

*Falcon Trace  
Community Development District*

*Agenda*

*March 11, 2026*

# AGENDA

# *Falcon Trace*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801

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

March 4, 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, March 11, 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 January 21, 2026, Board of Supervisors Meeting
4. Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
5. Consideration of Amendment to Agreement for Swim Lessons with Sharks and Minnows Swim School, Inc.
6. Discussion and Feedback for Movie Night
7. 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. Parking Lot Light Pole Repair
      - b. Pressure Washing (3)
      - c. Guest House Upgrades
      - d. Water Slide Restoration
  - D. Amenity Manager Report
8. Supervisor's Requests
9. 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, **January 21, 2026** 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 <i>by telephone</i>

Also Present were:

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

*The following is a summary of the discussions and actions taken at the January 21, 2026 Falcon Trace Community Development District's regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the October 15, 2025 Meeting**

Ms. Baron moved to approve the minutes of the October 15, 2025 meeting as amended. 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.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Eckert stated we prepared a cost share agreement for the movie night; we also prepared an agreement with All-Rite Fence Services for the installation of the fence approved at the last meeting.

There are two pieces of legislation we are watching that may affect the district. One is the sovereign immunity limits, which could raise your insurance rates. There is a serious proposal at \$500,000 and \$1 million, which would be an increase from the current one that says \$200,000 per person \$300,000 per incident. The other bill we are watching would provide a recall procedure for CDD board members. That one has some changes and it will probably go through if it makes it, but we are watching it because that is going to have an impact on the district.

Ms. Hurst stated did the concealed carry go through?

Mr. Eckert stated the issue was there was a court of appeals case that is applicable throughout Florida that found that Florida's open carry prohibition law is unconstitutional. The issue became, what does that mean in terms of where you can bring guns and things of that nature. We did provide a memo to all the district managers on that and they are still prohibited from bringing a handgun to a public meeting, there is a question in terms of whether or not somebody can bring a long gun such as a rifle or shotgun but to the extent that we have that happen in a board meeting we would either not start the board meeting or recess until we could have a police officer present. If Jason wants to circulate that memo to the board that would be fine.

**B. Manager**

**i. Approval of Check Register**

After discussion of the number of hours of staff time to assemble furniture, issues with the results of pressure washing, amount of dog bags purchased, get proposal from GMS before work is done, and number of pool attendants, the board took the following action.

Ms. Hurst moved to approve the check register. 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.

**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 tracker and the field management report.

Ms. Hurst moved to approve the quote for \$5,450 for kitchen renovation from Mary & David and 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.

**Proposal from Guardian Active Solutions for tennis court access.**

Ms. Hurst moved to approve the Guardian Active Solutions for the tennis courts, 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. Haikh yes.

The board continued the discussion about a second point of access open to the public, push bar on inside of gate, to be invoiced.

**D. Amenity Manager’s Report**  
**i. Discussion of Movie Night**

The board and staff continued the discussion of the movie night, the HOA will reimburse \$3,000, start movie at 7:30 p.m., continuation of movie night if it is not successful, amount of participation, build participation over time, be consistent, communicate with residents, no issue with buying a screen, but the projector may become obsolete, stagger purchases over time, purchase versus rent equipment, and decided on the movie, staff, sheriff, screen, projector, popcorn machine and signage, HOA will send out eblasts.

**FIFTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Ms. Baron stated homeowners are becoming leasing company for cars and they bring the car to the clubhouse and take pictures then people show up at 4 a.m. to pick up their rental cars. Could we share the video coverage?

Mr. Eckert stated the only people you can share video footage with is the police.

Ms. Hurst moved to adjourn the meeting at 7:36 p.m. 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Falcon Trace Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2026  
HOUR: 6:00 PM  
LOCATION: Big Hawk Lake Recreation Center  
13600 Hawk Lake Drive  
Orlando, FL 32837

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF MARCH 2026.**

ATTEST:

**FALCON TRACE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**Falcon Trace**  
**Community Development District**

**Proposed Budget**  
**FY 2027**



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**Falcon Trace**  
Community Development District

**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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**REVENUES:**

Maintenance Assessments	\$355,855	\$100,770	\$255,085	\$355,855	\$355,855
Miscellaneous Income	\$500	\$695	\$232	\$927	\$500
Interest Income	\$4,168	\$3,234	\$1,078	\$4,312	\$2,156
Carry Forward Balance	\$94,827	\$242,452	\$0	\$242,452	\$221,288

<b>TOTAL REVENUES</b>	<b>\$ 455,350</b>	<b>\$ 347,151</b>	<b>\$ 256,395</b>	<b>\$ 603,546</b>	<b>\$ 579,799</b>
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**EXPENDITURES:**

**Administrative:**

Supervisors Fees	\$8,000	\$2,185	\$4,000	\$6,185	\$8,000
FICA Expense	\$612	\$153	\$306	\$459	\$612
Engineering Fees	\$1,000	\$0	\$500	\$500	\$1,000
Assessment Roll	\$5,408	\$5,408	\$0	\$5,408	\$5,678
Attorney Fees	\$25,000	\$1,155	\$3,465	\$4,620	\$25,000
Annual Audit	\$3,150	\$0	\$3,150	\$3,150	\$3,350
Management Fees	\$65,913	\$21,971	\$43,944	\$65,915	\$69,209
Information Technology	\$1,576	\$525	\$1,048	\$1,573	\$1,655
Website Maintenance	\$860	\$287	\$576	\$863	\$903
Telephone	\$50	\$0	\$33	\$33	\$50
Postage	\$800	\$112	\$336	\$448	\$800
Printing & Binding	\$600	\$29	\$80	\$109	\$600
Insurance	\$15,543	\$14,978	\$0	\$14,978	\$17,225
Legal Advertising	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Contingency	\$2,000	\$184	\$520	\$704	\$2,000
Property Appraiser	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Office Supplies	\$350	\$281	\$560	\$841	\$350
Dues, Licenses, & Subscriptions	\$175	\$175	\$0	\$175	\$175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 134,536</b>	<b>\$ 47,443</b>	<b>\$ 60,768</b>	<b>\$ 108,211</b>	<b>\$ 140,107</b>
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**Falcon Trace**  
Community Development District

**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b><u>Maintenance:</u></b>					
Field Management	\$24,701	\$8,234	\$16,467	\$24,701	\$25,936
Property Insurance	\$18,770	\$16,471	\$0	\$16,471	\$18,942
Pool Staff Payroll	\$93,391	\$15,017	\$62,260	\$77,278	\$98,061
Security	\$1,575	\$363	\$736	\$1,099	\$1,575
Telephone Expense	\$3,043	\$1,095	\$2,192	\$3,287	\$3,452
Electric	\$22,491	\$8,014	\$17,208	\$25,222	\$25,000
Irrigation/Water	\$15,593	\$3,405	\$10,395	\$13,800	\$13,800
Lake Maintenance	\$10,290	\$2,600	\$5,200	\$7,800	\$10,290
Pest Control	\$683	\$0	\$455	\$455	\$717
Pool Maintenance	\$10,710	\$4,577	\$7,140	\$11,717	\$12,000
Pool Chemicals & Repairs	\$23,192	\$3,213	\$5,748	\$8,961	\$24,352
Grounds Maintenance	\$39,375	\$11,832	\$23,664	\$35,496	\$41,344
General Facility Maintenance	\$35,000	\$4,545	\$23,664	\$28,209	\$35,000
Refuse Service	\$10,000	\$2,773	\$6,667	\$9,440	\$19,200
CDD Sponsored Events	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Pressure Washing	\$0	\$0	\$0	\$0	\$7,500
Fire Maintenance	\$0	\$0	\$0	\$0	\$525
Field Contingency	\$6,000	\$109	\$4,000	\$4,109	\$6,000
<b>TOTAL MAINTENANCE</b>	<b>\$ 320,814</b>	<b>\$ 82,250</b>	<b>\$ 191,797</b>	<b>\$ 274,047</b>	<b>\$ 349,693</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$90,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 455,350</b>	<b>\$ 129,693</b>	<b>\$ 252,565</b>	<b>\$ 382,258</b>	<b>\$ 579,799</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 217,458</b>	<b>\$ 3,830</b>	<b>\$ 221,288</b>	<b>\$ -</b>

	<b>FY 26</b>	<b>FY 27</b>	<b>Increase</b>
Net Assessments	\$355,855	\$355,855	\$0
Add: Discounts & Collections (6%)	\$22,714	\$22,714	\$0
Gross Assessments	<u>\$378,569</u>	<u>\$378,569</u>	<u>\$0</u>
Total Units	902	902	902
Gross Per Unit Assessment	<u><b>\$ 419.70</b></u>	<u><b>\$ 419.70</b></u>	<u><b>\$ -</b></u>

**FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**REVENUES:**

**MAINTENANCE ASSESSMENTS**

The District will levy a Non-Ad Valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

**MISCELLANEOUS INCOME**

The District will receive income from guest fees, including rental income and pool access cards.

**INTEREST INCOME**

The District earns interest income on their operating accounts and other investments.

**CARRY FORWARD**

Represents amount used to offset the District's fiscal year expenditure.

**EXPENDITURES:**

**ADMINISTRATIVE:**

**SUPERVISORS FEES**

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount for the fiscal year is based upon 5 supervisors attending 8 monthly meetings.

**FICA EXPENSE**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

**ENGINEERING FEES**

Estimated cost for providing general engineering services to the District on an as needed basis as directed by the Board of Supervisors.

**ASSESSMENT ROLL**

The District has contracted with Governmental Management Services – Central Florida, LLC. to levy and administer the collection of a Non-Ad Valorem assessment on all assessable property within the District.

**ATTORNEY FEES**

The District's attorney, Kutak Rock LLP, provides general legal services to the District, e.g., attendance and preparation for monthly meetings, reviewing contracts, agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

**ANNUAL AUDIT**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District's auditing firm is Dibartolomeo, McBee, Hartley & Barnes, P.A.

**MANAGEMENT FEES**

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**INFORMATION TECHNOLOGY**

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

**WEBSITE MAINTENANCE**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

**TELEPHONE**

The District incurs charges for telephone and facsimile services.

**POSTAGE**

Mailing of Board meeting agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

**PRINTING & BINDING**

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

**INSURANCE**

The District's general liability and public officials' liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**LEGAL ADVERTISING**

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

**CONTINGENCY**

Represents estimated bank charges and any other miscellaneous charges that the District may incur during the fiscal year.

**PROPERTY APPRAISER**

Represents the fees to be paid to the Orange County Property Appraiser's office for assessment administration services.

**OFFICE SUPPLIES**

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

**DUES, LICENSES, & SUBSCRIPTIONS**

The District is required to pay an annual fee to the Department of Economic Opportunities for \$175. This is the only expense under this category for the District.

**MAINTENANCE:**

**FIELD MANAGEMENT**

Provide onsite field management of contracts for the District per the management consulting contract with Governmental Management Services - Central Florida, LLC. Services to include onsite inspections, meetings

**FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

**PROPERTY INSURANCE**

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**POOL STAFF PAYROLL**

The District has contracted with Community Associations and Lifestyle Management, LLC, to hire and supervise pool attendants; coordinate all facility operations and be the contact point for answering questions and solving problems for residents. Account line includes staff hours for the fiscal year, all related benefits, and a contingency for projects and a pay increase.

**SECURITY**

This represents the cost of monthly monitoring of the security system to the recreation center.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
SAFETOUCH	\$89	\$1,068
CONTINGENCY		\$507
		<u>\$1,575</u>

**TELEPHONE EXPENSE**

This fee represents telephone and facsimile charges for the recreational facility.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
BRIGHTHOUSE - ACCOUNT # 0050710061-01	\$274	\$3,288
CONTINGENCY		\$164
		<u>\$3,452</u>

**ELECTRIC**

The District has electrical accounts with Duke Energy for the recreation facility and other District areas.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
DUKE ENERGY - ACCOUNT # 63686 18371	\$1,801	\$21,612
CONTINGENCY		\$3,388
		<u>\$25,000</u>

**IRRIGATION/WATER**

This item represents utility service costs for water and wastewater

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
ORANGE COUNTY UTILITIES - ACCOUNT # 0038166200	\$906	\$10,872
CONTINGENCY		\$2,928
		<u>\$13,800</u>

**FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**LAKE MAINTENANCE**

Maintenance consists of treatment of the lake edge on the pond area by the recreation center. Costs are based on estimated service costs.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
AQUATIC WEED MANAGEMENT	\$650	\$7,800
ADDITIONAL TREATMENTS		\$2,490
		\$10,290

**PEST CONTROL**

Scheduled maintenance consists of monthly interior and exterior service at Big Hawk Lake recreation center.

**POOL MAINTENANCE**

Scheduled maintenance consists of maintaining the pool, maintaining the chlorine balance in the pool, and monthly purchase of a CO<sub>2</sub> tank. Unscheduled maintenance consists of shocking the pool, extra chlorine treatments, or unforeseen repairs.

DESCRIPTION	MONTHLY AMOUNT	ANNUAL AMOUNT
ROBERTS POOL SERVICE AND REPAIR INC	\$950	\$11,400
CONTINGENCY		\$600
		\$12,000

**POOL CHEMICALS & REPAIRS**

Represents unscheduled maintenance consisting of shocking the pool, extra chlorine treatments, or unforeseen repairs.

**GROUNDS MAINTENANCE**

Scheduled maintenance consists of mowing turf, landscape maintenance, trash pickup on the common areas, and all regular landscaping maintenance activities. Unscheduled maintenance consists of repairs or replacement of damaged areas.

DESCRIPTION	ANNUAL AMOUNT
BLADE RUNNERS COMMERCIAL LANDSCAPING	\$35,500
IRRIGATION REPAIRS	\$5,844
	\$41,344

**GENERAL FACILITY MAINTENANCE**

Scheduled maintenance consists of cleaning the recreation center, replacing light bulbs for the tennis courts, performing any necessary general maintenance, painting, electrical and plumbing repairs, and repairing any other damages.

**REFUSE SERVICE**

Scheduled maintenance consists of regular trash removal.

**CDD SPONSORED EVENTS**

Represents funds allocated for events sponsored by the District.

**FALCON TRACE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET**

**PRESSURE WASHING**

Costs to pressure wash CDD sidewalks, curbs, sporting courts, clubhouse, pool deck, lake dock deck, and a small contingency for spot treatments as needed.

**FIRE MAINTENANCE**

Costs to have fire related devices tested & certified; cost of annual inspection conducted by the Fire Marshal.

**FIELD CONTINGENCY**

The current year contingency represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

**OTHER SOURCES AND USES:**

**TRANSFER OUT - CAPITAL RESERVE**

Excess funds transfer out to Capital Reserve fund.

# Falcon Trace

## Community Development District

### Proposed Budget Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>REVENUES:</b>					
Interest Income	\$50	\$124	\$247	\$371	\$185
Interest - SBA	\$0	\$1,389	\$2,779	\$4,168	\$2,084
Beginning Fund Balance	\$177,628	\$212,894	\$0	\$212,894	\$182,388
<b>TOTAL REVENUES</b>	<b>\$ 177,678</b>	<b>\$ 214,407</b>	<b>\$ 3,026</b>	<b>\$ 217,433</b>	<b>\$ 184,658</b>
<b>EXPENDITURES:</b>					
Landscape Improvements	\$15,000	\$0	\$15,000	\$15,000	\$0
Pool Foundation Injections	\$0	\$0	\$0	\$0	\$20,000
Pool Deck Resurfacing	\$0	\$0	\$0	\$0	\$15,000
Pool Resurfacing	\$0	\$0	\$0	\$0	\$33,000
Painting	\$10,000	\$0	\$10,000	\$10,000	\$15,000
Miscellaneous	\$10,000	\$45	\$10,000	\$10,045	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 35,000</b>	<b>\$ 45</b>	<b>\$ 35,000</b>	<b>\$ 35,045</b>	<b>\$ 83,000</b>
<b>OTHER SOURCES/(USES)</b>					
Transfer In - General Fund	\$0	\$0	\$0	\$0	\$90,000
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$90,000</b>
<b>EXCESS REVENUES</b>	<b>\$ 142,678</b>	<b>\$ 214,362</b>	<b>\$ (31,974)</b>	<b>\$ 182,388</b>	<b>\$ 191,658</b>

# SECTION V

**AMENDMENT TO SWIM PROGRAM LICENSE AGREEMENT  
BETWEEN FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT  
AND SHARKS AND MINNOWS SWIM SCHOOL, INC.**

**THIS AMENDMENT TO THE LICENSE AGREEMENT** (the “AMENDMENT”) is entered into as of this \_\_\_ day of \_\_\_\_\_, 2026 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, whose address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

**SHARKS AND MINNOWS SWIM SCHOOL, INC.**, a Florida corporation, whose address is 4201 Roanne Drive, Orlando, Florida 32817 (the “Licensee” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District and the Licensee are parties to that certain Swim Program License Agreement dated March 24, 2025 (the “License Agreement”), whereby the District granted the Licensee a non-exclusive license to teach swimming lesson at the swimming pool facility located at 13600 Hawk Lake Drive, Orlando, Florida 32837 (the “Pool Facilities”) based on the terms and conditions set forth in the License Agreement; and

**WHEREAS**, Section 2 of the License Agreement provides for the renewal of the license for up to two additional one-year swim seasons.

**NOW, THEREFORE**, for and in consideration of the above recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. **Grant of License.** The District hereby extends to Licensee the non-exclusive license to teach swimming lessons at the Pool Facilities in accordance with the terms and conditions set forth herein and in the License Agreement (the “Extended License”).
2. **Term.** The term of the Extended License shall be for classes occurring from April 1, 2026- October 10, 2026.
3. **Effect of Amendment.** Except as modified in this Amendment, there are no changes to the License Agreement, and the License Agreement remains in full force and effect throughout the extended term and is hereby ratified by the Parties in all

~~decis.~~ The execution, delivery and effectiveness of this Amendment shall not ~~rate~~ as a waiver of any provision of the License Agreement. In the event of a ~~conflict~~ between the License Agreement and this Amendment, the terms of this ~~amendment shall control.~~

~~counterparts.~~ This Amendment may be executed by the parties hereto individually or in combination or in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Amendment the day and year first written above

ATTEST:

**FALCON TRACE COMMUNITY  
DEVELOPMENT DISTRICT**

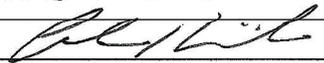
\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**SHARKS AND MINNOWS  
SWIM SCHOOL, INC.**

  
\_\_\_\_\_  
Signature

ANDREU HEINRICH  
By:   
Its: President

# SECTION VI

**Movie Night at Big Hawk Lake Community Center  
Saturday, March 14 at 7:30pm**

Lawn will open at 7:00pm

Bring your lawn chair, blanket, snacks and non-alcoholic beverages

Limited parking at the pool

Please carpool or plan to arrive on foot or by bike.

Only Service Animals will be permitted and will be required to remain on leash during the event.



Brought to you by Falcon Trace Community Development District and Homeowners Association.



# SECTION VII

# SECTION B

# SECTION 1

# Falcon Trace Community Development District

## Summary of Check Register

January 8, 2026 to February 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	1/15/26	4802-4808	\$ 18,307.01
	1/28/26	4809-4810	\$ 121.78
	2/4/26	4811-4814	\$ 7,024.54
	2/18/26	4815-4817	\$ 8,008.18
	2/24/26	4818-4819	\$ 162.55
General Fund Auto Pays	1/12-26-2/2/26	80011-80017	\$ 4,758.33
			\$ 4,758.33
<u>Supervisors January 2026</u>			
	Carole Miller	50490	\$ 184.70
	Felix J. Kutlik	50491	\$ 184.70
	Pervaiz Shaikh	50492	\$ 184.70
	Sara Hurst	50493	\$ 184.70
	Susan Baron	50494	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 39,305.89</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00124	11/20/25	35	202511	320	53800	12200			*	3,388.20		
									POOL ATTENDANTS NOV25				
		12/18/25	36	202512	320	53800	12200			*	1,454.40		
									POOL ATTENDANTS OCT25				
		12/18/25	36	202512	320	53800	49100			*	109.24		
									RIBBON FOR ACCESS CARD				
COMMUNITY ASSOC & LIFESTYLE MGMT												4,951.84	004802
1/15/26	00027	10/31/25	772	202510	320	53800	47600			*	791.16		
									PRESSURE WASHING & STUCCO				
		11/30/25	777	202511	320	53800	47600			*	896.78		
									GEN REPAIRS & MAINTENANCE				
		1/01/26	779	202601	310	51300	34000			*	5,492.75		
									MANAGEMENT FEES-JAN26				
		1/01/26	779	202601	310	51300	35200			*	71.67		
									WEBSITE MANAGEMENT-JAN26				
		1/01/26	779	202601	310	51300	35100			*	131.33		
									INFORMATION TECH-JAN26				
		1/01/26	779	202601	310	51300	51000			*	.24		
									OFFICE SUPPLIES				
		1/01/26	779	202601	310	51300	42000			*	39.44		
									POSTAGE				
		1/01/26	779	202601	320	53800	47600			*	1,180.00		
									ALL RITE-FENCE REPAIR				
		1/01/26	780	202601	320	53800	12000			*	2,058.42		
									FIELD MANAGEMENT-JAN26				
GOVERNMENTAL MANAGEMENT SERVICES-CF												10,661.79	004803
1/15/26	00113	1/09/26	3687017	202512	310	51300	31500			*	115.50		
									GENERAL COUNSEL DEC 25				
KUTAK ROCK LLP												115.50	004804
1/15/26	00143	11/21/25	DORAN544	202511	320	53800	47600			*	99.20		
									ANNUAL BASE INSPECTION				
OFFICE OF THE FIRE MARSHALL												99.20	004805
1/15/26	00100	1/01/26	1012481	202601	320	53800	47400			*	950.00		
									POOL MAINTENANCE-JAN26				
ROBERTS POOL SERVICE AND REPAIR INC												950.00	004806
1/15/26	00022	12/19/25	323889	202512	320	53800	47401			*	1,436.90		
									POOL CHEMICALS-DEC25				
SPIES POOL, LLC												1,436.90	004807
1/15/26	00090	12/10/25	14491424	202601	320	53800	34500			*	91.78		
									SECURITY MONITORING-JAN26				
SAFE TOUCH SECURITY SYSTEMS												91.78	004808
FALC FALCON TRACE CWRIGHT													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/28/26	00022	1/18/26	23486	202601	300-15500	10000	TANK RENTAL FEE FEB 26 SPIES POOL, LLC	*	30.00	30.00	004809
1/28/26	00090	1/10/26	14547637	202601	300-15500	10000	SECURITY MONITORING-FEB SAFE TOUCH SECURITY SYSTEMS	*	91.78	91.78	004810
2/04/26	00079	1/28/26	21223	202601	320-53800	47000	LAKE MAINTENACE-JAN26 AQUATIC WEED MANAGEMENT, INC.	*	650.00	650.00	004811
2/04/26	00131	2/01/26	189492	202602	320-53800	47500	LANDSCAPE MAINT-FEB26 BLADE RUNNERS COMMERCIAL	*	2,958.00	2,958.00	004812
2/04/26	00124	1/26/26	37	202601	320-53800	12200	POOL ATTENDANTS-JAN26 2026 CALENDAR OFFICE SUPPLIES COMMUNITY ASSOC & LIFESTYLE MGMT	*	2,407.80	2,466.54	004813
2/04/26	00100	2/01/26	1012527	202602	320-53800	47400	POOL MAINTENANCE-FEB26 ROBERTS POOL SERVICE AND REPAIR INC	*	950.00	950.00	004814
2/18/26	00144	2/12/26	01212026	202601	310-51300	11000	REISSUED CK#050491 1/21 FELIX J KUTLIK	*	184.70	184.70	004815
2/18/26	00027	2/01/26	783-A	202602	310-51300	34000	MANAGEMENT FEES - WEBSITE MANAGEMENT INFORMATION TECH OFFICE SUPPLIES POSTAGE COPIES FIELD MANAGEMENT-FEB26 GOVERNMENTAL MANAGEMENT SERVICES-CF	*	5,492.75	7,793.48	004816

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/18/26	00022	2/18/26 23617	202602 300-15500-10000	TANK RENTAL FEE MAR 26 SPIES POOL, LLC	*	30.00	30.00 004817
2/24/26	00027	2/01/26 783B	202602 320-53800-47600	FIRE EXTINGUISHER GOVERNMENTAL MANAGEMENT SERVICES-CF	*	114.55	114.55 004818
2/24/26	00143	2/02/26 DORAN560	202602 320-53800-47600	ANNUAL BASE RE-INSPECTION OFFICE OF THE FIRE MARSHALL	*	48.00	48.00 004819
TOTAL FOR BANK A						33,624.06	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/12/26	00140	12/23/25 9712-12.	202512 320-53800-43000		DUKE ENERGY	*	1,801.45	1,801.45 080011
		13709 HAWK LAKE DR-DEC.25						
1/12/26	00033	12/18/25 7700-12.	202512 320-53800-43100		ORANGE COUNTY UTILITIES	*	728.74	.00 080012
		13600 HAWK LAKE DR-DEC.25						
		12/18/25 7700-12.	202512 320-53800-43100		REPUBLIC SERVICES	V	728.74-	1,518.79 080013
		13600 HAWK LAKE DR-DEC.25						
1/12/26	00021	12/20/25 6380-12.	202512 320-53800-47700		SPECTRUM BUSINESS	*	1,518.79	274.10 080014
		13600 HAWK LAKE DR-DEC.25						
1/12/26	00141	12/22/25 7494-01.	202601 320-53800-41000		ORANGE COUNTY UTILITIES	*	274.10	890.06 080016
		13600 HAWK LAKE DR-JAN.26						
1/27/26	00033	1/21/26 7700-01.	202601 320-53800-43100		SPECTRUM BUSINESS	*	890.06	273.93 080017
		13600 HAWK LAKE DR-JAN.26						
2/02/26	00141	1/22/26 2226-02.	202602 320-53800-41000			*	273.93	
		13600 HAWK LAKE DR-FEB.26						
							TOTAL FOR BANK Z	4,758.33
							TOTAL FOR REGISTER	38,382.39

# SECTION 2

***Falcon Trace***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



# Table of Contents

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

**Falcon Trace**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
<u>Cash:</u>			
Operating Account	\$ 90,638	\$ 112,318	\$ 202,956
<u>Investments:</u>			
State Board Administration	\$ 231,945	\$ 102,044	\$ 333,989
Prepaid Expenses	\$ 122	\$ -	\$ 122
<b>Total Assets</b>	<b>\$ 322,704</b>	<b>\$ 214,362</b>	<b>\$ 537,066</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 3,301	\$ -	\$ 3,301
<b>Total Liabilities</b>	<b>\$ 3,301</b>	<b>\$ -</b>	<b>\$ 3,301</b>
<b>Fund Balance:</b>			
Assigned for:			
Capital Reserves	\$ -	\$ 214,362	\$ 214,362
Nonspendable:			
Deposits and Prepaid Items	\$ 122	\$ -	\$ 122
Unassigned	\$ 319,281	\$ -	\$ 319,281
<b>Total Fund Balances</b>	<b>\$ 319,403</b>	<b>\$ 214,362</b>	<b>\$ 533,765</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 322,704</b>	<b>\$ 214,362</b>	<b>\$ 537,066</b>

**Falcon Trace**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Maintenance Assessments	\$ 355,855	\$ 100,770	\$ 100,770	\$ -
Miscellaneous Income	\$ 500	\$ 500	\$ 695	\$ 195
Interest Income - SBA	\$ 4,168	\$ 3,234	\$ 3,234	\$ -
<b>Total Revenues</b>	<b>\$ 360,523</b>	<b>\$ 104,504</b>	<b>\$ 104,699</b>	<b>\$ 195</b>

**Expenditures:**

**General & Administrative:**

Supervisors Fees	\$ 8,000	\$ 2,667	\$ 2,185	\$ 482
FICA Expense	\$ 612	\$ 204	\$ 153	\$ 51
Engineering Fees	\$ 1,000	\$ 333	\$ -	\$ 333
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Attorney Fees	\$ 25,000	\$ 8,333	\$ 1,155	\$ 7,178
Annual Audit	\$ 3,150	\$ -	\$ -	\$ -
Management Fees	\$ 65,913	\$ 21,971	\$ 21,971	\$ (0)
Information Technology	\$ 1,576	\$ 525	\$ 525	\$ 0
Website Maintenance	\$ 860	\$ 287	\$ 287	\$ (0)
Telephone	\$ 50	\$ 17	\$ -	\$ 17
Postage	\$ 800	\$ 267	\$ 112	\$ 154
Printing and Binding	\$ 600	\$ 200	\$ 29	\$ 171
Insurance	\$ 15,543	\$ 15,543	\$ 14,978	\$ 565
Legal Advertising	\$ 2,500	\$ 833	\$ -	\$ 833
Contingency	\$ 2,000	\$ 667	\$ 184	\$ 482
Property Appraiser	\$ 1,000	\$ -	\$ -	\$ -
Office Supplies	\$ 350	\$ 117	\$ 281	\$ (164)
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 134,536</b>	<b>\$ 57,546</b>	<b>\$ 47,443</b>	<b>\$ 10,103</b>

# Falcon Trace

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Field Management	\$ 24,701	\$ 8,234	\$ 8,234	\$ (0)
Property Insurance	\$ 18,770	\$ 18,770	\$ 16,471	\$ 2,299
Pool Staff Payroll	\$ 93,391	\$ 31,130	\$ 15,017	\$ 16,113
Security	\$ 1,575	\$ 525	\$ 363	\$ 162
Telephone Expense	\$ 3,043	\$ 1,014	\$ 1,095	\$ (81)
Electric	\$ 22,491	\$ 7,497	\$ 8,014	\$ (517)
Irrigation/Water	\$ 15,593	\$ 5,198	\$ 3,405	\$ 1,792
Lake Maintenance	\$ 10,290	\$ 3,430	\$ 2,600	\$ 830
Pest Control	\$ 683	\$ 228	\$ -	\$ 228
Irrigation Expenses	\$ -	\$ -	\$ 365	\$ (365)
Pool Maintenance	\$ 10,710	\$ 3,570	\$ 4,577	\$ (1,007)
Pool Chemicals & Repairs	\$ 23,192	\$ 7,731	\$ 2,848	\$ 4,883
Grounds Maintenance	\$ 39,375	\$ 13,125	\$ 11,832	\$ 1,293
General Facility Maintenance	\$ 35,000	\$ 11,667	\$ 4,545	\$ 7,121
Refuse Service	\$ 10,000	\$ 3,333	\$ 2,773	\$ 560
CDD Sponsored Events	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Field Contingency	\$ 6,000	\$ 2,000	\$ 109	\$ 1,891
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 320,814</b>	<b>\$ 119,452</b>	<b>\$ 82,250</b>	<b>\$ 37,202</b>
<b>Total Expenditures</b>	<b>\$ 455,350</b>	<b>\$ 176,998</b>	<b>\$ 129,693</b>	<b>\$ 47,305</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (94,827)</b>		<b>\$ (24,994)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 94,827</b>		<b>\$ 344,397</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 319,403</b>	

**Falcon Trace**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest Income	\$ 50	\$ 50	\$ 124	\$ 74
Interest - SBA	\$ -	\$ -	\$ 1,389	\$ 1,389
<b>Total Revenues</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ 1,513</b>	<b>\$ 1,463</b>
<b>Expenditures:</b>				
Landscape Improvements	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Painting	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Miscellaneous	\$ 10,000	\$ 3,333	\$ 45	\$ 3,288
<b>Total Expenditures</b>	<b>\$ 35,000</b>	<b>\$ 11,667</b>	<b>\$ 45</b>	<b>\$ 11,622</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (34,950)</b>		<b>\$ 1,468</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 177,628</b>		<b>\$ 212,894</b>	
<b>Fund Balance - Ending</b>	<b>\$ 142,678</b>		<b>\$ 214,362</b>	

**Falcon Trace**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Maintenance Assessments	\$ -	\$ 14,692	\$ 61,501	\$ 24,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,770
Miscellaneous Income	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695
Interest Income	\$ 909	\$ 783	\$ 780	\$ 763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,234
<b>Total Revenues</b>	<b>\$ 1,604</b>	<b>\$ 15,474</b>	<b>\$ 62,281</b>	<b>\$ 25,340</b>	<b>\$ -</b>	<b>\$ 104,699</b>							
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ 1,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,185
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Attorney Fees	\$ 982	\$ 58	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,155
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,971
Information Technology	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Website Maintenance	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 24	\$ 7	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112
Printing and Binding	\$ -	\$ 13	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29
Insurance	\$ 14,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,978
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 37	\$ 65	\$ 35	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 184
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 221	\$ 1	\$ 0	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 28,615</b>	<b>\$ 5,856</b>	<b>\$ 5,869</b>	<b>\$ 7,102</b>	<b>\$ -</b>	<b>\$ 47,443</b>							
<b>Operations &amp; Maintenance</b>													
Field Management	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,234
Property Insurance	\$ 16,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,471
Pool Staff Payroll	\$ 7,767	\$ 3,388	\$ 1,454	\$ 2,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,017
Security	\$ 89	\$ 91	\$ 92	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363
Telephone Expense	\$ 273	\$ 274	\$ 274	\$ 274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,095
Electric	\$ 4,412	\$ 1,801	\$ 1,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,014
Irrigation /Water	\$ 881	\$ 906	\$ 729	\$ 890	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,405
Lake Maintenance	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
Irrigation Expenses	\$ 365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,837	\$ 880	\$ 880	\$ 980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,577
Pool Chemicals & Repairs	\$ 1,411	\$ -	\$ 1,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,848
Grounds Maintenance	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,832
General Facility Maintenance	\$ 1,809	\$ 1,556	\$ -	\$ 1,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,545
Refuse Service	\$ 1,255	\$ -	\$ 1,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,773
Field Contingency	\$ -	\$ -	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 42,236</b>	<b>\$ 14,562</b>	<b>\$ 13,962</b>	<b>\$ 11,490</b>	<b>\$ -</b>	<b>\$ 82,250</b>							
<b>Total Expenditures</b>	<b>\$ 70,852</b>	<b>\$ 20,418</b>	<b>\$ 19,831</b>	<b>\$ 18,592</b>	<b>\$ -</b>	<b>\$ 129,693</b>							
<b>Excess Revenues (Expenditures)</b>	<b>\$ (69,248)</b>	<b>\$ (4,944)</b>	<b>\$ 42,450</b>	<b>\$ 6,748</b>	<b>\$ -</b>	<b>\$ (24,994)</b>							

**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

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	100.00%	100.00%
							<i>General Fund</i>	<i>Total</i>
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
12/5/25	11/8-11/17/25	\$33,156.30	(\$1,326.41)	(\$38.02)	\$0.00	\$31,791.87	\$31,791.87	\$31,791.87
12/15/25	11/18-11/19/25	\$9,653.10	(\$386.17)	\$0.00	\$0.00	\$9,266.93	\$9,266.93	\$9,266.93
12/22/25	11/20-11/24/25	\$21,073.56	(\$843.04)	\$0.00	\$0.00	\$20,230.52	\$20,230.52	\$20,230.52
12/22/25	9/1-11/30/25	\$0.00	\$0.00	\$0.00	\$211.33	\$211.33	\$211.33	\$211.33
01/15/26	11/25-11/26/25	\$25,601.70	(\$1,024.19)	\$0.00	\$0.00	\$24,577.51	\$24,577.51	\$24,577.51
<b>TOTAL</b>		<b>\$ 105,572.21</b>	<b>\$ (4,251.70)</b>	<b>\$ (762.10)</b>	<b>\$ 211.33</b>	<b>\$ 100,769.74</b>	<b>\$ 100,769.74</b>	<b>\$ 100,769.74</b>

<b>28%</b>	<b>Net Percent Collected</b>
<b>\$255,085.50</b>	<b>Balance Remaining to Collect</b>

# SECTION C

# SECTION 1

# Falcon Trace CDD

## Field Management Report

### Completed Items

- Replaced faded & damaged signs
- Replaced lock in men's restroom
- Installed mounting bracket for extinguisher
- Reconnected wires for emergency lights
- Replaced playground gate latch, realigned gate, and reset mulch border
- Replaced springs on courts gates
- Replaced valves on both toilets and left urinal in men's restroom



### Contracted Services

- Overall, the district is receiving satisfactory performance from contracted vendors.
- Landscaping is being monitored for recovery.



### In Progress

- **Replace leaking and rusted drinking fountain.**

### Site Items

- Proposals for consideration:
  - Meeting room renovations
  - Pressure washing
  - Parking lot light repair
  - Repair and cleanup of slide



TASK	STATUS	CURRENT NOTE	MISC
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	Completed	2/4	
Replace 'No Trespassing, Video Surveillance' signs x4	Completed	2/4	
Replace 'No Trespassing' sign x1	Completed	2/4	
Replace lock on mens restroom door	Completed	2/24	
Install hook bracket for EX	Completed	2/24	
Replace batteries in (2) EE lights - mens restroom and meeting room	Completed	2/24 Wires not properly connected. Corrected and battery replacement not required	
Replace latch on playground gate	Completed	2/24	
Realign playground gate	Completed	2/24	
Reset mulch border of playground at gate	Completed	2/24	
Replace springs on basketball and tennis court gates	Completed	2/25	
Repair 2 inop toilets in men restroom	Completed	2/23 Valves replaced on both toilets and left side urinal	
Meeting room renovations	Pend	Pending response from M&D regarding 2-year warranty exception	
Pressure wash clubhouse	Pend	Pressure Wash This and Pressure Plus; revised PWT quotes ready for consideration	
Replace LED drivers in 6 parking lot lights	Pend	Terry's proposal for consideration	

Caulk, buff, and general cleanup of pool slide	Pend	Proposal from SafeSlide	
Replace rusted and leaking drinking fountain by courts	Pend	Capped at fountain; identifying shutoff valve location and sourcing installer	
Discoloration on pool surface/step	Pend	Spies will review on next visit and update	
Wood trim - cosmetic or structural	Pend	Contacted vendor, pending sched confirmation for inspection	
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*

# SECTION 2

## SECTION a.



**ELECTRICAL PROPOSAL**

PROPOSAL # DATE

SP25593 11/14/2025

600 N. Thacker Ave. Suite A  
 KISSIMMEE, FL 34741  
 (407) 572-2100/(407)932-1135fax EC0001017

**TO:** Falcon Trace CDD  
 c/o GMS  
 219 E. Livingston St.  
 Orlando, FFL, 32801

Attn: Ashley  
 Phone: 407-557-0918  
 Email: [Ahilyard@gmscfl.com](mailto:Ahilyard@gmscfl.com)  
 Ref: Pole LED Replacement  
 Site: 13709 Hawk Lake Dr, Orlando, 32837

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

> Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Remove 6 existing LED Drivers.
- Remove 6 existing LED 150 Watt Retrofit kits.
- Replace 6 Drivers and 6 150 Watt Retrofit kits.
- Provide bucket truck.
- Provide necessary hardware for installation of drivers and retrofit kits.
- Test upon completion.

**Notes:**

- 1) Permit fees are not included in bid.
- 2) Not responsible for existing code violations.
- 3) Based on doing work Monday thru Friday during normal business hours.
- 4) Based on using existing circuits in existing locations.
- 5) The proposal is to be signed and returned before work begins.
- 6) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:  
**Five thousand one hundred and forty dollars.** dollars \$ **\$5,140.00**

Payment to be made as follows:  
 Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum)  
 will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Owner or agent agrees to liability for costs of collection, including attorney's fees. This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Authorized Signature \_\_\_\_\_

Charlie Westerblade  
 Terry's Electric, Inc  
**Terry's reserves the right to withdraw this proposal at any time for any reason.**  
 Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

**Acceptance of Proposal --** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_  
(customer)

Print \_\_\_\_\_

**SECTION b.**



# Pressure Wash This Inc.

**OCTOBER 12<sup>TH</sup> 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

# ESTIMATE

**Pressure Plus Services LLC**  
3818 Best Rd  
Davenport, FL 33837

ppsjohnny@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.: 1506  
Estimate date: 10/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Clubhouse</b>	Pressure cleaning & Post treatment: Entire building. Exterior - Walls- specific walkways to building - ceiling	1	\$850.00	\$850.00
					<b>Total</b>	<b>\$850.00</b>

---

Accepted date

Accepted by

# ESTIMATE

**Pressure Plus Services LLC**  
3818 Best Rd  
Davenport, FL 33837

ppsjohnny@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.		<b>Pool Deck Pressure Cleaning</b>	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.		<b>Slide Tower</b>	Pressure cleaning & Post treatment	1	\$350.00	\$350.00
3.		<b>Playground</b>	Pressure cleaning & Post treatment	1	\$350.00	\$350.00
4.		<b>Canvas cover Pavilion</b>	Pressure cleaning & Post treatment: Cleaning entire area (flat surface and structure)	1	\$175.00	\$175.00
5.		<b>Aluminum Fence</b>	Pretreatment & Pressure cleaning: White fence around pool, playground & beyond	1	\$800.00	\$800.00
					<b>Total</b>	<b>\$2,125.00</b>

## Note to customer

10% Discount if all areas are included

Accepted date

Accepted by

# SECTION C.

# 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

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



\$5,450.00

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

**BALANCE DUE**

**\$5,450.00**

# SECTION d.



Dale Cooper LLC DBA Safe Slide Restoration  
P.O. Box 102, Farmington, MO 63640  
O: 855-639-7543 / C: Choose an item.  
[www.safeslides.com](http://www.safeslides.com)

January 28, 2026

**Falcon Trace - Big Hawk Recreation Center** / Attn: Ashley Hilyard  
13709 Hawk Lake Dr, Orlando, FL 32837  
407-816-1040 / ahilyard@gmscfl.com

Hello Ashley,

The following is a contract for the restoration of your water slide(s). This contract is based on the inspection done by Safe Slide Restoration on 1/21/26. Our company holds the following certifications/qualifications:

- American Composite Manufacturer’s Association (ACMA)
- OSHA
- AMPP (Association for Materials Protection and Performance)
- Over **30 years** of experience working with fiberglass and gel coat.
- Over **14 years** of experience working with steel structures.

### We Have The Industry’s Best Warranties

- There is a **1 – year warranty** on paint for adhesion – Steel
- There is a **5 – year warranty** on structural fiberglass repair not to delaminate.
- There is a **5 – year warranty** on gel coat and paint (available with yearly protection plan)

#### Certified Inspections



- Audio and Visual Documentation
- Present Solutions
- Non-Destructive Testing (NDT)

#### Consistent Restoration



- Scheduling/Pre-Con Meeting
- NACOM Certified Project Managers
- Over 400 Projects Each Year

#### Protected Partnership



- Post Project Customer Service
- Annual Protection Plans
- Best Warranties in the Industry

### Guarantees

- All Project Managers are ACMA Certified
- Gel Coat Thickness Meets OEM Standards
- Meeting Deadlines
- Responsive

**Slide Description:****Open Flume Body Slide – Green and White****Work Description:****Common Fiberglass Repairs:**

- Repair all common fiberglass repairs in ride path (i.e. a chip or gouge with a sharp edge)\*
- All repairs will be done with vinyl-ester filler
- Apply premium coating over common repair areas

**Polish and Wax - Interior:**

- Clean start tub and all open flume sections
- Polish start tub and all open flume sections
- Wax start tub and all open flume sections

**Steel Structure Description:****Steel Slide Support Arms – White****Work Description:****Paint – Slide Support Arms**

- Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1
- Hand Tool rusted areas as needed, per AMPP SSPC-SP2
- Power Tool rusted areas as needed, per AMPP SSPC-SP3
- Prime Coat with 2-part as needed
- Apply finish coat with poly-siloxane paint
- Note: Lift costs are not included in this cost, they can be added upon request



**Total Project Amount:** ..... \$ 21,093.00

**Note: This contract expires in 30 days from the date on the first page of this document.**

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,  
Joe Atherton  
Regional Customer Representative  
[joseph.atherton@safeslides.com](mailto:joseph.atherton@safeslides.com)

**\*Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or scrape with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge).**

If there are any previous coatings; Safe Slide Restoration does not warranty any substrates previously coated after the manufacture's original coating, or any previous repairs. We do not cover any defects made by the manufacturer(s), as determined by our staff. If a warranty is necessary, Safe Slide Restoration covers cost of materials, labor & accommodations. The cost of a lift, scaffolding, or any equipment rentals for warranty work is the responsibility of the customer. There will be an additional charge for failed coatings. Recaulking seams does not apply if the seams are fiberglassed over. If we are repairing leaking seams the customer is responsible for identifying the leaking seams. The cost of a lift is not included in the above pricing. If a lift is needed, we are not responsible for any broken concrete. Sometimes slides require a second coat of paint to achieve the desired finish. If a second coat of paint is required there will be an additional charge of 50 % of the original paint price. The pricing does not include the cost of state taxes or licenses, if required.

Safe Slide Restoration reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide Restoration deems possible. This may require, but not limited to: working 12 hours a day / seven days a week. The park is responsible to provide an adequate water source and electric power for the duration of the job.

50% - due before project starts

50% - due upon completion

Note: These payment terms may be negotiable, please connect with your Customer Representative if you need alternative options for your budget/needs.

After 30 days, an additional 5% will be added to the unpaid amount, and every 30 days thereafter that the payment is late. The park is responsible for any legal fees necessary to collect payment.

Signatures:

Falcon Trace Communities: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

Safe Slide Restoration: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

### Information Request:

**Business Name:** \_\_\_\_\_

**Billing Address:** \_\_\_\_\_

**Physical/Shipping Address:** \_\_\_\_\_

**Billing Contact:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Main Contact:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Secondary Contact:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

We at Safe Slide Restoration are committed to quality and customer satisfaction. We are an international company that provides services to the largest water parks and cruise lines in the world. We look forward to putting our expertise to work for you. Please [visit our online store](#) to purchase any products you may need for maintenance, and feel free to call my cell at 317-437-2217 or our office at 855-639-7543 if you have any questions or comments.

Thank you for your consideration, we appreciate your time!

Sincerely,  
 Joe Atherton  
 Regional Customer Representative  
[joseph.atherton@safeslides.com](mailto:joseph.atherton@safeslides.com)



## ADDITIONAL SERVICES



**STEEL RESTORATION**

- Sandblasting
- Rust Removal
- New Fabrication for



**FLOORING INSTALL**

- Thermoplastic
- Textured Flooring
- Life Floor® Certified



**CERTIFIED INSPECTIONS**

- Full Deck Inspection
- State Certification
- Non-Destructive



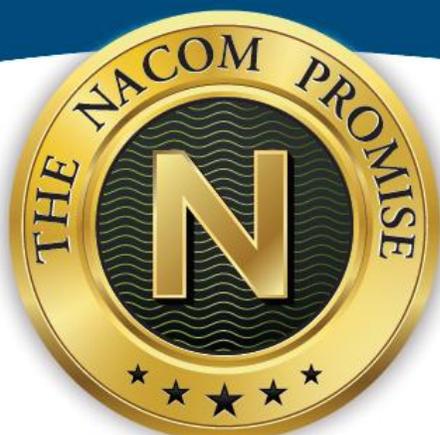
**PROJECT INSTALLS**

- Slide Installations
- Splash Pad Installations
- Hardware and Bolts



**POOL RECOAT**

- Thermoplastic Coatings
- Fiberglass Repairs
- Lazy Rivers, Wave Pools,



**Safe Slide**  
**NACOM**

*Specialty Coatings and Maintenance Services*  
NACOM is a unique Safe Slide training program that combines multiple certifications into one score to identify the overall expertise of an individual or team.



### Terms & Conditions

\*Fiberglass repair is defined as any damage that is an obvious threat to the guests, (i.e. a chip or gouge with a sharp edge). This is not to be confused with cosmetic repair, (i.e. a spider crack with no flaking or raised edge). This does not include any major repairs that require fiberglass cloth and resin lamination.

\*\*Because of the restrictions of our caulk being able to adhere to joints without the proper amount of surface area, we require that the seams are 3/16" wide to caulk them (If seams are too tight, the caulk will not adhere properly).

### Customer Expectations

Safe Slide Restoration (also referred to as Safe Slide) reserves the right to have adequate access to the project area to complete the project as efficiently as Safe Slide deems necessary. This may require, but is not limited to: working 12 hours per day and 7 days per week. Customer is responsible for providing access to an adequate water source (5 GPM), electrical power (multiple circuits will be needed), waste removal access i.e. dumpsters, **lodging** and restroom facilities for the duration of the job. In the event that the project involves any chip repairs or gel coat application, Safe Slide inspectors are capable of using color charts on-site to provide a close match to the existing Gel Coat. (This is not to be confused with the manufacturer's exact color matching). Our customers have the right to request a draw down no less than 45 days before the start of project. Recaulking seams does not apply if the seam has been previously permanently fiberglassed. We strive towards the best finish that can be achieved; however, some pinholes may be present. Signature of this agreement is approval for use of photos and videos taken onsite to be used for marketing and documentation purposes. This agreement shall be construed and governed by the laws of the State of Missouri. The parties agree that in the event any action is brought to enforce any terms of this Agreement or for damages for breach of the Agreement, the venue for such cause of action shall be Madison County, Missouri Circuit Court.

### Customer Responsibilities

Safe Slide will provide draw down color options if requested 45 days prior to project start date. In the event that leaking seams are being addressed by Safe Slide, the customer is responsible for identifying and labeling seams on the interior and exterior of the slide (we recommend using a permanent marker in the ride path to label seams). The customer is responsible for identifying areas where a lift is unable to operate. If a lift is required, Safe Slide is not responsible for any broken concrete, landscaping, etc. Safe Slide may require the removal of fencing to allow lift access to the water slide area if there isn't access through a gate opening. The customer is responsible for providing waste removal. A walkthrough of finished work and subsequent sign-off is required before Safe Slide's crew leaves the job site. In the event that the customer does not attend the scheduled walk-through, their absence will be interpreted as tacit approval of all work completed. Safe Slide is not responsible for unscheduled return work if the customer misses scheduled post project walkthrough and sign-off. If the customer requests to postpone the walkthrough, any delays are subject to additional charge (determined by how long Safe Slide must stay on site to complete the required walk-through and sign-off.) We recommend 20 test rides on your slide(s), with different body sizes and builds, if possible, before the season begins. We highly recommend daily documented dry inspections and test rides before operation with recorded indications/findings.

### Possible Additional Charges (Fiberglass)

If there are any previous interior or exterior coatings not specified in the above work scope, there will be an additional charge for interior or exterior failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Slides may require a second coat of exterior paint (especially when using yellow and orange colors) to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. Yellow slides will require a prime coating on the interior before gel coat can be applied. A 2-3-point Tie-off system on top portion of closed flume slide may be needed if a lift is inaccessible. A cost of \$90 per panel will be assessed and tie offs will stay in place for customer use. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

### Possible Additional Charges (Steel)

If there are any previous coatings not specified in the above work scope, there will be an additional charge for failed coatings. The pricing above does not include the cost of state taxes, licenses, or permits if required. Crevice corrosion in areas that are not reachable or visibly seen may not be sandblasted or recoated. Structures may require a second coat of paint to achieve the desired finish. In the event that a second coat of paint is required, there will be an additional charge of 50% of the original paint price. An additional daily fee may be assessed if the project site is compromised due to negligence of customer or persons under the customer's control of said project site. If the customer does not show up and needs to postpone the post job walk through, there will be an additional charge for the delay. This will be determined by how long Safe Slide must stay on site in order to get the walk-through and sign-off which is required before our staff leaves the site. **The cost of a lift and/or scaffolding is not included in the above pricing.** If a lift and/or scaffolding is required, it will be the responsibility of the park to provide. **Due to the effects of rising materials and transportation costs, all prices are subject to change in accordance with these increases. We will continue our commitment to use quality products with your project, as always. Our team is working diligently to secure fair pricing in an ever-evolving market to curb any potential price increases. Thank you in advance for your continued partnership.**

### [Lien Information \(Regarding CA, FL, IL, MO, OH, TX\)](#)

### Warranty Information

#### **2 – year fiberglass paint Workmanship warranty:**

Our 2 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

**1 – year steel paint workmanship warranty:**

Our 1 – year workmanship warranty covers any delamination that occurs of the coating applied. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate.

**5 – year structural repair workmanship warranty:**

Our 5-year workmanship warranty covers delamination of fiberglass from original substrate. This warranty **does not** cover claims from extreme acts of nature, vandalism, or repair that overlaps a repair completed by a previous contractor.

**5 – year gel coat and paint workmanship warranty:**

Our 5 - year workmanship warranty is only valid if the facility chooses to participate in a yearly protection program with Safe Slide Restoration. If not, a standard 2 – year workmanship warranty will apply. Gel coat warranty covers delamination of applied gel coat only. This warranty **does not** cover damage from osmotic blistering, damage or deterioration of cosmetic surface finishes, including corrosion, cracking, chipping, crazing, discoloration, fading, oxidation of gel coat, or wet coring/substrates (including in-ground slides and indoor locations where slides experience drastic temperature swings, leading to moisture accumulation from condensation. Any such conditions must be addressed prior to work commencement). This warranty does not cover substrates previously coated after the manufacturer’s original coating, unless post-manufacturer coating is completely removed by Safe Slide prior to the application of the new coating. This warranty **does not** cover fading, claims from extreme acts of nature, improper washing procedures, vandalism, improper maintenance with application of aggressive chemicals. This warranty period may become reduced or void if peeling occurs due to poor adhesion from the previous original or recoated substrate. This warranty also does not cover any repairs that have been completed by a previous contractor. Any warranty inspection found to be unrelated to Safe Slide’s original scope of work will incur a diagnostic/trip fee unless otherwise agreed.

**Safe Slide Restoration does not offer any warranty for caulking of seams.**

**Confidentiality Agreement**

**The information in this document is confidential to the person to whom it is addressed and should not be disclosed to any other person. It may not be reproduced in whole, or in part, nor may any of the information contained therein be disclosed without the prior written consent of the directors of Safe Slide Restoration.**

# SECTION D

# **BIG HAWK LAKE RECREATION CENTER**

**JAN-FEB**



# **AMENITY USAGE REPORT**

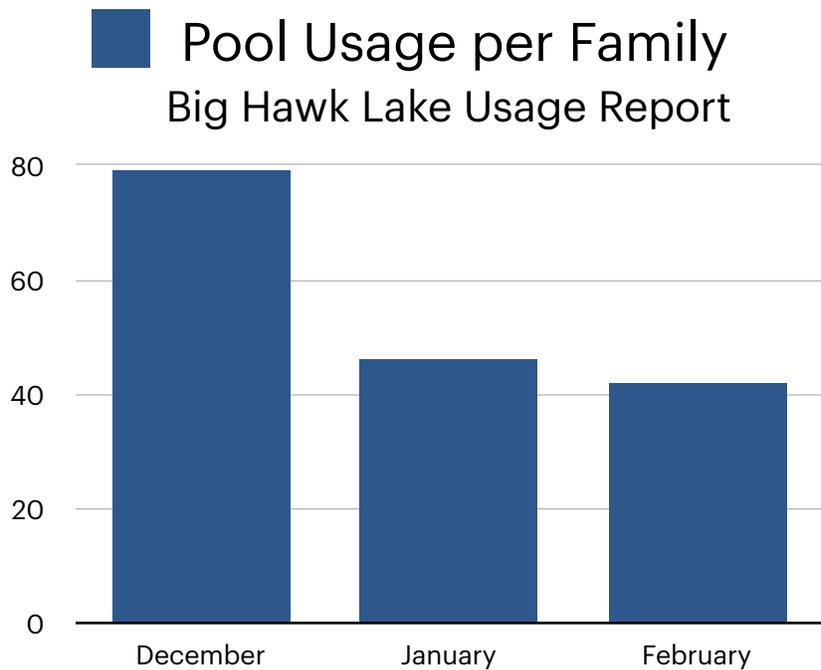
**PROVIDED BY C.A.L.M.**

## **TOTAL RENTALS**

December - 1

January - 0

February - 1



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## **-CURRENT SEASON SCHEDULE:**

### MARCH THROUGH APRIL

- Opened: Sunday, Monday, Wednesday, Friday, and Saturday from 10:00am - 8:00pm
- Closed: Tuesday and Thursday

*Will Remain opened daily between  
March 22 through March 28 for Spring Break*

Hired New Pool Attendant: Tania Class (*recommended by Dwight*)

Current staff: Dwight, Karla, Korval, Leo

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**Total: 5 pool attendants for 2026 season.**