

*Falcon Trace
Community Development District*

Agenda

January 21, 2026

AGENDA

Falcon Trace
Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 - Fax: 407-839-1526

January 14, 2026

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 21, 2026, 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 15, 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. Field Manager Reports
 - ii. Consideration of Proposals
 - a. Guest House Upgrades
 - b. Pressure Wash Pool/ Clubhouse- Pressure Wash This
 - c. Pressure Wash Pool/ Clubhouse- Pressure Plus
 - d. Turf Installation- DelaTurf
 - e. Turf Installation- McMaster Landscape
 - f. Rock Installation- McMaster Landscape
 - 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, **October 15, 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	Chairperson
Carole Miller	Vice Chairperson
Sue Marchesi Baron	Assistant Secretary
Perry Shaikh	Assistant Secretary
Felix Kutlik	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Mike Eckert	District Counsel by telephone
Ashley Hilyard	Field Operations
Marcia Calleja	CALM

The following is a summary of the discussions and actions taken at the October 15, 2025 Falcon Trace Community Development District 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 20, 2025 Board of Supervisors Meeting

Ms. Miler moved to approve the minutes of the August 20, 2025 meeting Ms. Baron seconded the motion. The motion passed on the following roll call vote:
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Kutlik yes.
Mr. Shaikh yes.

FOURTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Agreement with Orange County Property Appraiser

Mr. Showe stated we have executed the agreement with the Orange County Property Appraiser. This agreement allows us to utilize the tax roll to collect our assessments.

Ms. Hurst moved to ratify the non-ad valorem assessment agreement with the Orange County property appraiser. Ms. Miller seconded the motion. The motion was passed on the following roll call vote.
Ms. Hurst yes.
Ms. Miller yes.
Ms. Baron yes.
Mr. Kutlik yes.
Mr. Shaikh yes.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated one of the issues we will be providing guidance on is a recent court case dealing with the open carry of firearms and how that relates to district amenity property and district meetings, but we are not done with that research. We will provide that to the board and management as soon as we complete the research.

B. Manager

i. Approval of Check Register

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

Ms. Hurst yes.

Ms. Miller yes.

Ms. Baron yes.

Mr. Kutlik yes.

Mr. Shaikh yes.

ii. Balance Sheet and Income Statement

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

C. Field Manager's Report

Ms. Hilyard reviewed the field manager's report and presented proposals for the fence repair and the board took the following action.

Ms. Hurst moved to approve the quote from All-Rite Fence Services to remove the existing fence and put in a 10-foot fence in the amount of \$1,180 to include everything. Ms. Miller seconded the motion. The motion passed on the following roll call vote.

Ms. Hurst yes.

Ms. Miller yes.

Ms. Baron yes.

Mr. Kutlik yes.

Mr. Shaikh yes.

D. Amenity Manager's Report

E. Discussion of Movie Night

Ms. Calleja reviewed the amenity manager's report along with the proposed expenses for the next movie night for board discussion, after which the board discussed the choice of movie, size of screen, type of projector, and HOA contribution.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Shaikh asked how many acres does the CDD own?

Mr. Eckert stated we own the big lake and amenity center.

Mr. Showe stated the lake is in two parcels, 24.76 acres and 44.32 acres and this tract is 4.87 acres so about 75 acres total.

Mr. Shaikh asked how do we clean it?

Mr. Showe stated we have a lake vendor and they treat the lake once a month for invasive species and hydrilla.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Showe stated that the next meeting would be January 21, 2026.

ELEVENTH ORDER OF BUSINESS

Adjournment

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. Kutlik 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 3, 2025 to January 7, 2026

Fund	Date	Check No.'s	Amount	
General Fund				
	10/13/25	4762-4773	\$	25,569.81
	10/15/25	4774-4776	\$	12,573.83
	10/22/25	4777	\$	241.93
	10/30/25	4778-4780	\$	5,632.64
	11/14/25	4781-4788	\$	14,016.35
	11/25/25	4789-4791	\$	1,633.28
	12/4/25	4792	\$	922.50
	12/10/25	4793-4795	\$	4,458.00
	1/5/26	4796-4801	\$	20,093.78
			<hr/>	<hr/>
			\$	85,142.12
General Fund Auto Pays	11/11-12/11/25	80000-80010	\$	10,075.24
			<hr/>	<hr/>
			\$	10,075.24
<u>Supervisors October 2025</u>				
	Carole Miller	50485	\$	184.70
	Felix J. Kutlik	50486	\$	184.70
	Pervaiz Shaikh	50487	\$	184.70
	Sara Hurst	50488	\$	184.70
	Susan Baron	50489	\$	184.70
			<hr/>	<hr/>
			\$	923.50
Total Amount				
			\$	96,140.86

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 2
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	STATUS	AMOUNT	CHECK AMOUNT	#
10/13/25	00090	9/10/25	14321277	202510	320-53800-34500			*	89.10		
			SECURITY MONITORING OCT25								
								SAFE TOUCH SECURITY SYSTEMS		89.10	004773
10/15/25	00131	10/01/25	173325	202510	320-53800-47500			*	2,958.00		
			LANDSCAPE MAINT-OCT25								
								BLADE RUNNERS COMMERCIAL		2,958.00	004774
10/15/25	00027	10/01/25	766	202510	310-51300-34000			*	5,492.75		
			MANAGEMENT FEES-OCT25								
			10/01/25 766 202510 310-51300-35200					*	71.67		
			WEBSITE MANAGEMENT-OCT25								
			10/01/25 766 202510 310-51300-35100					*	131.33		
			INFORMATION TECH-OCT25								
			10/01/25 766 202510 310-51300-51000					*	.15		
			OFFICE SUPPLIES								
			10/01/25 766 202510 310-51300-42000					*	42.31		
			POSTAGE								
			10/01/25 768 202510 320-53800-12000					*	2,058.42		
			FIELD MANAGEMENT-OCT25								
								GOVERNMENTAL MANAGEMENT SERVICES-CF		7,796.63	004775
10/15/25	00022	9/22/25	321399	202509	320-53800-47301			*	378.25		
			RPLCD TUBE STENNER								
			10/01/25 321742 202510 320-53800-47400					*	1,410.95		
			POOL CHEMICALS-OCT25								
			10/18/25 23088 202510 300-15500-10000					*	30.00		
			TANK RENTAL FEE - NOV 25								
								SPIES POOL, LLC		1,819.20	004776
10/22/25	00019	9/30/25	12477539	202509	310-51300-48000			*	241.93		
			NOT OF FY26 MEETINGS								
								ORLANDO SENTINEL COMMUNICATIONS LLC		241.93	004777
10/30/25	00027	9/30/25	769	202509	320-53800-47600			*	4,867.46		
			GENERAL MAINTENENCE-SEP25								
								GOVERNMENTAL MANAGEMENT SERVICES-CF		4,867.46	004778
10/30/25	00113	10/28/25	3642935	202509	310-51300-31500			*	674.50		
			GENERAL COUNSEL - SEP 25								
								KUTAK ROCK LLP		674.50	004779
10/30/25	00090	10/10/25	14378834	202510	300-15500-10000			*	90.68		
			SECURITY MONITORING-NOV25								
								SAFE TOUCH SECURITY SYSTEMS		90.68	004780

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 3
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

FALC FALCON TRACE CWRIGTH

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 4
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		11/18/25	23223	202511	300-15500-10000					*	30.00		
				TANK RENTAL FEE - DEC 25								1,381.90	004788
									SPIES POOL, LLC				
11/25/25	00113	11/19/25	3657142	202510	310-51300-31500					*	981.50		
				GENERAL COUNSEL - OCT 25									
									KUTAK ROCK LLP			981.50	004789
11/25/25	00090	11/10/25	14435237	202511	300-15500-10000					*	91.78		
				SECURITY MONITORING-DEC25									
									SAFE TOUCH SECURITY SYSTEMS			91.78	004790
11/25/25	00041	11/13/25	82964	202511	320-53800-47600					*	560.00		
				POLE LIGHTS REPAIRS									
									TERRY'S ELECTRIC INC			560.00	004791
12/04/25	00142	9/30/25	06388	202509	320-53800-47600					*	922.50		
				ADI PROX CARDS									
									MODERN AUTOMATION SYSTEMS			922.50	004792
12/10/25	00079	11/25/25	20820	202511	320-53800-47000					*	650.00		
				MTHLY LAKE MAINT-NOV25									
									AQUATIC WEED MANAGEMENT, INC.			650.00	004793
12/10/25	00131	12/01/25	182193	202512	320-53800-47500					*	2,958.00		
				LANDSCAPE MAINT-DEC25									
									BLADE RUNNERS COMMERCIAL			2,958.00	004794
12/10/25	00100	12/01/25	1012429	202512	320-53800-47400					*	850.00		
				POOL MAINTENANCE-DEC25									
									ROBERTS POOL SERVICE AND REPAIR INC			850.00	004795
1/05/26	00079	12/22/25	20869	202512	320-53800-47000					*	650.00		
				LAKE MAINTENACE DEC 25									
									AQUATIC WEED MANAGEMENT, INC.			650.00	004796
1/05/26	00131	1/01/26	185822	202601	320-53800-47500					*	2,958.00		
				LANDSCAPE MAINT JAN 26									
									BLADE RUNNERS COMMERCIAL			2,958.00	004797
1/05/26	00124	10/29/25	34	202510	320-53800-12200					*	7,766.70		
				POOL ATTENSANTS OCT 25									
									PRINTER CARTRIDGES			111.37	
									202510 320-53800-47600				
									CLEANING SUPPLIES			53.39	

FALC FALCON TRACE CWRIGHT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 5
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK A FALCON TRACE CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
		10/29/25	34	202510	320-53800-47600					*	326.73	
			DOGGIE POT BAGS									
		10/29/25	34	202510	320-53800-47600					*	62.08	
			TOILET PAPER									
		10/29/25	34	202510	320-53800-47600					*	48.29	
			TOILET PAPER									
		10/29/25	34	202510	320-53800-47600					*	68.08	
			PAPER TOWELS									
		10/29/25	34	202510	320-53800-47600					*	74.68	
			DOOGIE POT BAGS									
		10/29/25	34	202510	310-51300-51000					*	109.30	
			RIBBON FOR ACCESS PRINTER									
									COMMUNITY ASSOC & LIFESTYLE MGMT		8,620.62	004798
1/05/26	00027	12/01/25	774	202512	310-51300-34000					*	5,492.75	
			MANAGEMENT FEES DEC 25									
		12/01/25	774	202512	310-51300-35200					*	71.67	
			WEBSITE ADMIN DEC 25									
		12/01/25	774	202512	310-51300-35100					*	131.33	
			INFORMATION TECH DEC 25									
		12/01/25	774	202512	310-51300-51000					*	.27	
			OFFICE SUPPLIES									
		12/01/25	774	202512	310-51300-42000					*	6.69	
			POSTAGE									
		12/01/25	774	202512	310-51300-42500					*	16.03	
			COPIES									
		12/01/25	775	202512	320-53800-12000					*	2,058.42	
			FIELD MANAGEMENT DEC 25									
									GOVERNMENTAL MANAGEMENT SERVICES-CF		7,777.16	004799
1/05/26	00113	12/16/25	3673213	202511	310-51300-31500					*	58.00	
			GENERAL COUNSEL NOV 25									
									KUTAK ROCK LLP		58.00	004800
1/05/26	00022	12/18/25	23355	202601	320-53800-47400					*	30.00	
			TANK RENTAL FEE JAN 26									
									SPIES POOL, LLC		30.00	004801
									TOTAL FOR BANK A		85,142.12	

FALC FALCON TRACE CWRIGHT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 6
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/11/25	00140	10/27/25	9712-10.	202510	320-53800-43000					*	2,130.31		
			13709	HAWK LAKE	DR-OCT.25							2,130.31	080000
									DUKE ENERGY				
11/11/25	00033	10/16/25	7700-10.	202510	320-53800-43100					*	880.68		
			13600	HAWK LAKE	DR-OCT.25							880.68	
		10/16/25	7700-10.	202510	320-53800-43100					V	880.68-		
			13600	HAWK LAKE	DR-OCT.25							.00	080001
									ORANGE COUNTY UTILITIES				
11/11/25	00141	9/22/25	7494-10.	202510	320-53800-41000					*	273.39		
			13600	HAWK LAKE	DR-OCT.25							273.39	
		9/22/25	7494-10.	202510	320-53800-41000					V	273.39-		
			13600	HAWK LAKE	DR-OCT.25							.00	080002
									SPECTRUM BUSINESS				
11/11/25	00141	10/22/25	7494-11.	202511	320-53800-41000					*	273.81		
			13600	HAWK LAKE	DR-NOV.25							273.81	
									SPECTRUM BUSINESS				
10/31/25	00140	9/24/25	9712-09.	202510	320-53800-43000					*	2,281.86		
			13709	HAWK LAKE	DR-SEP.25							2,281.86	080003
									DUKE ENERGY				
10/31/25	00021	9/20/25	9122-09.	202510	320-53800-47700					*	1,254.68		
			13600	HAWK LAKE	DR-SEPT25							1,254.68	080004
									REPUBLIC SERVICES				
10/31/25	00033	10/16/25	7700-10.	202510	320-53800-43100					*	880.68		
			13600	HAWK LAKE	DR-OCT.25							880.68	080005
									ORANGE COUNTY UTILITIES				
10/31/25	00141	9/22/25	7494-10.	202510	320-53800-41000					*	273.39		
			13600	HAWK LAKE	DR-OCT.25							273.39	080006
									SPECTRUM BUSINESS				
12/11/25	00140	11/24/25	9712-11.	202511	320-53800-43000					*	1,800.84		
			13709	HAWK LAKE	DR-NOV.25							1,800.84	080007
									DUKE ENERGY				
12/11/25	00033	11/18/25	7700-11.	202511	320-53800-43100					*	905.86		
			13600	HAWK LAKE	DR-NOV.25							905.86	080008
									ORANGE COUNTY UTILITIES				
12/11/25	00141	11/22/25	7494-12.	202512	320-53800-41000					*	273.81		
			13600	HAWK LAKE	DR-DEC.25							273.81	080009
									SPECTRUM BUSINESS				
												273.81	080010
									TOTAL FOR BANK Z		10,075.24		
									FALC FALCON TRACE	CWRIGHT			

FALC FALCON TRACE CWRIGHT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 7
*** CHECK DATES 10/03/2025 - 01/07/2026 *** FALCON TRACE CDD -GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 95,217.36

FALC FALCON TRACE CWRIGHT

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
November 30, 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
November 30, 2025

	<i>General Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 57,815	\$ 112,240	\$ 170,055
Investments:			
State Board Administration	\$ 230,402	\$ 101,365	\$ 331,767
Prepaid Expenses	\$ 122	\$ -	\$ 122
Total Assets	\$ 288,339	\$ 213,605	\$ 501,944
Liabilities:			
Accounts Payable	\$ 16,346	\$ -	\$ 16,346
Total Liabilities	\$ 16,346	\$ -	\$ 16,346
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 213,605	\$ 213,605
Nonspendable:			
Deposits and Prepaid Items	\$ 122	\$ -	\$ 122
Unassigned	\$ 271,871	\$ -	\$ 271,871
Total Fund Balances	\$ 271,993	\$ 213,605	\$ 485,598
Total Liabilities & Fund Balance	\$ 288,339	\$ 213,605	\$ 501,944

Falcon Trace
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25		Thru 11/30/25		
Revenues:						
Maintenance Assessments	\$ 355,855	\$ 14,692	\$ 14,692	\$ 14,692	\$ -	-
Miscellaneous Income	\$ 500	\$ 500	\$ 695	\$ 695	\$ 195	
Interest Income	\$ 4,168	\$ 1,692	\$ 1,692	\$ 1,692	\$ -	-
Total Revenues	\$ 360,523	\$ 16,883	\$ 17,078	\$ 195		
Expenditures:						
<i>General & Administrative:</i>						
Supervisors Fees	\$ 8,000	\$ 1,333	\$ 1,000	\$ 333	\$ -	
FICA Expense	\$ 612	\$ 102	\$ 77	\$ 26	\$ -	
Engineering Fees	\$ 1,000	\$ 167	\$ -	\$ 167	\$ -	
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ -	
Attorney Fees	\$ 25,000	\$ 4,167	\$ 1,040	\$ 3,127	\$ -	
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -	\$ -	
Management Fees	\$ 65,913	\$ 10,985	\$ 10,986	\$ (0)	\$ -	
Information Technology	\$ 1,576	\$ 263	\$ 263	\$ 0	\$ -	
Website Maintenance	\$ 860	\$ 143	\$ 143	\$ (0)	\$ -	
Telephone	\$ 50	\$ 8	\$ -	\$ 8	\$ -	
Postage	\$ 800	\$ 133	\$ 66	\$ 67	\$ -	
Printing and Binding	\$ 600	\$ 100	\$ 13	\$ 87	\$ -	
Insurance	\$ 15,543	\$ 15,543	\$ 14,978	\$ 565	\$ -	
Legal Advertising	\$ 2,500	\$ 417	\$ -	\$ 417	\$ -	
Contingency	\$ 2,000	\$ 333	\$ 103	\$ 231	\$ -	
Property Appraiser	\$ 1,000	\$ -	\$ -	\$ -	\$ -	
Office Supplies	\$ 350	\$ 58	\$ 222	\$ (163)	\$ -	
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -	\$ -	
Subtotal General & Administrative	\$ 134,536	\$ 39,336	\$ 34,471	\$ 4,865		

Falcon Trace
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<u>Operations & Maintenance</u>				
Field Management	\$ 24,701	\$ 4,117	\$ 4,117	\$ (0)
Property Insurance	\$ 18,770	\$ 18,770	\$ 16,471	\$ 2,299
Pool Staff Payroll	\$ 93,391	\$ 15,565	\$ 11,155	\$ 4,410
Security	\$ 1,575	\$ 263	\$ 180	\$ 83
Telephone Expense	\$ 3,043	\$ 507	\$ 547	\$ (40)
Electric	\$ 22,491	\$ 3,749	\$ 6,213	\$ (2,465)
Irrigation/Water	\$ 15,593	\$ 2,599	\$ 1,787	\$ 812
Lake Maintenance	\$ 10,290	\$ 1,715	\$ 1,300	\$ 415
Pest Control	\$ 683	\$ 114	\$ -	\$ 114
Irrigation Expenses	\$ -	\$ -	\$ 365	\$ (365)
Pool Maintenance	\$ 10,710	\$ 1,785	\$ 2,717	\$ (932)
Pool Chemicals & Repairs	\$ 23,192	\$ 3,865	\$ 1,411	\$ 2,454
Grounds Maintenance	\$ 39,375	\$ 6,563	\$ 5,916	\$ 647
General Facility Maintenance	\$ 35,000	\$ 5,833	\$ 1,578	\$ 4,255
Refuse Service	\$ 10,000	\$ 1,667	\$ 1,255	\$ 412
CDD Sponsored Events	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
Field Contingency	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
Subtotal Operations & Maintenance	\$ 320,814	\$ 69,111	\$ 55,011	\$ 14,100
Total Expenditures	\$ 455,350	\$ 108,447	\$ 89,483	\$ 18,965
Excess (Deficiency) of Revenues over Expenditures	\$ (94,827)		\$ (72,404)	
Fund Balance - Beginning	\$ 94,827		\$ 344,397	
Fund Balance - Ending	\$ -		\$ 271,993	

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 11/30/25	Thru 11/30/25			
Revenues						
Interest	\$ 50	\$ 50	\$ 711	\$ 661		
Total Revenues	\$ 50	\$ 50	\$ 711	\$ 661		
Expenditures:						
Landscape Improvements	\$ 15,000	\$ 2,500	\$ -	\$ 2,500		
Painting	\$ 10,000	\$ 1,667	\$ -	\$ 1,667		
Miscellaneous	\$ 10,000	\$ 1,667	\$ -	\$ 1,667		
Total Expenditures	\$ 35,000	\$ 5,833	\$ -	\$ 5,833		
Excess (Deficiency) of Revenues over Expenditures	\$ (34,950)		\$ 711			
Fund Balance - Beginning	\$ 177,628		\$ 212,894			
Fund Balance - Ending	\$ 142,678		\$ 213,605			

Falcon Trace
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments	\$ -	\$ 14,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,692
Miscellaneous Income	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695
Interest Income	\$ 909	\$ 783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,692
Total Revenues	\$ 1,604	\$ 15,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,078
Expenditures:													
<i>General & Administrative:</i>													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
FICA Expense	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Attorney Fees	\$ 982	\$ 58	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,040
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,493	\$ 5,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,986
Information Technology	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
Website Maintenance	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Printing and Binding	\$ -	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Insurance	\$ 14,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,978
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 37	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 221	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 28,615	\$ 5,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,471
<i>Operations & Maintenance:</i>													
Field Management	\$ 2,058	\$ 2,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,117
Property Insurance	\$ 16,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,471
Pool Staff Payroll	\$ 7,767	\$ 3,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,155
Security	\$ 89	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Telephone Expense	\$ 273	\$ 274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 547
Electric	\$ 4,412	\$ 1,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,213
Irrigation/Water	\$ 881	\$ 906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,787
Lake Maintenance	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300
Irrigation Expenses	\$ 365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,837	\$ 880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,717
Pool Chemicals & Repairs	\$ 1,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,411
Grounds Maintenance	\$ 2,958	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,916
General Facility Maintenance	\$ 1,018	\$ 560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,578
Refuse Service	\$ 1,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,255
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Operations & Maintenance	\$ 41,445	\$ 13,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,011
Total Expenditures	\$ 70,061	\$ 19,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,483
Excess Revenues (Expenditures)	\$ (68,456)	\$ (3,948)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (72,404)

Falcon Trace CDD
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026
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	General Fund	100.00% Total
11/10/25	6/1-10/26/25	\$3,585.11	(\$171.73)	\$0.00	\$0.00	\$3,413.38	\$3,413.38	\$3,413.38
11/20/25	10/26-11/1/25	\$2,937.90	(\$117.53)	(\$659.87)	\$0.00	\$2,160.50	\$2,160.50	\$2,160.50
11/25/25	11/2-11/7/25	\$9,564.54	(\$382.63)	(\$64.21)	\$0.00	\$9,117.70	\$9,117.70	\$9,117.70
TOTAL		\$ 16,087.55	\$ (671.89)	\$ (724.08)	-	\$ 14,691.58	\$ 14,691.58	\$ 14,691.58

4%	Net Percent Collected
\$341,163.66	Balance Remaining to Collect

SECTION C

SECTION 1

FALCON TRACE CDD FIELD TRACKER - JANUARY 2026

TASK	STATUS	CURRENT NOTE	MISC
Broken pool tiles and deck damage	Completed	8/15	
Replace soffit surrounding clubhouse	Completed	9/2	
Strip and repaint yellow hazard line on pool deck	Completed	9/3	
Install non-slip strips on slide stairs	Completed	9/3	
Repair AC unit at meeting room	Completed	9/29	
Pressure wash all clubhouse columns	Completed	10/8	
Patch all stucco columns in need of repair	Completed	10/8	
Replace the damaged/missing meeting signage with metal signs & frames	Completed	10/22	
Replace overlook post caps	Completed	11/3 four caps replaced, extras left in storage room for future use	
Assemble and install 2 tables on pool deck	Completed	11/3	
Remove moss and green growth from elevated ledge behind building	Completed	11/3	
Reinstall cameras removed during soffit installation	Completed	11/3	
Paint stucco repairs on clubhouse columns	Completed	10/28	
Replace fence panel at corner of courts	Completed	11/10 All-Rite Fence	
Dispose of damaged table on pool deck	Completed	1/17	
EX & EE inspection	Completed	1/14	
Replace 'Uneven Sidewalk' signs x5	WO#5510	12/2 sticker overlay installed; ETA 1/24 for aluminum signs, Maintenance to install by 2/25, ordered as a 10-pack, 5 extras in storage for future use	
Replace 'No Trespassing, Video Surveillance' signs x4	WO#5510	ETA 1/23 Maintenance to install by 2/25	
Replace 'No Trespassing' sign x1	WO#5510	ETA 1/24 Maintenance to install by 2/25, ordered as 2-pack, 1 extra in storage for future use	
Meeting room renovations	Pend	v3 of renovations quote ready for consideration	
Pressure wash clubhouse	Pend	Pressure Wash This and Pressure Plus quotes ready for consideration	
Quote to replace edge mulch with artificial turf	Pend	McMaster Landscape and Dela Turf quotes ready for consideration	GreenMasters

FALCON TRACE CDD FIELD TRACKER - JANUARY 2026

Replace lock on mens restroom door	WO#5510	Maintenance to complete by 2/25	
Install hook bracket for EX	WO#5510	Maintenance to complete by 2/25	
Replace batteries in (2) EE lights - mens restroom and meeting room	WO#5510	Maintenance to complete by 2/25	
Realign playground gate	WO#5510	Maintenance to complete by 2/25	
Reset mulch border of playground at gate	WO#5510	Maintenance to complete by 2/25	
Replace springs on playground and tennis court gates	WO#5510	Maintenance to complete by 2/25	
Discoloration on pool surface/step	Pend	Spies will review on next visit and update	
Caulk, buff, and general cleanup of pool slide	Pend	Pending quote from SlideSafe Restoration and follow-up info from AquaWorx	
Inop toilet in men restroom	Pend	Frank Gay 1/23	
Wood trim - cosmetic or structural	Pend	Referral to appropriate contact received, pending response to confirm structural v cosmetic	
Playground fence rail repair	Pend	Pending response from All-Rite	
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*
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*
Resurfacing of pool			*To be completed after foundation lift, budget*
Fence replacement			*To be completed in approx 2 years, budget*

Falcon Trace CDD

Field Management Report – Photo Supplement

Overlook Post Caps



Photo Description:

- ⊕ The missing post caps at the overlook have been replaced.

Tables on Pool Deck

Photo Description:

- ⊕ Two new tables were assembled and installed on the pool deck.



Cleanup of Elevated Ledge



Photo Description:

⊕ The green growth on the elevated ledge at the rear of the building has been treated and removed.



Cameras on Soffit



Photo Description:

⊕ Cameras were removed during the soffit replacement. They have been reinstalled.

Stucco Repair



Photo Description:

- Various columns with stucco damage have been repaired and painted.

Damaged Fence Panel



Photo Description:

- Quoted repair of the damaged fence near the tennis courts has been completed.

SECTION 2

SECTION a



L21000320327
407-936-5725
maryanddavidremodeling@gmail.com
Saint Cloud, FL

Mary and David Remodeling LLC

ESTIMATE

FOR: **Falcon Trace**

Jarret Wright Assistant Field Manager
JWright@gmscfl.com

NUMBER: EST2643
DATE: Oct 17, 2025

Description	Amount
Guest House	\$5,450.00
New Stone countertops	
Quartz Sparkling White	
Edge: Flat polish edge	
Sink cut out	
Sink Included	
Full Backsplash	
Faucet Installation	
New Faucet Included	
Cabinet	
New cabinet Material	
white shakers	
new handles	
Handles Installation Included	

SUBTOTAL: \$5,450.00
TOTAL: \$5,450.00
PAID: \$0.00

BALANCE DUE

\$5,450.00



SECTION b



Pressure Wash

This Inc.

OCTOBER 12TH 2025

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: FALCON TRACE CDD

SOFT WASH POOL CLUBHOUSE

PRICE \$450.00

SECTION C

ESTIMATE

Pressure Plus Services LLC
3818 Best Rd
Davenport, FL 33837

ppsjohnnyg@gmail.com
+1 (321) 200-7020
<http://www.pressureplusservices.com>



Bill to

Falcon Trace CDD
13709 Hawk Lake Dr
Orlando, FL 32837

Ship to

Falcon Trace CDD
13709 Hawk Lake Dr
Orlando, FL 32837

Estimate details

Estimate no.: 1507

Estimate date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Pool Deck Pressure Cleaning	Pressure cleaning with our three-step process: 1. Surface cleaner 2. Spray down with Rotary headed wand 3. Complete spray down with mildew blocker	1	\$450.00	\$450.00
2.		Slide Tower	Pressure cleaning & Post treatment	1	\$350.00	\$350.00
3.		Playground	Pressure cleaning & Post treatment	1	\$350.00	\$350.00
4.		Canvas cover Pavilion	Pressure cleaning & Post treatment: Cleaning entire area (flat surface and structure)	1	\$175.00	\$175.00
5.		Aluminum Fence	Pretreatment & Pressure cleaning: White fence around pool, playground & beyond	1	\$800.00	\$800.00
						Total \$2,125.00

Note to customer

10% Discount if all areas are included

Accepted date

Accepted by

SECTION d

**DELATURF**
DOES IT ALL

- ARTIFICIAL TURF
- PUTTING GREENS
- PAVERS
- OUTDOOR KITCHENS
- TRAVERTINE
- PERGOLAS

(407) 225-4288



Sold to: Falcon trace CDD		Email: Ahilyard@gmscfl.com
Source of Lead: Google	Gate Code: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phone:
Address: 6200 lee vista blvd		Job Address: 13709 hawk lake dr
City: Orlando	State: FL	Zip: 32832
City: Orlando	State: FL	Zip: 32837
Phone: (407) 577-0918	Fax:	Subdivision: _____ Lot#: _____

Scope of Work:**916 sq ft delaturf 60, 377' bender board, 380 wall block to run white fence line****Payment Terms:**

50% Deposit on all projects
Balance due per terms below:

(Credit cards and PayPal will be charged a 3.5% convenience fee) All Debit Cards will be charged a 1.5% fee.

**CONTRACT
TOTAL:**

\$ 15,543

The Homeowner or homeowner's representative is responsible for the following:

- A. The homeowner is responsible for the permit to perform work on-site and get HOA approval, if needed.
- B. To select materials for selected color and style prior to the beginning of the installation.
- C. Any additional materials, pavers, labor, steps, drains, excavation, walls, sealant, equipment, root issues, extra base or fill that are not the contract, will result in additional charges.
- D. Stabilize sub-grade which shall be well compacted and properly back filled and graded to within 4" to 4 1/2" below finished grade. **(IF NOT DONE BY Delaturf)**
- E. Any irrigation or sprinkler removal or relocation. **(DelaTurf will not relocate or remove any irrigation)**
- F. Provided water and electricity on job site.
- G. Schedule 811 (**call before you dig**) to have property marked prior to installation.
 - There is a 12 month warranty on all labor and a 20 year manufacturer's warranty on pavers.
 - There is a 15 year warranty on Turf and a 8 year warranty on all putting greens.
 - All warranties, either expressed or implied, are not valid until the order is **PAID IN FULL**.
 - DelaTurf is not responsible for damages caused by owner neglect, acts of nature or settling due to failure of sub-grade.
 - DelaTurf is not responsible for damages caused by other contractors on-site during or after installation.
- Payment is due per terms above. A finance charge of 10% per month shall be applied to all accounts not paid per the payment terms above. All materials will remain the property of DelaTurf until payment has been received in full. Right of access and removal is granted to Delaturf in the event of nonpayment per terms of this contract. The customer agrees to pay all interests and any costs incurred in the collection of this debt, including attorney fees. If the customer refuses to allow Delaturf to begin or complete work, or accept materials contracted for, customer agrees to pay liquidated damages of a sum equal to 100% of entire contracted price.

• DelaTurf IS NOT responsible for damage to: sod, sprinklers or ANY buried irrigation, electrical or cable lines. **Customer Initials** _____

I acknowledge that I have read and understand this contract:

Accepted By Owner:

Date: _____

Sales Representative:

Date: _____

**Signed contract and deposit must be received before material order can be placed.

***Changes in the manufacturer's production schedule or delivery, are beyond control of DelaTurf

You, the owner, may cancel this contract only via email to team@delaturf.com within 24 hours of signing this contract. There will be 33% fee for canceling. After 24 hours the deposit listed on this contract will not be refunded.

Any contract listed as a "Sale Price" is **FINAL** and there will be no returns, refunds or exchanges!

**Customer Name:**

Falcon trace CDD

PAVERS	INTERIOR PAVERS		BORDER	COPING	COVERAGE
	Style: <input type="checkbox"/> 30mm <input type="checkbox"/> 60mm		Size:	Size:	Sq Ft:
	Color:		Color:	Color:	C&W:
	Pattern:		Pattern:	Total LF:	Total Sq Ft:
	DECK DRAIN		ROCKS		WALLSTONE
	Size:	Length:	Color:		Qty:
	Color:		Qty in tons:		Color:

TURF	ARTIFICIAL GRASS		BORDER	PUTTING GREEN	INFILL/COVERAGE
	Style:		Total LF:	Style:	Sand/T-Cool:
	Length:		Ground Board:	Size:	Raw:
	Width:		Bender Board:	Cups:	Total Sq Ft:

Pergola	Pergola	Roof	End Cut	
	Size:		Style:	
	Color:		Color:	

We are not responsible for damage caused by heavy equipment when removing driveways. This includes sidewalks and aprons. **Customer Initials**

- Concrete pavers will be cut on site and there will be dust! **Customer Initials**
- Sealing pavers is recommended but not included in this quote. **Customer Initials**
- This project is PAVERS not tile there will be some that are slightly uneven. They will not have the same appearance as tile. **Customer Initials**
- (Pool Deck remodel) Pool interior will need professional cleaning & is NOT included in the contract. **Customer Initials**
- (Pool Deck remodel) Existing pool tiles may get damaged by the concrete saw, replacing the tiles is not included in this Contract. **Customer Initials**
- Driveway demo may damage stucco as the concrete may be under the stucco, we are not responsible for stucco damage. **Customer Initials**
- WE WILL ONLY CAP SPRINKLERS THAT ARE FLAGGED OR MARKED BEFORE WE START! WE DO NOT RELOCATE ANY IRRIGATION. **Customer Initials**
- Irrigation and electric is underground we are not responsible for any buried lines, please have them moved/marked before we start. **Customer Initials**
- Sprinkler heads **MUST** be marked for us to cap them. **Customer Initials**
- Trailers will be left on property while work is ongoing. **Customer Initials**
- We are not responsible for ruts left while we move materials to the backyard. Thousand of pounds must be brought in by wheelbarrow. **Customer Initials**

- **Reflection damage from vinyl fence and windows is not covered by the warranty.** **Customer Initials**
- **Mole or Mole Crickets damage is not covered under warranty. You will need to get an exterminator to eliminate them.** **Customer Initials**

***We wash in sand, when it dries you will have to sweep or blow off the excess sand..THIS IS NOT GROUT, TOP LAYER WILL WASH OUT **Customer Initials**



Customer Name: Falcon trace CDD

There is _____ lineal feet of 4" drain for downspouts and includes _____ popups included and marked on this contract.

I APPROVE THIS DRAWING _____

Any change to contract is \$600+Material+Labor (Due at time of change) _____

Not to Scale

SECTION e



McMaster Landscape, LLC

1635 N Garfield Ave

DeLand, FL 32724

Invoicing Address:

GMS, Ashley Hilyard
219 E Livingston Street
Orlando FL 32801
United States

GMS, Ashley Hilyard
219 E Livingston Street
Orlando FL 32801
United States

Shipping Address:

Falcon Trace CDD
13709 Hawk Lake Drive
Orlando FL 32837
United States

Quotation # SO25/00792

Your Reference: Artificial Turf Installed

Quotation Date:

Salesperson:
Sean McRae



McMaster Landscape, LLC

1635 N Garfield Ave

DeLand, FL 32724

Upon confirmation, a 50% deposit will be required to schedule work to begin.

SECTION f



McMaster Landscape, LLC

1635 N Garfield Ave
DeLand, FL 32724

Invoicing Address:
GMS, Ashley Hilyard
219 E Livingston Street
Orlando FL 32801
United States

Shipping Address:
Falcon Trace CDD
13709 Hawk Lake Drive
Orlando FL 32837
United States

GMS, Ashley Hilyard
219 E Livingston Street
Orlando FL 32801
United States

Quotation # SO25/00793

Your Reference:
Rock installed

Quotation Date:
10/10/2025

Salesperson:
Sean McRae

Description	Quantity	Unit Price	Taxes	Amount
Locate Service	1.00	Each	0.00	\$ 0.00
Demo Labor	6.00	Hour(s)	55.00	\$ 330.00
Labor to remove old landscape area and to prepare for new plantings.				
Fabrics (Weed Barrier)	1,000.00	Square Foot	0.30	\$ 300.00
Rock Installed	10.00	Cubic Yard(s)	500.00	\$ 5,000.00
Landscape Edging	750.00	foot(ft)	5.50	\$ 4,125.00
Debris Removal (5 CY)	1.00	Each	200.00	\$ 200.00
	Total			\$ 9,955.00

Upon confirmation, a 50% deposit will be required to schedule work to begin.

SECTION D

BIG HAWK LAKE

RECREATION CENTER

OCT - NOV - DEC



AMENITY USAGE REPORT

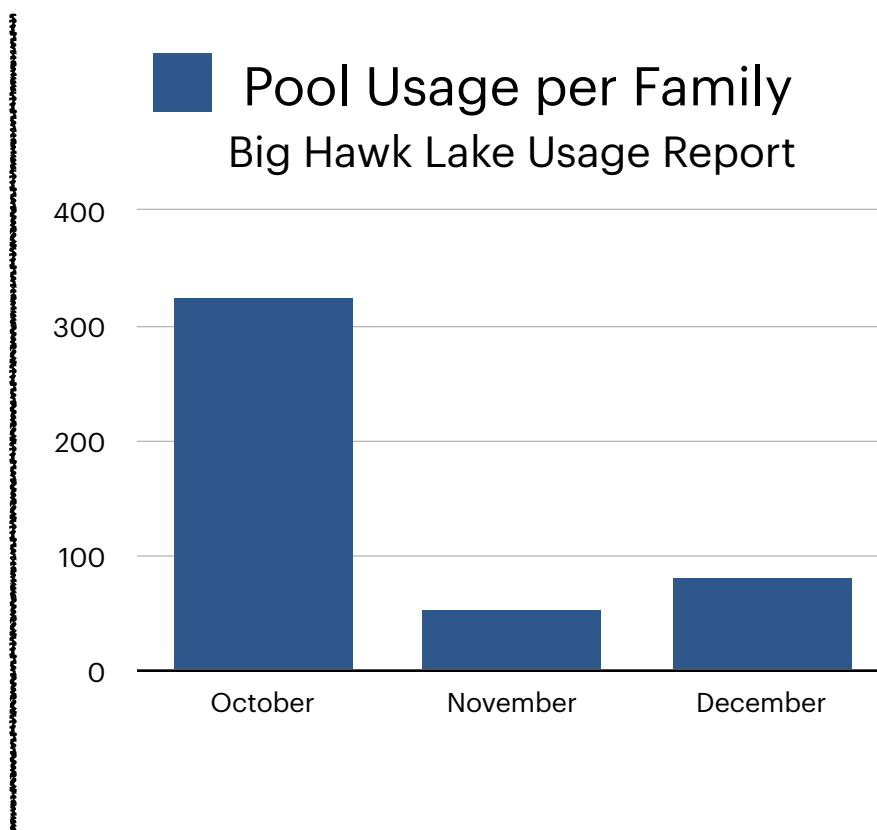
PROVIDED BY C.A.L.M.

TOTAL RENTALS

October - 4

November - 2

December - 1



-CURRENT SEASON SCHEDULE:

NOVEMBER THROUGH FEBRUARY

- Opened: Saturday and Sunday
 - 10:00am - 5:00pm
- Closed: Monday - Friday

Falcon Trace Movie Night
Equipment Costs 2026

Title	Purchase Amount	Item Quantity	2 Year Protection Plan	Item Net Total	Tax Exemption Applied
Nostalgia Popcorn Maker Machine - Professional Cart With 2.5 Oz Kettle Makes Up to 10 Cups - Vintage Popcorn Machine Movie Theater Style - Black	\$ 139.99 	1	\$ 26.99	\$ 166.98	Yes
Inflatable Projector Screen, 30FT Blow Up Movie Screen Outdoor Projector, Easy Set Up One-Piece Design Front & Rear Projection with Air Blower for Outside Backyard Family Movie Night Pool Party	\$ 269.99 	1	\$ 29.99	\$ 299.98	Yes
[2000 ANSI/ Official-Netflix/360°Stand] Outdoor Projector with WiFi and Bluetooth, Auto Focus, Auto Keystone 4K Projector Native 1080P Support 36W Dolby Audio Smart Projector	\$ 299.99 	1	\$ 29.99	\$ 329.98	Yes
NBVOICE 10" 600W Professional PA System with Mixer DJ Bundle, Portable Speakers 2-Way Wireless Bluetooth Sound System with USB SD XLR 1/4" RCA inputs-Home/OutdoorParty	\$ 378.10 	1	\$ 40.99	\$ 419.09	Yes
Total:				\$ 1,049.05	



Commercial Agreement / Set UP

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174

Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

Service Info

Billing Info (leave blank if same)

Current Location #	653955	Lead Source	
Customer Name	Falcon Trace	Business Name	
Contact	Marcia Calleja	Contact	
Position		Position	
Phone	407-841-5524 Ext. 108	Phone	
Email	mcalleja@gmscfl.com	Email	
Service Contact		2 nd Contact	
Position		Position	
Phone		Phone	
Email		Email	
Service Address	13600 Hawk Lake Dr. Orlando, FL. 32837	Address	

Invoicing (choose)	Email	<input checked="" type="checkbox"/>	Print		Consolidated Invoicing (y/n)	YES <input checked="" type="checkbox"/>	NO
Service Reports	Email	<input checked="" type="checkbox"/>	Print		Purchase Order Number		
Is there a multiple location Attachment?				Tax Exempt # (attached form)		Yes	
Salesperson:	Eric Seijo			Lead by:			
Preferred Payment Method					ACH	Credit Card (complete appropriate form)	
Available Service Days: Monday <input checked="" type="checkbox"/> Tuesday <input checked="" type="checkbox"/> Wednesday <input checked="" type="checkbox"/> Thursday <input checked="" type="checkbox"/> Friday <input checked="" type="checkbox"/> Saturday							
Available Service Hours: 8 to 5 to Note:							

Setup Costs (list all equipment and services)

Recurring Costs

First Month's Invoice(s) to include Setup Costs and Recurring Costs			
Desired Start Date:		Service Frequency: <input type="checkbox"/> Weekly (CPCW) <input type="checkbox"/> Bi-Weekly (CPCB) <input type="checkbox"/> Monthly (CPCM) <input type="checkbox"/> Bi-Monthly (CPCEOM) <input type="checkbox"/> Quarterly (CPCQ) <input type="checkbox"/> Annual (CPCA) <input type="checkbox"/> Twice Annual (CPC2A) <input checked="" type="checkbox"/> One-Time <input checked="" type="checkbox"/>	
Turner will perform a one-time mosquito service to two amenities areas. To include all surrounding areas. Photos of the service areas will be provided.			

January 13, 2026

The Proposal and Pricing contained herein will be honored 30 days from printed date above.



Commercial Agreement / Set UP

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-14175 Icot Blvd. Ste 100 Clearwater, FL 33760, Ocala

Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174

Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 Sarasota-2155 12th St. Sarasota, FL 34237, St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558

Toll Free: 800-225-5305 – www.turnerpest.com

One-Time Fee: \$360.00 plus tax						
Techs Needed		Est T		Techs Needed		Est T

By: Eric Seijo 1/13/2026 By:
Turner Representative Date Customer Representative Date

Business Name	
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Service areas for handheld: Please see scope

Additional Notes:

Terms and Conditions

Customer agrees to pay the amount stated for the specified services. If Turner Pest Control has made an appointment with customer and customer refuses to allow technician to treat or has not followed preparation instructions which, in turn, will require a return visit, customer will be billed for one regular service visit. If the technician arrives to service the customer and any necessary equipment is damaged or missing from the work site (i.e. rodent bait stations, interior rodent traps, fly lights, etc.), the technician will replace the equipment at the expense of the customer in accordance with the equipment replacement costs outlined in this agreement. Customer will be invoiced for each regular service visit and other specified services. Payment terms are NET 30- Payment is due 30 days from completion of service.

Turner offers two standard invoicing options-

Standard Paper Invoice via Mail

Standard Electronic PDF invoice via Email

Pricing contained in this proposal assumes one of the above options will be utilized for invoicing and payment terms. In the event special billing is required (i.e. payment portal, company website submission, etc.), an additional service fee will be added to the recurring service(s) cost outlined in this agreement.

Should a past due account be referred to an attorney for collection or legal action be required for Turner to enforce payment under this agreement, customer agrees to pay and reimburse Turner for all court costs, attorney fees, out-of-pocket expenses, and other necessary costs that may be incurred in such proceedings together with interest at a rate of 1.5% per month. If customer is a non-resident, customer certifies that it is doing business in the state of Florida. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of Duval County Florida.

If Turner fails to provide satisfactory services, customer has the right to give written notice to Turner to render satisfactory services, specifying the aspect of the service found to be unsatisfactory. If unsatisfactory conditions have not been corrected within 30 days of such notice, customer will have the right to cancel this agreement with 30 days written notice. This agreement shall be effective for an original period of one year with a continuation on a month to month basis.

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Toll Free: 800-225-5305 – www.turnerpest.com

By:

Turner Representative

Date

By:

Customer Representative

Date

Falcon Trace CDD
 Movie Night, March 2026
 Proposed Expenses

Vendor	Budget Amount 30' Screen	2026 Expenses To Date	Remaining Budget To Date	Remaining Expenses
GMS-CF	\$500		\$500	\$500
CALM Event Coordination	\$500		\$500	\$500
CALM Manager Fee	\$200		\$200	\$200
Orange County Sheriff (1)	\$500		\$500	\$500
Swank Movie License	\$600	\$540	\$60	
(X)Janitorial	\$90	\$0	\$90	
(X)Pool Attendant (No additional charge if during pool operational hours.)	\$70	\$0	\$70	
Mosquito Treatment (possible)	\$360		\$360	\$360
Signage: (est. \$20 per sign/ 5 signs)	\$100		\$100	\$100
30' Screen	\$300	\$300	\$0	
Projector	\$400	\$330	\$70	
Audio (if needed)	\$400	\$419	-\$19	
Popcorn Machine & Supplies	\$100	\$167	-\$67	
(X)Sno Cone Machine & Supplies	\$100	\$0	\$100	
Waters	\$20		\$20	\$20
	\$4,240	\$1,756	\$2,484	\$2,180

Red Font Items are expenses that will not be charged.

Blue Font items have been ordered.