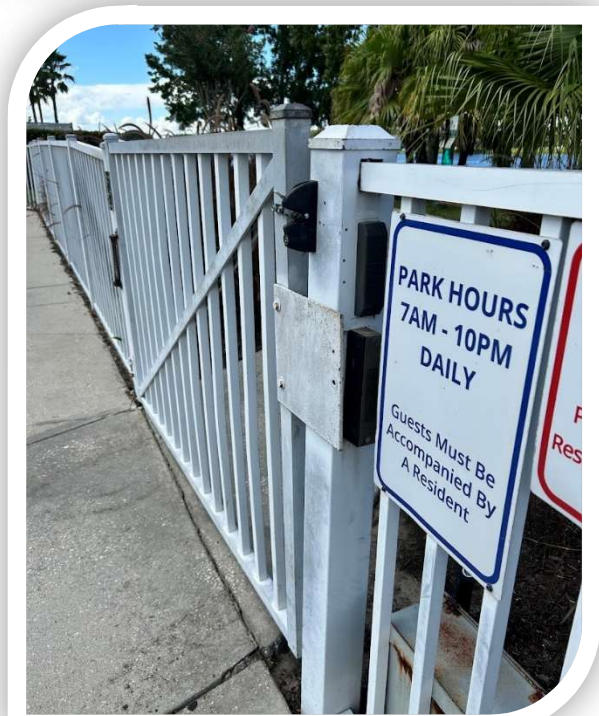
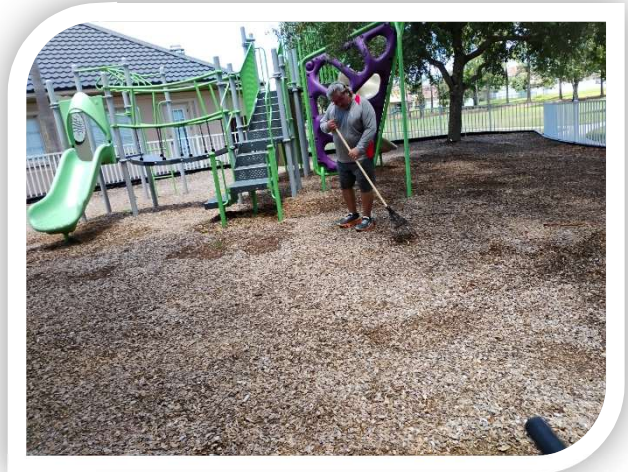
- + GMS Staff has completed the following repairs/installations:
 - Painted the recently repaired stucco columns
 - Emptied/cleaned the space to the right of the Women's restroom
 - Tightened the loose hinge on the white gate, left of pool entrance
 - Stripped and painted the yellow curb in roundabout



Completed

General Maintenance Continued

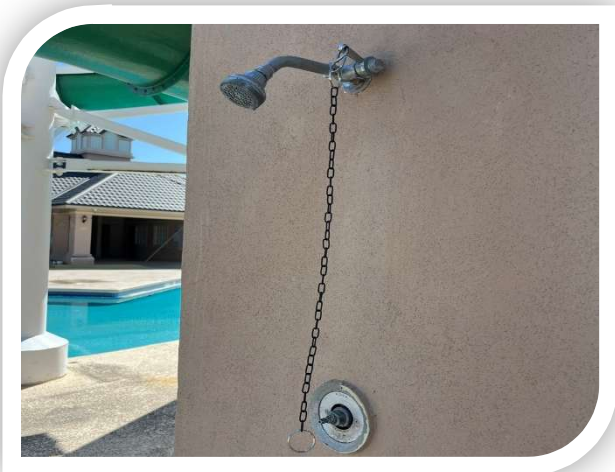
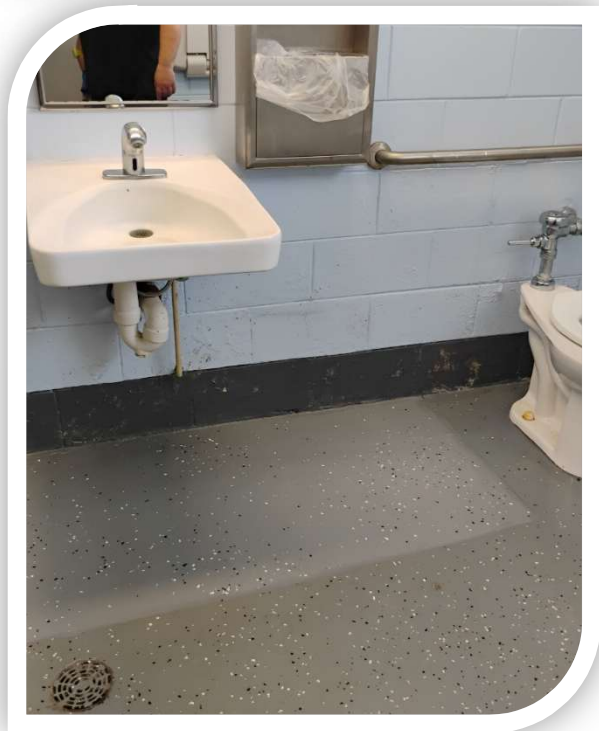
- ✚ GMS Staff has completed the following repairs/installations:
 - Playground mulch was graded and borders reset
 - Disposed of broken table leaning on side of clubhouse
 - Adjusted the metal plate on the white gate, right of pool entrance
 - Cleaned the posted signs in parking lot, on amenity fencing, and between pool & lake



Completed

General Maintenance Continued

- ✚ GMS Staff has completed the following repairs/installations:
 - The main pool gate has been straightened and the gaps in base concrete filled in for proper support
 - Cut, patched, and sealed the area of flooring in Men's restroom that was damaged by a leak
 - Rusted pool shower pull chain replaced
 - Office furniture has been built and installed.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-577-0918, or by email at AHilyard@gmscfl.com. Thank you.

Respectfully,

Ashley Hilyard

TASK	STATUS	CURRENT NOTE	MISC
Clear and clean hurricane storage space	Complete		
Tighten loose hinge on white fence gate, left of pool gate	Complete		
Remove table leaning on clubhouse, rear between bldg and playground	Complete		
Reset playground mulch border	Complete		
Clean posted signage	Complete		
Adjust plate on white fence gate, right of pool	Complete		
Men's restroom floor is cracking	Complete		
Strip and repaint roundabout yellow hazard line	Complete		
Replace pool chain with plastic pull	Complete		
Add concrete to gaps in base of pool gate	Complete		
Order 2 umbrellas for pool deck	Complete		
Repair/replace damaged inset electrical cover in parking lot, verify no internal wiring damage	Complete		
Replace office desk & furniture	Complete		
Pressure wash curbs, storm drains, and all sidewalks	Complete		
Broken pool tiles and deck damage	IP	Repairs by Spies approved 8/13, will confirm schedule date when materials arrive	
Quotes to repair soffit surrounding clubhouse	IP	8/12 executed agreement signed by all parties, vendor confirmed work order created; repair start date requested	
Meeting room renovations	Pend	8/14 vendor came back with a higher price	
Install non-slip strips on slide stairs	Pend	Missed on previous visit, sent back to maintenance team for urgent reschedule	
Strip and repaint yellow hazard line on pool deck	Pend	Missed on previous visit, sent back to maintenance team for urgent reschedule	
Replace overlook post caps	Pend	Removed from previously scheduled work order, caps were out of stock, Will reschedule when back in stock	
Repair fence at corner of courts		Quotes requested from multiple vendors	
Additional caulk repair to clubhouse columns		Conduct inventory of all damage at next site visit to sched repairs	

Order 2 tables for pool deck		Sourcing tables similar to existing and within reasonable budget	
Order metal Meeting signs to replace the existing/missing signage		Photograph existing signage to match design/wording	
Pressure wash clubhouse building			
Schedule painting of pool area: deck, tower, exterior clubhouse, canopy column			*To be scheduled AFTER pressure washing is complete*
Schedule painting of interior meeting room			*To be scheduled AFTER renovations are complete*
Quote to replace edge mulch with artificial turf		Sourcing vendors	
Caulk, buff, and general cleanup of pool slide		Sourcing vendor	Installed by Aquaworks
Paint pool slide support beams			*To be completed by GMS after slide maintenance*
Foundation lift of pool			*To be completed in 1-2 years, budget accordingly*
Resurfacing of pool			*To be completed after the foundation lift, budget accordingly*
Fence replacement			*To be completed in approximately 2 years, budget accordingly*

SECTION 3

SECTION a.

Mary & David Remodeling LLC

L21000320327
maryanddavidremodeling@gmail.com

Bill To**Quote Date**

01/22/2025

Jarett Wright
Assistant Field Manager
Guest House Kitchen Project
Falcon trace
JWright@gmscfl.com

Description	Amount
New Stone countertops	7,400.00
Quartz similar to the one install on bathroom	
flat polish edges countertop	
sink cut out	
standard backsplash	
new sink included	
new faucet included	
reconnect drain and install faucet	
Cabinet	
new cabinet	
white shakers	
new handles	
White Shakers	
fillers and toe kick	

TOTAL

\$7,400.00



Mary & David Remodeling LLC

L21000320327

maryanddavidremodeling@gmail.com

50% Downpayment can be made to:
Mary and David Remodeling LLC
2006 Oakview Cir
Saint Cloud, FL 34769
United States



Mary & David Remodeling LLC

L21000320327
maryanddavidremodeling@gmail.com


Bill To

Jarett Wright
Assistant Field Manager
Guest House Kitchen Project
Falcon trace
JWright@gmscfl.com

Quote Date

01/22/2025

Description	Amount
countertops	4,750.00
Quartz similar to the one install on bathroom	
flat polish	
sink cut out	
standard backsplash	
new sink included	
new faucet	
include	
reconnect drain and install faucet	
Cabinet	
new cabinet	
white shakers	
new handles	
9 cabinets	
fillers and toe kick	





Mary & David Remodeling LLC

L21000320327
maryanddavidremodeling@gmail.com

TOTAL

\$4,750.00

SECTION b.



Jarett Wright <jwright@gmscf.com>

Cabinet quote

Jose Rivera <jose@allflooringusa.com>

Mon, Apr 28, 2025 at 1:06 PM

To: Jarett Wright <jwright@gmscf.com>

Goof afternoon, Jarett,

Per our conversation here is your quote for kitchen cabinets and counter top for [13709 Hawk Lake Dr Orlando, FL 32837](#)

We offer to furnish and install US Cabinets in the meeting area kitchen. Shaker style color white.
Framed Cabinet with Full Overlay Doors and Drawers

Under Mount Full Extension Soft Close Drawer Glides

Concealed European Style Hinges with Soft Close Feature

Five Piece Door

1/2" Plywood Box with Matching UV Coated Exterior

Glue & Staple or Metal Clip Assembly

UV Coated Natural Interior

We also offer to furnish and install 3mm quartz color Marseille,
Pricing includes full demolition, installation and basic plumbing. Pricing does not include faucet, sink and any drywall work if needed.

Regular price \$6,918

Priced reduced by 15% for repeat customers

Preferred price \$5,880

In an effort to maintain mutual trust between us, we ask that you put down an initial deposit of 50% upon signing of the agreement. This will cover the cost of the material and scheduling, and the final 50% of the balance due at its completion to your satisfaction.

We thank you again for your time and consideration in using All Flooring USA for your installation needs and will take great pride in its timely and professional completion.

All Flooring USA

Jose Rivera

Flooring Consultant

Phone: (407) 250-6378

Cell: (407) 415-4814

jose@allflooringusa.com

www.allflooringusa.com

9368 Narcoossee Rd

Orlando, FL 32827

SECTION 3

BIG HAWK LAKE RECREATION CENTER

JULY



AMENITY USAGE REPORT

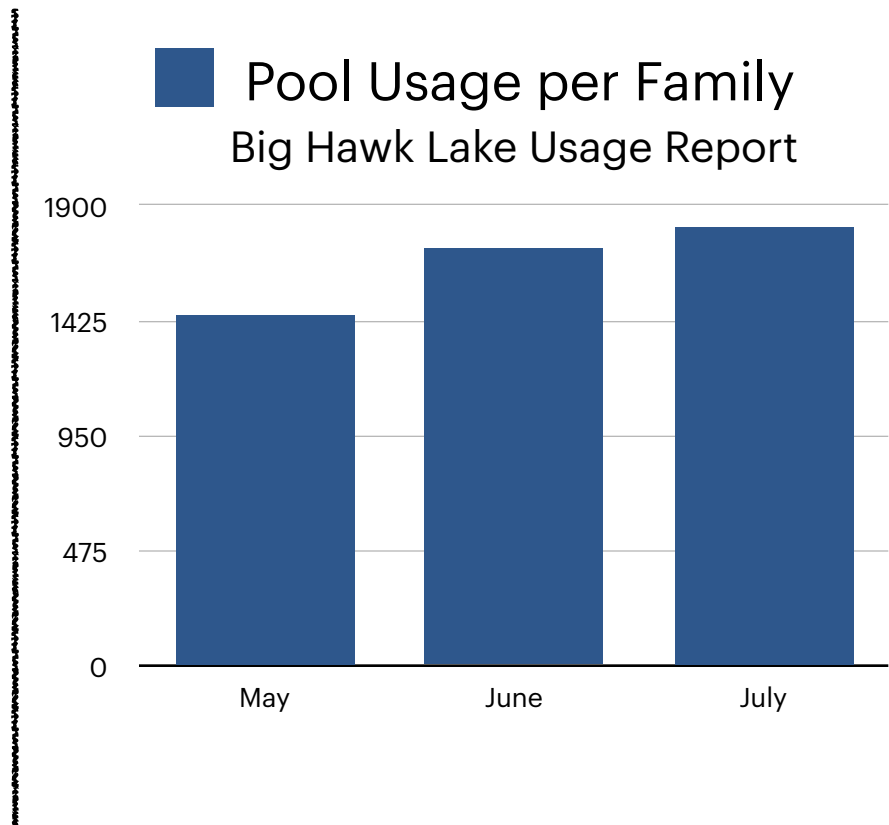
PROVIDED BY C.A.L.M.

TOTAL RENTALS

May - 11

June - 10

July - 9



-CURRENT SEASON SCHEDULE:

MAY - SEPTEMBER

- Opened: Monday, Wednesday, Thursday, Friday, Saturday and Sunday
 - 10:00am - 8:00pm
 - Tuesdays: 12:00pm - 8:00pm

SECTION 1

Falcon Trace CDD
Movie Night, March 2026
Proposed Expenses

	20' Screen	30' Screen	No SnoCones, 20' Screen	Exist. Equip./ No SnoCones
GMS-CF	\$500	\$500	\$500	\$500
CALM Event Coordination	\$500	\$500	\$500	\$500
CALM Manager Fee	\$200	\$200	\$200	\$200
Orange County Sheriff (1)	\$500	\$500	\$500	\$500
Swank License	\$600	\$600	\$600	\$600
Janitorial	\$90	\$90	\$90	\$90
Pool Attendant	\$70	\$70	\$70	\$70
Mosquito Treatment <i>(possible)</i>	\$300	\$300	\$300	\$300
Signage: <i>(est. \$20 per sign/ 5 signs)</i>	\$100	\$100	\$100	\$100
20' Screen	\$130		\$130	
30' Screen		\$300		
Projector	\$400	\$400	\$400	
Popcorn Machine & Supplies	\$100	\$100	\$100	\$100
Sno Cone Machine & Supplies	\$100	\$100		
	<hr/> \$3,090	<hr/> \$3,260	<hr/> \$2,990	<hr/> \$2,960

Previous Expenses \$4,024.42
W/Discounts: \$3,324.42

Falcon Trace CDD
Movie Night, March 2026
Proposed Expenses

- *Please note that most amounts are only estimates. The amounts may be less or more at time of booking
- *Amounts are not expected to be substantially different.