

*Falcon Trace Community
Development District*

Agenda

August 19, 2026

AGENDA

Falcon Trace

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

August 12, 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, August 19, 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 July 15, 2026, Board of Supervisors Meeting
4. Consideration of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2027 with Orange County Property Appraiser
5. Staff Reports
 - A. Attorney
 - B. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - C. Field Manager
 - i. Discussion of Plant Replacement Options
 - ii. Consideration of FY2027 Increase for Pool Maintenance Services
 - iii. Consideration of Proposal for Welding Services (*to be provided under separate cover*)
 - iv. Consideration of Proposals for Painting & Stucco
 - a) Proposal Summary (*to be provided under separate cover*)
 - b) A Painter's Touch
 - c) Five Star Painting
 - d) M.E.S. Professional
 - e) Smith & Co. Painting
 - D. Amenity Manager Report
 - i. Movie Night Cont. Discussion
6. Supervisor's Requests
7. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held Wednesday, **July 15, 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

Also Present were:

Jason Showe	District Manager
Kubra Metin	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 July 15, 2026 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 May 20, 2026 Meeting

**Ms. Hurst joined the meeting at this time.*

Ms. Baron moved to approve the minutes of the May 20, 2026 meeting Mr. Kutlik 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

Public Hearing

Ms. Hurst moved to open the public hearing, 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.

A. Consideration of Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Appropriating Funds

Mr. Showe stated Resolution 2026-03 adopts the fiscal year 2027 budget, there is no assessment increase and is the same as last year and it is projected to have \$180,000 at the end of this fiscal year.

Ms. Hurst moved to approve Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Appropriating Funds, 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.

B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2026-04 imposes the special assessments and certifies an assessment roll. The adopted budget will be attached to this resolution as Exhibit A and Exhibit B will be the assessment roll.

Ms. Miller moved to approve Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll, Mr. Kutlik 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.

Ms. Hurst moved to close the public hearing, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Setting Public Hearing to Amend the District's Rules of Procedure

Mr. Showe stated Resolution 2026-05 sets a public hearing to amend the district's rules or procedure.

Ms. Hurst moved to approve Resolution 2026-05 Setting Public Hearing to Amend the District's Rules of Procedure, 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.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Metin stated I have an update on the bills we have been tracking. First is the recall election bill that did pass and the governor signed it and goes into effect July 1st. The electronic payment bill also passed and requires all local governments to accept electronic and online payments and the deadline to comply is January 1, 2027. The governor vetoed the sovereign immunity bill that would have raised the statutory limits.

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.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Ms. Hurst moved to approve the fiscal year 2027 meeting schedule as amended to meet on March 10, 2026. 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.

iv. District Goals & Objectives**a. Adoption of the Fiscal Year 2027 Goals & Objectives****b. Review of Approved Fiscal Year 2026 Goals & Objectives
Authorizing the chair to Execute the Final Form**

Ms. Miller moved to approve the fiscal year 2027 goals and objectives and to authorize the chair to execute the 2026 goals and objectives at the end of the fiscal year. Ms. Baron seconded by 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.

C. Field Manager

i. Field Manager's Report

Ms. Hilyard reviewed the field manager's tracking report, copy of which was included in the agenda package and presented proposals for the following items that were tabled.

ii. Consideration of Proposal for Exterior Repairs at Clubhouse

iii. Consideration of Proposal for Exterior Repairs at Clubhouse

iv. Review of State Report from Engineering

v. Proposal for AED Device

D. Amenity Manager's Report

A copy of the amenity manager's report was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Miller moved to adjourn the meeting and Mr. Kutlik seconded the motion. The motion passed on the following roll call vote.

Ms. Hurst yes.

Ms. Miller yes.

Ms. Baron yes.

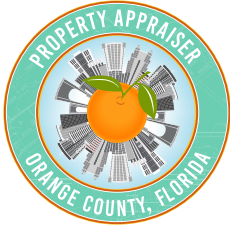
Mr. Kutlik yes.

Mr. Shaikh yes.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2026 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Falcon Trace CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2027.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2027 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Falcon Trace CDD

Jason Showe
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
jshowe@gmscfl.com
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO

Date _____

FALCON TRACE CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION V

SECTION B

SECTION 1

Falcon Trace Community Development District

Summary of Check Register

July 4, 2026 to August 5, 2026

Fund	Date	Check No.'s	Amount
General Fund	7/9/26	4878-4881	\$ 5,859.27
	7/15/26	4882-4884	\$ 24,357.67
	7/29/26	4885-4890	\$ 13,139.14
	8/5/26	4891-4892	\$ 1,150.00
			<u>\$ 44,506.08</u>
General Fund Auto Pays	7/6/26 - 8/3/26	80032 - 80038	\$ 6,439.73
			<u>\$ 6,439.73</u>
	<u>Supervisors</u>		
	Carole Miller	50504	\$ 184.70
	Felix J. Kutlik	50505	\$ 184.70
	Pervaiz Shaikh	50506	\$ 184.70
	Sara Hurst	50507	\$ 184.70
	Susan Baron	50508	\$ 184.70
			<u>\$ 923.50</u>
Total Amount			\$ 51,869.31

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/09/26	00089	7/01/26	45189	202606	320-53800	-47600			AARON'S BACKFLOW SERVICES, INC.	*	445.00	445.00	004878
7/09/26	00148	6/29/26	4450	202606	310-51300	-31100			ENGINEERING DESIGN SERVICES	*	3,000.00	3,000.00	004879
7/09/26	00027	5/01/26	795	202605	320-53800	-12000			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	2,058.42	2,058.42	004880
7/09/26	00019	6/22/26	OSA81313	202606	310-51300	-48000			ORLANDO SENTINEL COMMUNICATIONS LLC	*	355.85	355.85	004881
7/15/26	00124	4/28/26	41	202604	320-53800	-12200			POOL ATTENDANTS-APR26	*	7,290.30		
		4/28/26	41	202604	320-53800	-48000			SOTO-EXTRA HELP MOVIE NGT	*	285.13		
		4/28/26	41	202604	320-53800	-48000			RODRIQUEZ-EXTRA HELP	*	285.13		
		4/28/26	41	202604	320-53800	-48000			MOVIE NIGHT-COCONUT OIL	*	7.49		
		4/28/26	41	202604	320-53800	-48000			MOVIE NIGHT-POPCORN	*	30.54		
		4/28/26	41	202604	320-53800	-48000			MOVIE NIGHT-DVD PLAYER	*	43.29		
		4/28/26	41	202604	320-53800	-48000			MOVIE NIGHT-POPCORN BAGS	*	11.37		
		5/22/26	42	202605	320-53800	-12200			POOL ATTENDANTS-MAY26	*	8,521.50		
									COMMUNITY ASSOC & LIFESTYLE MGMT			16,474.75	004882
7/15/26	00027	7/01/26	799	202607	320-53800	-12000			FIELD MANAGEMENT-JUL26	*	2,058.42		
		7/01/26	801	202607	310-51300	-34000			MANAGEMENT FEES-JUL26	*	5,492.75		
		7/01/26	801	202607	310-51300	-35200			WEBSITE MANAGEMENT-JUL26	*	71.67		
		7/01/26	801	202607	310-51300	-35100			INFORMATION TECH-JUL26	*	131.33		
		7/01/26	801	202607	310-51300	-51000			OFFICE SUPPLIES	*	.33		
		7/01/26	801	202607	310-51300	-42000			POSTAGE	*	36.64		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,791.14	004883
									FALC FALCON TRACE CWRIGHT				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/15/26	00090	7/10/26 14880574	202607 300-15500-10000	SECURITY MONITORING-AUG26	*	91.78	
				SAFE TOUCH SECURITY SYSTEMS			91.78 004884
7/29/26	00079	7/24/26 22238	202607 320-53800-47000	LAKE MAINTENACE-JUL26	*	650.00	
				AQUATIC WEED MANAGEMENT, INC.			650.00 004885
7/29/26	00027	12/31/25 781	202512 320-53800-47600	CLUBHOUSE REPAIRS	*	1,014.65	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,014.65 004886
7/29/26	00113	7/23/26 3778343	202606 310-51300-31500	GENERAL COUNSEL-JUN26	*	694.50	
				KUTAK ROCK LLP			694.50 004887
7/29/26	00149	6/30/26 005	202606 320-53800-47600	REPAIRS TO CLUBHOUSE	*	4,560.00	
				M.E.S. PROFESSIONAL, INC			4,560.00 004888
7/29/26	00022	3/23/26 326298	202603 320-53800-47401	POOL CHEMICALS-MAR26	*	866.45	
		7/06/26 329650	202607 320-53800-47401	POOL CHEMICAL-JUL26	*	1,461.90	
		7/18/26 24265	202607 300-15500-10000	TANK RENTAL FEE-AUG26	*	30.00	
				SPIES POOL, LLC			2,358.35 004889
7/29/26	00150	7/01/26 213716	202607 320-53800-47500	LANDSCAPE MAINT-JUL26	*	2,958.00	
		7/20/26 216358	202607 320-53800-47500	PINE TREE REMOVAL	*	903.64	
				FLORIDA ULS OPERATING LLC DBA			3,861.64 004890
8/05/26	00151	8/04/26 08042026	202608 300-36900-10000	REIMBURSE RENTAL DEPOSIT	*	200.00	
				CAROL PATTERSON MARTIN			200.00 004891
8/05/26	00100	8/01/26 1012831	202608 320-53800-47400	POOL MAINTENANCE-AUG26	*	950.00	
				ROBERTS POOL SERVICE AND REPAIR INC			950.00 004892
TOTAL FOR BANK A						44,506.08	

FALC FALCON TRACE CWRIGHT

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/06/26	00141	6/22/26 7494-07. 202607 320-53800-41000 13600 HAWK LK-JUL.26		SPECTRUM BUSINESS	*	303.29	303.29 080032
7/13/26	00021	6/20/26 6380-06. 202606 320-53800-47700 13600 HAWK LAKE-JUN.26		REPUBLIC SERVICES	*	1,675.31	1,675.31 080034
7/21/26	00033	7/16/26 7700-07. 202607 320-53800-43100 13600 HAWK LAKE DR-JUL.26		ORANGE COUNTY UTILITIES	*	844.89	844.89 080035
7/27/26	00140	7/24/26 9712-07. 202607 320-53800-43000 13709 HAWK LAKE DR-JUL.26		DUKE ENERGY	*	1,904.47	1,904.47 080036
8/03/26	00021	7/20/26 6380-07. 202607 320-53800-47700 13600 HAWK LAKE-JUL.26		REPUBLIC SERVICES	*	1,407.91	1,407.91 080037
8/03/26	00141	7/22/26 7494-08. 202608 320-53800-41000 13600 HAWK LAKE DR-AUG.26		SPECTRUM BUSINESS	*	303.86	303.86 080038
TOTAL FOR BANK Z						6,439.73	
TOTAL FOR REGISTER						50,945.81	

SECTION 2

Falcon Trace
Community Development District

Unaudited Financial Reporting
June 30, 2026



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
June 30, 2026

	<i>General Fund</i>	<i>Capital Reserves Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 220,914	\$ 113,053	\$ 333,967
<u>Investments:</u>			
State Board Administration	\$ 235,616	\$ 103,659	\$ 339,275
Prepaid Expenses	\$ 122	\$ -	\$ 122
Total Assets	\$ 456,652	\$ 216,712	\$ 673,364
Liabilities:			
Accounts Payable	\$ 49,373	\$ -	\$ 49,373
Total Liabilites	\$ 49,373	\$ -	\$ 49,373
Fund Balance:			
Assigned for:			
Capital Reserves	\$ -	\$ 216,712	\$ 216,712
Nonspendable:			
Deposits and Prepaid Items	\$ 122	\$ -	\$ 122
Unassigned	\$ 407,157	\$ -	\$ 407,157
Total Fund Balances	\$ 407,279	\$ 216,712	\$ 623,991
Total Liabilities & Fund Balance	\$ 456,652	\$ 216,712	\$ 673,364

Falcon Trace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Maintenance Assessments	\$ 355,855	\$ 355,855	\$ 346,106	\$ (9,749)
Miscellaneous Income	\$ 500	\$ 500	\$ 1,580	\$ 1,080
Interest Income	\$ 4,168	\$ 4,168	\$ 6,938	\$ 2,770
Total Revenues	\$ 360,523	\$ 360,523	\$ 354,624	\$ (5,900)
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 8,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA Expense	\$ 612	\$ 459	\$ 291	\$ 168
Engineering Fees	\$ 1,000	\$ 1,000	\$ 3,750	\$ (2,750)
Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Attorney Fees	\$ 25,000	\$ 18,750	\$ 11,703	\$ 7,048
Annual Audit	\$ 3,150	\$ 3,150	\$ 3,150	\$ -
Management Fees	\$ 65,913	\$ 49,435	\$ 49,435	\$ (0)
Information Technology	\$ 1,576	\$ 1,182	\$ 1,182	\$ 0
Website Maintenance	\$ 860	\$ 645	\$ 645	\$ (0)
Telephone	\$ 50	\$ 38	\$ -	\$ 38
Postage	\$ 800	\$ 600	\$ 209	\$ 391
Printing and Binding	\$ 600	\$ 450	\$ 142	\$ 308
Insurance	\$ 15,543	\$ 15,543	\$ 14,978	\$ 565
Legal Advertising	\$ 2,500	\$ 1,875	\$ 784	\$ 1,091
Contingency	\$ 2,000	\$ 1,500	\$ 297	\$ 1,203
Property Appraiser	\$ 1,000	\$ -	\$ -	\$ -
Office Supplies	\$ 350	\$ 263	\$ 290	\$ (28)
Dues, Licenses, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 134,536	\$ 106,472	\$ 96,240	\$ 10,232

Falcon Trace
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Management	\$ 24,701	\$ 18,526	\$ 18,526	\$ (0)
Property Insurance	\$ 18,770	\$ 18,770	\$ 16,471	\$ 2,299
Pool Staff Payroll	\$ 93,391	\$ 70,043	\$ 41,349	\$ 28,694
Security	\$ 1,575	\$ 1,181	\$ 822	\$ 359
Telephone Expense	\$ 3,043	\$ 2,282	\$ 2,583	\$ (300)
Electric	\$ 22,491	\$ 16,868	\$ 13,678	\$ 3,190
Irrigation/Water	\$ 15,593	\$ 11,694	\$ 7,525	\$ 4,170
Lake Maintenance	\$ 10,290	\$ 7,718	\$ 6,500	\$ 1,218
Pest Control	\$ 683	\$ 512	\$ -	\$ 512
Pool Maintenance	\$ 10,710	\$ 10,710	\$ 14,607	\$ (3,897)
Pool Chemicals & Repairs	\$ 23,192	\$ 17,394	\$ 8,218	\$ 9,176
Grounds Maintenance	\$ 39,375	\$ 29,531	\$ 27,649	\$ 1,882
General Facility Maintenance	\$ 35,000	\$ 26,250	\$ 28,021	\$ (1,771)
Refuse Service	\$ 10,000	\$ 7,500	\$ 7,529	\$ (29)
CDD Sponsored Events	\$ 6,000	\$ 4,500	\$ 1,207	\$ 3,293
Field Contingency	\$ 6,000	\$ 4,500	\$ 428	\$ 4,072
Subtotal Operations & Maintenance	\$ 320,814	\$ 247,980	\$ 195,532	\$ 52,449
Total Expenditures	\$ 455,350	\$ 354,452	\$ 291,771	\$ 62,681
Excess (Deficiency) of Revenues over Expenditures	\$ (94,827)		\$ 62,852	
Fund Balance - Beginning	\$ 94,827		\$ 344,427	
Fund Balance - Ending	\$ -		\$ 407,279	

Falcon Trace
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest Income	\$ 50	\$ 50	\$ 1,050	\$ 1,000
Interest - SBA	\$ -	\$ -	\$ 3,005	\$ 3,005
Total Revenues	\$ 50	\$ 50	\$ 4,055	\$ 4,005
Expenditures:				
Landscape Improvements	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Painting	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Miscellaneous	\$ 10,000	\$ 7,500	\$ 236	\$ 7,264
Total Expenditures	\$ 35,000	\$ 26,250	\$ 236	\$ 26,014
Excess (Deficiency) of Revenues over Expenditures	\$ (34,950)		\$ 3,818	
Fund Balance - Beginning	\$ 177,628		\$ 212,894	
Fund Balance - Ending	\$ 142,678		\$ 216,712	

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	\$ 61,501	\$ 24,578	\$ 182,921	\$ 11,517	\$ 27,236	\$ 14,172	\$ 9,490	\$ -	\$ -	\$ -	\$ 346,106
Miscellaneous Income	\$ 695	\$ -	\$ -	\$ -	\$ -	\$ 365	\$ 520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,580
Interest Income	\$ 909	\$ 783	\$ 780	\$ 763	\$ 682	\$ 756	\$ 759	\$ 768	\$ 739	\$ -	\$ -	\$ -	\$ 6,938
Total Revenues	\$ 1,604	\$ 15,474	\$ 62,281	\$ 25,340	\$ 183,604	\$ 12,638	\$ 28,515	\$ 14,939	\$ 10,229	\$ -	\$ -	\$ -	\$ 354,624
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Expense	\$ 77	\$ -	\$ -	\$ 77	\$ -	\$ 61	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ 291
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ 3,750
Assessment Roll	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Attorney Fees	\$ 982	\$ 58	\$ 116	\$ 1,326	\$ 777	\$ 3,512	\$ 988	\$ 3,250	\$ 695	\$ -	\$ -	\$ -	\$ 11,703
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Management Fees	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ 5,493	\$ -	\$ -	\$ -	\$ 49,435
Information Technology	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ 1,182
Website Maintenance	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ 72	\$ -	\$ -	\$ -	\$ 645
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 42	\$ 24	\$ 7	\$ 39	\$ 17	\$ 3	\$ 13	\$ 51	\$ 13	\$ -	\$ -	\$ -	\$ 209
Printing and Binding	\$ -	\$ 13	\$ 16	\$ -	\$ 22	\$ -	\$ 39	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ 142
Insurance	\$ 14,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,978
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ -	\$ 184	\$ 356	\$ -	\$ -	\$ -	\$ 784
Contingency	\$ 37	\$ 65	\$ 35	\$ 47	\$ 19	\$ 20	\$ -	\$ 65	\$ 10	\$ -	\$ -	\$ -	\$ 297
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 221	\$ 1	\$ 0	\$ 59	\$ 1	\$ 0	\$ 8	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 290
Dues, Licenses, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 28,615	\$ 5,856	\$ 5,869	\$ 8,244	\$ 6,531	\$ 13,486	\$ 6,745	\$ 10,323	\$ 10,571	\$ -	\$ -	\$ -	\$ 96,240
<u>Operations & Maintenance</u>													
Field Management	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ 2,058	\$ -	\$ -	\$ -	\$ 18,526
Property Insurance	\$ 16,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,471
Pool Staff Payroll	\$ 7,767	\$ 3,388	\$ 1,454	\$ 2,408	\$ 1,523	\$ 8,997	\$ 7,290	\$ 8,522	\$ -	\$ -	\$ -	\$ -	\$ 41,349
Security	\$ 89	\$ 91	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ -	\$ -	\$ -	\$ 822
Telephone Expense	\$ 273	\$ 274	\$ 274	\$ 274	\$ 274	\$ 303	\$ 303	\$ 303	\$ 303	\$ -	\$ -	\$ -	\$ 2,583
Electric	\$ 4,412	\$ 1,801	\$ 1,801	\$ -	\$ -	\$ 253	\$ 1,901	\$ 1,763	\$ 1,747	\$ -	\$ -	\$ -	\$ 13,678
Irrigation/Water	\$ 881	\$ 906	\$ 729	\$ 890	\$ 732	\$ 585	\$ 932	\$ 1,033	\$ 836	\$ -	\$ -	\$ -	\$ 7,525
Lake Maintenance	\$ 1,300	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ 650	\$ -	\$ -	\$ -	\$ 6,500
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ 1,837	\$ 880	\$ 880	\$ 980	\$ 980	\$ 2,045	\$ 980	\$ 5,045	\$ 980	\$ -	\$ -	\$ -	\$ 14,607
Pool Chemicals & Repairs	\$ 1,776	\$ -	\$ 1,437	\$ -	\$ 1,168	\$ 866	\$ 828	\$ 1,232	\$ 910	\$ -	\$ -	\$ -	\$ 8,218
Grounds Maintenance	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 2,958	\$ 3,985	\$ 2,958	\$ -	\$ -	\$ -	\$ 27,649
General Facility Maintenance	\$ 1,809	\$ 1,556	\$ 1,015	\$ 2,372	\$ 4,083	\$ 240	\$ 4,013	\$ 7,927	\$ 5,005	\$ -	\$ -	\$ -	\$ 28,021
Refuse Service	\$ 1,255	\$ -	\$ 1,519	\$ -	\$ -	\$ 1,613	\$ 1,468	\$ -	\$ 1,675	\$ -	\$ -	\$ -	\$ 7,529
CDD Sponsored Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544	\$ 663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,207
Field Contingency	\$ -	\$ -	\$ 109	\$ -	\$ -	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428
Subtotal Operations & Maintenance	\$ 42,886	\$ 14,562	\$ 14,976	\$ 12,683	\$ 14,518	\$ 21,524	\$ 24,557	\$ 32,610	\$ 17,216	\$ -	\$ -	\$ -	\$ 195,532
Total Expenditures	\$ 71,502	\$ 20,418	\$ 20,845	\$ 20,926	\$ 21,049	\$ 35,010	\$ 31,301	\$ 42,933	\$ 27,787	\$ -	\$ -	\$ -	\$ 291,771
Excess Revenues (Expenditures)	\$ (69,898)	\$ (4,944)	\$ 41,435	\$ 4,414	\$ 162,555	\$ (22,372)	\$ (2,786)	\$ (27,994)	\$ (17,558)	\$ -	\$ -	\$ -	\$ 62,852

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

							100.00%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	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
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	9/01-11/30/25	\$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
02/13/26	11/27-11/27/25	\$190,543.80	(\$7,622.66)	\$0.00	\$0.00	\$182,921.14	\$182,921.14	\$182,921.14
03/13/26	11/28-11/30/25	\$10,912.20	(\$436.54)	\$0.00	\$0.00	\$10,475.66	\$10,475.66	\$10,475.66
03/13/26	12/01-02/28/26	\$1,041.69	\$0.00	\$0.00	\$0.03	\$1,041.72	\$1,041.72	\$1,041.72
04/15/26	12/01-12/10/26	\$28,338.27	(\$1,102.08)	\$0.00	\$0.00	\$27,236.19	\$27,236.19	\$27,236.19
05/15/26	12/11-12/31/25	\$14,666.09	\$0.00	(\$494.54)	\$0.00	\$14,171.55	\$14,171.55	\$14,171.55
06/15/26	01/01-02/28/26	\$8,925.96	(\$142.66)	\$0.00	\$0.00	\$8,783.30	\$8,783.30	\$8,783.30
06/16/26	03/01-05/31/26	\$0.00	\$0.00	\$0.00	\$706.22	\$706.22	\$706.22	\$706.22
TOTAL		\$ 360,000.22	\$ (13,555.64)	\$ (1,256.64)	\$ 917.58	\$ 346,105.52	\$ 346,105.52	\$ 346,105.52

97% Net Percent Collected \$9,749.72 nce Remaining to Collect
--

SECTION C



Falcon Trace CDD Tasks Tracker August 2026

Ashley Hilyard
Field Manager
ahilyard@gmscfl.com
(407) 577-0918

TASK	STATUS	CURRENT NOTE	WO#	MISC
Install Wildlife warning signs at overlook deck	Completed	Installed 8/3	GMS WO#5968	
Install Motorized Vehicles signs at white gates	Completed	Installed 8/3	GMS WO#5968	
Replace expired First Aid Kit	Completed	Installed 8/7	GMS WO#5968	
Replace inop latch on meeting room main door	Completed	Installed 8/3	GMS WO#5968	
Repair 3 misaligned white gates	Completed	Installed 8/3	GMS WO#5968	
Replace missing lock on dumpster enclosure	Completed	Installed 8/3	GMS WO#5968	
Remove faded No Trespassing sign on white fence	Completed	Installed 8/7	GMS WO#5968	
Repair gate for AC unit enclosure	Completed	Installed 8/7	GMS WO#5968	
Repair epoxy floor in men's restroom	In Progress	GMS will return to color match and address corner	GMS WO#5968	
Replace rusted and leaking drinking fountain by courts	In Progress	8/3 GMS removed existing water fountain but could not locate the shut off; 8/4 Emerald Plumbing attempted to locate but was unsuccessful; 8/7 GMS tried alternate possible shut off points but could not locate shut off valve or existing hose connection. Contacting utility vendor to assist	GMS WO#6389	Capped at fountain; identifying shutoff valve location and sourcing installer
Pressure wash tennis court	Hold	To be completed following WO#6389	GMS WO#5968	
Pressure wash overlook deck	Hold	To be completed following WO#6389	GMS WO#5968	
Front of amenity landscape enhancement	Pending	Present mockup at August meeting		
Replace out of date AED	In Progress	FedEx Tracking: 875621883139 Ship to 4481		
Amenity footprint painting: meeting room, ext clubhouse, tower, cabana columns, monument, white fence, RR floors, RR paint, green fence, dumpster enclosure	In Progress	Received from A Painter's Touch, Five Star Painting, Smith & Co, and MES		Received from A Painter's Touch, Five Star Painting, Smith & Co
Schedule painting of interior meeting room	Pending	Received from A Painter's Touch, Smith & Co, and MES		*To be scheduled AFTER renovations are complete*
Paint pool slide support beams	Hold			*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*

Completed Tasks

August 2026



SECTION 1

Falcon Trace CDD Plant Replacements

Ashley Hilyard - GMS Field Manager
ahilyard@gmscfl.com

A dark blue diagonal bar that starts from the bottom left and extends towards the top right, covering the lower half of the slide.

CLIFF NOTES: TEMPERATURE & DROUGHT TOLERANCE

PURPLE OYSTERS

(*Tradescantia pallida*)



TEMPERATURE TOLERANCE

- Thrives in 65°F – 95°F
- Tolerates heat up to 100°F+
- Can survive light frost (down to ~28°F)



DROUGHT TOLERANCE

- High
- Drought tolerant once established
- Low to moderate water needs



BOTTOM LINE:

Handles heat extremely well; very drought tolerant.

LIRIOPE

(*Liriope muscari*)



TEMPERATURE TOLERANCE

- Thrives in 60°F – 90°F
- Heat tolerant up to ~100°F
- Cold hardy down to ~10°F



DROUGHT TOLERANCE

- High
- Very drought tolerant once established
- Adaptable to a range of conditions



BOTTOM LINE:

Tough, adaptable, and very drought tolerant.

FIREBUSH

(*Hamelia patens*)



TEMPERATURE TOLERANCE

- Thrives in 65°F – 95°F
- Tolerates heat up to 100°F+
- Sensitive to frost; damage below ~32°F



DROUGHT TOLERANCE

- Very High
- Extremely drought tolerant once established
- Native to Florida; built for dry, hot conditions



BOTTOM LINE:

Loves heat and sun; one of the most drought tolerant.

BIRDS OF PARADISE

(*Strelitzia reginae*)



TEMPERATURE TOLERANCE

- Thrives in 65°F – 95°F
- Tolerates heat up to 100°F+
- Sensitive to frost; damage below ~32°F



DROUGHT TOLERANCE

- Moderate to High
- Drought tolerant once established
- Deep watering needed during prolonged drought



BOTTOM LINE:

Tropical look, heat loving, and moderately drought tolerant.



QUICK TAKEAWAY: All four plants thrive in Florida heat. Firebush is the most drought tolerant overall. Once established, these plants require low to moderate irrigation.

Monument Sign



- Remove current hedges and plant material from in front of the monument sign
- Install 1 row of Liriope
- Install 1 row of Purple Oysters
- Install 2 (4 total) Birds of Paradise plants on either side of the monument sign
- Fill in the empty space area with Firebush



Center Island

- Install 1 ring of liriope
- Install 1 ring of Purple Oysters
- Install 6 birds of paradise plants evenly spaced between the Purple Oysters and Podocarpus



Entrance East Side

- Install 1 row of Liriope
- Install 1 row of Purple Oysters
- Install 3 Birds of Paradise plants evenly spaced
- Fill in empty space area with Firebush



Parking Lot Area

- Install 1 row of Liriope
- Install 1 row of Purple Oysters
- Install 3 Birds of Paradise plants evenly spaced
- Fill in empty space area with Firebush



Entrance West Side

- Install 1 row of Liriope
- Install 1 row of Purple Oysters
- Install 3 Birds of Paradise plants evenly spaced
- Fill in empty space area with Firebush



SECTION 3

*Item will be
provided under
separate cover.*

SECTION 4

SECTION (a)

*Item will be
provided under
separate cover.*

SECTION (b)



A Painter's Touch LLC

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RECIPIENT:

Ashley Hilyard

13709 Hawk Lake Drive
Orlando, Florida 32837
Phone: (407) 577-0918

Estimate #122764

Sent on

Jul 11, 2026

Total

\$32,005.03



Commercial Exterior Painting Experts

A Painter's Touch, LLC is Orlando's award-winning painting company — proudly voted Orlando's Best Painting Company (2024 & 2025), recognized as ThreeBestRated Top 3 Painters in Orlando (2025), and awarded Best of the Best (2025). We specialize in commercial exterior painting that improves curb appeal, protects your investment, and reflects your business professionally.

We use premium exterior coatings designed for Florida's sun, humidity, and storms, and we prioritize safety, quality, and minimal disruption to your operations.

Additional services are available through our trusted partner teams, including interior painting, cabinet painting, trim/crown molding, epoxy flooring, fencing, flooring installation, pool cage painting, and popcorn ceiling removal.

Product/Service	Description	Qty.	Unit Price	Total
Scope Exclusions and Special Conditions Disclaimer	Scope of Work This estimate includes only the work specifically described in the approved quote. Any item or task not clearly stated is excluded. If you would like to add or clarify anything, please contact your estimator prior to approval so it can be quoted accordingly. No work outside the defined scope will be performed without prior written approval and additional charges. Surface Preparation & Application Standards Pressure Washing (if needed): Entire surface will be pressure washed using high pressure and a turbo tip, then allowed to dry.			



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Product/Service	Description	Qty.	Unit Price	Total
	A cleaning solution of 1 part bleach to 3 parts water will be applied to treat algae/mildew areas, then rinsed thoroughly before further application.			
	Surface Repairs Scrape loose/chipping concrete (unusual conditions will be reported to the Project Manager). Sand surfaces as needed.			
	Crack repair: Hairline cracks ($\leq 1/16$ ") patched 1/16"-3/8" cracks cleaned, dried, sealed with Sherwin-Williams Concrete & Masonry Elastomeric Patching Compound and textured to match Larger cracks ($\geq 1/4$ " wide or $\geq 1/2$ " deep): backer rods installed to prevent three-point adhesion Larger stucco cracks repaired with Miracle Bond Epoxy.			
	Bare/new stucco primed with Loxon Masonry Primer (LX02W0050).			
	Masking & Protection: Windows, trim, and all non-painted surfaces masked with painter's tape and plastic sheeting.			
	Priming & Conditioning Rusted areas spot primed with Rust Inhibitor Primer (Sherwin-Williams Pro Industrial). Bare/new stucco spot primed with Loxon Masonry Primer (LX02W0050) Loxon Conditioner/Sealer may be applied to all surfaces (if elected by customer). Final Finish: Two (2) coats of Sherwin-Williams SuperPaint applied to all agreed-upon surfaces.			
	General Exclusions Any work not listed in this quote Repairs beyond those listed above (structural issues, extensive water damage, substrate replacement) Work required due to hidden or unforeseen conditions not visible at time of estimate			



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Product/Service	Description	Qty.	Unit Price	Total
Paint Entire Exterior of Clubhouse	Excludes: Painting the wood behind the clubhouse. Painting the exterior clubhouse ceiling. Pressure wash exterior surfaces (if needed), allow to dry. Treat algae/mildew areas with cleaning solution and rinse thoroughly. Scrape loose/chipping concrete and report unusual conditions to PM. Sand surfaces as needed. Crack repair: A) Patch hairline cracks ($\leq 1/16"$). B) Clean/dry cracks $1/16"$-$3/8"$, seal with Sherwin-Williams Concrete & Masonry Elastomeric Patching Compound and texture to match. C) Install backer rods for cracks $\geq 1/4"$ wide or $\geq 1/2"$ deep. Repair larger stucco cracks with Miracle Bond Epoxy. Prime bare/new stucco with Loxon Masonry Primer LX02W0050. Mask windows and all non-painted surfaces with tape/plastic. Spot prime rusted areas with Rust Inhibitor Primer (Pro Industrial). Spot prime bare/new stucco with Loxon Masonry Primer LX02W0050. Apply Loxon Conditioner/Sealer prior to painting (if elected by customer). Apply two (2) coats of Sherwin-Williams SuperPaint to all quoted surfaces (trim, soffit, fascia, doors, and body)	1	\$4,990.00	\$4,990.00
To Keep Existing Trim Color Concept on Clubhouse	Black soffits, black drip edge, and second color on fascia boards	0	\$1,200.00	\$0.00
Paint Bell Tower Building		1	\$4,500.00	\$4,500.00
Cabana:	6 Pillars @ \$150.00 each = \$900.00 Fascia Bard @ \$250.00	1	\$1,150.00	\$1,150.00



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Product/Service	Description	Qty.	Unit Price	Total
Application of Loxon Conditioner/Sealer Prior to Painting on Clubhouse & Bell Tower & Cabana	Sherwin-Williams Loxon Conditioner bonds chalky/dusty surfaces to improve paint adhesion and extend coating life. It also helps seal minor imperfections such as cracking and peeling. This product is strongly recommended prior to painting	1	\$1,500.00	\$1,500.00
Exterior Dark to Light Color Change and/or Sheen Change 20%	Includes Color Changes to Clubhouse, Cabana & Bell Tower Only applies if going to a lighter color then what is currently present. Includes extra cost of paint and labor associated with going from a darker color to a lighter color or from changing sheen from flat to a sheen or vise versa	0	\$2,128.00	\$0.00
Paint Monument Sign		1	\$400.00	\$400.00
Paint Dumpster Enclosure	Includes Loxon Primer	1	\$900.00	\$900.00
Paint Metal Railings on Water Slide	Sherwin Williams DTM Paint	1	\$2,500.00	\$2,500.00
Paint All White Fencing & Green Gates Around Clubhouse	Does Not Include Chain Link Fence Painting Metal Fence/Gate Condition Disclaimer: The existing finish on the metal fence/gates shows signs of age and/or previous coating deterioration. Although proper preparation and high-quality coatings will be used, A Painter's Touch, LLC cannot guarantee the long-term adhesion of the new coating to the existing finish. No warranty is provided against future peeling, flaking, bubbling, or coating failure resulting from the condition of the existing substrate or previously applied coatings. Sherwin Williams DTM Paint	1	\$13,540.00	\$13,540.00



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Product/Service	Description	Qty.	Unit Price	Total
Epoxy Bathroom Floor	NOTE: Existing Epoxy needs to be removed PRIOR to our arrival. We do not offer epoxy removal services. The process includes pressure cleaning the entire surface, etching, allowing the concrete to dry, and applying high-quality epoxy to the floor. Color flakes can be added if the customer desires. The prices mentioned above are based on using the Rust Oleum Epoxy Shield garage floor kit and Home Depot sealer. However, if you choose to upgrade to the Sherwin Williams epoxy system, there will be an additional cost. For a one-car garage, the upgrade will cost \$300.00. For a two-car garage, the upgrade will cost \$450.00. And for a two-and-a-half to three-car garage, the upgrade will cost \$600.00. Please note that 25% color flake coverage is already included in the base price if the customer wishes to add flakes. However, if you prefer more flake coverage, the following options are available: • To add 50% flake coverage, there will be an additional 15% charge on the total price. • To add 75% flake coverage, there will be an additional 20% charge on the total price. • To add 100% flake coverage, there will be an additional 25% charge on the total price. Garage must be emptied prior to our arrival.	0	\$1,950.00	\$0.00



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apainterstouchllc.com

Product/Service	Description	Qty.	Unit Price	Total
Lift Rental Acquisition	A lift will be required to complete this project due to the height and accessibility of the work areas. PLEASE NOTE: The lift rental pricing provided is a preliminary estimate based on our preferred rental provider's current rates. Final rental costs are subject to change based on equipment availability, actual rental dates, rental duration, and any pricing adjustments at the time of booking. A Painters Touch LLC will coordinate the rental, including acquisition, delivery, and pickup of the lift through our preferred equipment provider. Lift Equipment Disclaimer: Lift equipment will be used during this project. Contractor is not responsible for any cracking or damage to driveways, pavers, landscaping, or other surfaces, nor for any oil, hydraulic fluid, or mechanical leaks originating from rented or third-party equipment.	1	\$2,525.03	\$2,525.03
After Hours/Weekend Fee - 15%	After-Hours Work: If the project is required to be performed during overnight or after-hours operations, the total project price will be increased by 15% to accommodate the adjusted work schedule and associated labor costs. Current pricing for this line item is based on the existing project scope and assumes all applicable labor items remain at their current quantities. Should the scope of work be modified by adding or removing labor items, the after-hours surcharge will be adjusted accordingly. Please note that lift rental charges are not included in this after-hours surcharge and, if required, will be quoted separately based on the final rental duration and applicable rental rates.	0	\$4,714.50	\$0.00
Timeline	Scope of work: Painting of Buildings: 10-14 days Painting of Fencing - approx. 1 week.			

Total

\$32,005.03



A Painter's Touch LLC

83 North Winter Park Drive | Casselberry, Florida 32707
+1 (407) 803-9912 | Joshua@apainterstouchllc.com |
apainterstouchllc.com

RECIPIENT:

Ashley Hilyard

13709 Hawk Lake Drive
Orlando, Florida 32837
Phone: (407) 577-0918

Estimate #122765

Sent on

Jul 11, 2026

Total

\$2,065.00



WHO WE ARE: COMMERCIAL INTERIOR PAINTING EXPERTS

Painter's Touch, LLC is Orlando's award-winning painting company — proudly voted Orlando's Best Painting Company (2024 & 2025), recognized as ThreeBestRated Top 3 Painters in Orlando (2025), and awarded Best of the Best (2025). We specialize in commercial interior painting, delivering smooth, durable finishes with professional workmanship, clean job sites, and minimal disruption to operations.

Additional services are available through our trusted partner teams, including interior painting, cabinet painting, trim/crown molding, epoxy flooring, fencing, flooring installation, pool cage painting, and popcorn ceiling removal.

Product/Service	Description	Qty.	Unit Price	Total
SCOPE EXCLUSIONS & SPECIAL CONDITIONS DISCLAIMER	Scope of Work This estimate includes only the work specifically described in the approved quote. Any item or task not clearly stated is excluded. If there is anything you would like to add or clarify, please contact your estimator prior to approval so it can be quoted accordingly. No work outside the defined scope will be performed without prior written agreement and additional charges. General Exclusions: Any work not listed in this quote Repairs beyond basic patching with spackle (including water damage, large holes, or drywall replacement) Relocation/protection of furniture, fixtures,			



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Product/Service	Description	Qty.	Unit Price	Total
	equipment, electronics unless specifically stated Cleaning beyond normal project cleanup Work required by hidden/unforeseen conditions not visible at time of estimate Color, Sheen & Product Selection Color choice is the sole responsibility of the customer; we do not provide color design recommendations Final color selections must be communicated to the crew leader during the initial walkthrough on the project start date. Changes after walkthrough will result in additional charges for paint, materials, and labor Standard pricing includes up to three (3) colors total and one sheen per color Additional colors/sheens/combinations: \$100 each Accent walls: \$100 each Designer/specialty collections not included unless specifically noted Sheen Reference Guide: -Flat: Low-sheen finish that minimizes surface imperfections and provides a soft, non-reflective appearance. Best for ceilings and low-traffic areas. -Matte: Smooth, modern finish with very little shine that helps hide minor wall flaws while offering slightly more durability than flat. -Eggshell: Subtle, low-luster finish with a soft glow. Easy to clean and ideal for living areas, bedrooms, and hallways. -Satin: Velvety finish with a gentle sheen that resists moisture and cleans easily. Commonly used for kitchens, bathrooms, and trim. -Semi-Gloss: Bright, reflective finish that is highly durable and moisture-resistant. Ideal for doors, trim, cabinets, and high-traffic areas Work areas must be cleared and accessible prior to project start unless otherwise arranged Business hours/access requirements must be confirmed in advance Delays caused by restricted access, unapproved changes, or scheduling conflicts may result in additional charges Crews follow OSHA and safety regulations			
Paint Interior Walls In Clubhouse Meeting Room	Sherwin-Williams ProMar 200 will be used on all walls. Walls with wallpaper are excluded. Includes spackling of nail/screw holes only (no drywall work).	1	\$1,100.00	\$1,100.00



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Product/Service	Description	Qty.	Unit Price	Total
INTERIOR DARK TO LIGHT COLOR CHANGE AND/OR SHEEN CHANGE (20%)	Applies only when changing to a lighter color than currently present and/or changing sheen (flat to sheen or vice versa). Includes additional paint and labor required for proper coverage.	0	\$220.00	\$0.00
Paint Meeting Room Ceiling Only	Does not apply to popcorn ceilings. Sherwin-Williams Painter's Edge Flat will be used. (Pricing applies when painting current color to current color and same sheen. Any color or sheen changes may require additional charges.)	1	\$550.00	\$550.00
Paint Chair Rail		1	\$180.00	\$180.00
Paint Doors &/Or Door Jambs	Sherwin Williams Duration – Semi-Gloss 4 @ \$40.00 per door = \$160.00 3 @ \$25.00 per jamb = \$75.00 (Pricing applies when painting current color to current color and same sheen. Any color or sheen changes may require additional charges.) If Changing Door, Jamb or Sill Color: Doors @ \$80.00/Door= Jambs @ \$50.00/Jamb= Sills @ \$40.00/Sill= Window Casing @ \$40.00/Casing= Door & jamb counts to be confirmed prior to start. \$45.00 to caulk and putty per door jamb.	1	\$235.00	\$235.00
Trim/Door/Jamb and Baseboard Additional Info	Upgrade trim paint to Sherwin-Williams Emerald Urethane Trim Enamel for all included trim surfaces (baseboards, doors, and door jambs). Emerald provides a harder enamel finish with superior durability and scuff resistance for high-touch areas. Oil-Based Paint Notice: Existing trim/doors/jambs/baseboards may have oil-based paint. If oil-based paint is present, additional preparation and/or the use of an oil-based bonding primer may be required for proper adhesion and long-term durability. Any additional labor/materials required due to oil-based paint will be billed as an additional charge unless otherwise quoted.			



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Total

\$2,065.00

Attachments

View online <https://l.jbbr.io/SnZNSCI>

 APT-COI-EXP,JUNE2026.pdf

 Certificate of License 2026.pdf

 APT 2026 W-9.pdf

 APT-AUTOVAN-2026.pdf

Images

View online <https://l.jbbr.io/SnZNSCI>





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Reviews

Bethany Cooper



Luis & Jose did a phenomenal job!!!

Nicholas Heckman



Eddy and his team were highly professional and did an absolutely amazing job. They were very timely, clean, dependable and respectful. The paint job on the exterior of the house looks fantastic and I will definitely be a repeat customer. Already looking forward to hiring his team to work on my pavers next. They did an excellent job and my wife and I are very happy.

Marcella Stefani



Eddy and his crew did an amazing job! Great communication, fast service.

Dear Valued Customer,

By approving this estimate, Client acknowledges and agrees to the following terms:

1) Materials / Coats

A Painter's Touch, LLC will supply all paint and materials required for the project. Unless otherwise stated in writing, two (2) coats will be applied to all quoted surfaces.

2) Colors / Changes

Pricing is based on the approved color(s)/scheme. Any changes after approval may result in additional charges for labor, materials, and waste. Client is responsible for selecting colors prior to the start of work.

3) Color Consultation (Optional)

If you require assistance with color selection, we recommend consulting with a professional color consultation representative in your area. Please note that these services are independent and not affiliated with A Painter's Touch, LLC.

4) Screen Removal / Reinstallation (If Applicable)

If screen removal/reinstallation is required for access to paint surfaces, Client may contact:

Screen Worx LLC – (407) 765-8400

Screen Worx LLC is an independent entity and is not affiliated with A Painter's Touch, LLC. Any screen-related fees are the Client's responsibility unless specifically quoted as a line item.

5) Post-Project Damage / Touch-Ups

A Painter's Touch, LLC is not responsible for damage caused by other individuals or contractors after completion. Touch-ups required due to others will be billed as an additional service.

6) Safety & Restricted Areas

Safety procedures will be enforced, including PPE (safety vests/hard hats) and restricted work zones marked with caution tape as needed. A Painter's Touch, LLC is not responsible for injury to guests, employees, or other individuals on-site unless caused by our gross negligence.

7) Daily Safety & Planning

A daily safety/planning meeting may be conducted prior to starting work each day to review safety protocols, identify hazards, and coordinate tasks.



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8) Rentals / Equipment

A Painter's Touch, LLC will procure rentals required for the project. If rental costs exceed quoted amounts for any reason, Client is responsible for the additional cost. If additional equipment is required beyond what is listed, Client agrees to provide the equipment or reimburse A Painter's Touch, LLC for providing it.

9) Credit Card Processing Fee

Credit card payments are subject to a 3.8% processing fee added to the total invoice.

10) Site Logistics / Jobsite Cleanliness

Temporary protection measures will be implemented as needed, including covering sensitive areas, installing temporary barriers, and maintaining general jobsite cleanliness. Mobilization will include staging tools, equipment, and materials required for the project.

11) Personnel

A Painter's Touch, LLC may assign a superintendent, project manager, project coordinator, and skilled painting crew as needed to ensure quality, communication, and timely completion.

12) Work Schedule / Payment Schedule

Work schedule and payment schedule will be determined based on scope, access, and site conditions. A Painter's Touch, LLC reserves the right to stop work due to unforeseen circumstances or necessary adjustments. Pricing adjustments may be required if conditions materially change and will be communicated in writing.

13) Limitation of Liability

Client agrees that the maximum liability of A Painter's Touch, LLC shall not exceed the amount paid for services provided. A Painter's Touch, LLC is not responsible for consequential damages or loss of property use.

14) Indemnification

Client agrees to defend, indemnify, and hold harmless A Painter's Touch, LLC (including directors, officers, employees, agents, and representatives) from any claims, damages, losses, penalties, or expenses (including reasonable attorney's fees) arising from or related to the project, unless caused by A Painter's Touch, LLC's gross negligence or willful misconduct.

Additional Services That We Offer:

- Flooring
- Roof cleaning (Low Pressure Chemical Rinse)
- Pressure washing services
- Paver sealing with high quality sand and sealer
- Popcorn ceiling removal w/knockdown texture or flat
- Wallpaper Removal
- Boat/dock painting and/or staining
- Crown molding and baseboard installation
- Kitchen/ bathroom cabinet painting
- Garage floor epoxy

Best regards,

"A Painters Touch LLC"

Additional Services That We Offer:

- Flooring
- Roof cleaning (Low Pressure Chemical Rinse)
- Pressure washing services
- Paver sealing with high quality sand and sealer
- Popcorn ceiling removal w/knockdown texture or flat
- Wallpaper Removal
- Boat/dock painting and/or staining
- Crown molding and baseboard installation
- Kitchen/ bathroom cabinet painting



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- Garage floor epoxy

SECTION (c)

Quote#: **1387** Title: **Clubhouse and Pool buildings exterior pa** Date: **07/11/2026**
Estimator: **Emmanuel Colon** Cell Phone: **(407) 603-7246** Office Phone: **(407) 362-2023**
Mailing Address: **191 Drennen Rd, Unit 507 Orlando FL, 32806**



Customer Quote

Locally Owned and Independently Operated

Ashley Hilyard
ahilyard@gmscfl.com
(407) 577-0918

Billing: 13709 Hawk Lake Dr
Orlando, FL 32837

Service: 13709 Hawk Lake Dr
Orlando, FL 32837

Customer Notes: Exterior Painting Proposal

Thank you for the opportunity to provide a proposal for the exterior painting and restoration of your community facilities.

This proposal includes the complete exterior painting of the clubhouse, cabana columns, and slide tower using Sherwin Williams Latitude Satin, a premium exterior coating engineered to provide outstanding color retention, excellent durability, mildew resistance, and long-lasting protection against Florida's demanding weather conditions.

Our process begins with a thorough pressure washing of all paintable surfaces to remove dirt, mildew, chalking, and other contaminants that could affect adhesion. Once the surfaces have dried, all surrounding areas, landscaping, windows, fixtures, and adjacent finishes will be carefully protected prior to the start of painting. Loose or peeling paint will be removed, minor surface imperfections will be addressed, and all paintable substrates will be properly prepared to ensure a uniform, long-lasting finish.

Due to the height and complexity of the clubhouse peaks and other elevated architectural features, this project will require the use of a 50-foot to 65-foot articulated boom lift. The articulated lift has been selected specifically because it allows safe access to difficult areas while minimizing the risk of damage to the newly installed metal roofing by providing extended reach without unnecessary roof contact.

This proposal also includes the complete preparation and refinishing of the entire perimeter aluminum fence. The fence will be thoroughly cleaned and prepared before receiving Sherwin Williams ProCryl Universal Acrylic Primer on all exposed metal surfaces to promote superior adhesion and corrosion resistance. Once properly cured, the fence will receive a finish coat of Sherwin Williams Pro Industrial DTM Acrylic, providing a durable, weather-resistant coating specifically designed for exterior metal applications.

Additionally, this proposal includes the preparation and painting of the community trash enclosure and the main entrance sign. These surfaces will receive the same professional preparation procedures required for their respective substrates to ensure a consistent appearance and long-term durability throughout the property.

Throughout the duration of the project, our team will maintain a clean, organized, and safe work environment. A dedicated project manager will oversee all phases of the work to ensure quality control, maintain communication, and minimize disruption to the daily operations of the community. Upon completion, all masking materials, equipment, and debris will be removed, and a final walkthrough will be performed to ensure every aspect of the project meets our quality standards and your expectations.

Exclusions include repairs to hidden substrate damage, structural repairs, replacement of deteriorated building materials, rusted metal replacement, caulking beyond normal maintenance, and any work not specifically described within this proposal.

Option to paint outside of clubhouse white ceiling \$1500.00

Not Included: **Any slide supporting framing, bathrooms or closets or inside entrance office**

Details

- Dark to Light Color Change and/or Sheen change has a 20%.
Only applies if going to a lighter color than what is currently present. Includes extra cost of paint and labor associated with going from darker color to a lighter color or from changing sheen from flat to a sheen or vice versa.
- Power Washing: Pressure washing the entire home, remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping. Including stucco areas, fascia, soffit, vinyl, garage doors. Bleach from a pump up garden sprayer will be applied only on vinyl areas and in all areas where it is necessary, killing all heavy-duty mold and mildew.
- Caulking: Caulked with latex acrylic silicone all areas that need to be sealed and protect against moisture. Caulked around all window frames, door frames, trims, soffits and ceilings if necessary. Filling Stucco cracks with special treatments.
- Mask off tapes and cover areas as needed prior to applying paint. Including plants
- Loose Nails: Hammer in loose nails to secure loose boards.
- Sanding: Sand specified areas to de-gloss surface, to allow for proper adhesion, and/or minimize rough edges due to scraping.
- Downspouts: Downspouts will be painted in corners same as soffits color, the rest will be painted same as body color
- Financing Available:
Paint Now Pay Later is the most popular option with a 6.5% sign in . No other painting company offers such peace of mind. With a 12 month no interest option you can rest assured that the job will get done and you can pay as you want within 12 month period. Get pre approved within minutes
- This estimate is based on repair work currently visible and will not cover any hidden damage. Should additional repair work be needed a quote will be provided for completion if possible.
- First coat of paint will be allowed proper time to dry before second coat is applied (where applicable).
- Five Star team to clean up daily, and a thorough clean up at job completion.
- Multiple ladders or scaffolding may be used to prevent overlap marks commonly seen when a home is painted from a single ladder.
- Unless specified otherwise, Five Star Painting will spray body and brush and roll trim.
- Five Star will conduct a thorough walk-around with the customer to ensure nothing is missed.
- Thorough caulking will be done anywhere wood meets wood and where previously caulked.

boom lift rental (count: 1)

Power Washing: Remove dirt, mildew, cobwebs and other debris to allow for proper paint adhesion and expose areas needed for scraping.

Labor: \$525.00

Downspouts: Downspouts will be painted in corners same as soffits color, the rest will be painted same as body color

Labor: \$210.00

Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

Labor: \$210.00

Masking: Mask and cover areas (such as windows, brick, patios) to prevent overspray.

Labor: \$357.00

Main Building repaint

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$3,062.50

Slide tower

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$3,281.25

Trash Cage inside

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$175.00

Trash Cage outside

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$175.00

Sign front

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$21.88

Sign back

Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$21.88

Fence

Misc. Trim > Pro Cryl Primer wht Flt (1 Coat) Paint: Direct To Metal SG (2 Coats) Labor: \$6,187.50

Columns

Columns > Paint: Sherwin Williams Emerald Ext Satin (2 Coats) Labor: \$420.00

Total

Materials: \$6,678.00
Labor: \$18,147.01
Subtotal: \$24,825.01
Total: \$24,825.01
Payment: \$0.00
Balance Due: \$24,825.01

1. Subcontractors. Contractor at his discretion may delegate any portion of the work by Subcontractor with responsible Subcontractors, but such delegation shall not relieve Contractor of full responsibility for the work. Any corresponding subcontract shall require the Subcontractor to be bound to the full terms of this Contract to the extent of his work, and it shall allow the Subcontractor the benefit of the same rights and remedies afforded the Contractor by this Contract.

2. Work Involved. All work will be performed, in a workmanlike fashion according to the plans and specifications identified.

3. Time of Commencement and Substantial Completion. The work shall be convened and, subject to adjustments, substantially completed within the time limits given above but Contractor shall not be penalized for Acts of God , strikes, shortages of critical materials, and other delays beyond his control. Upon notice by the Contractor of substantial completion of the Project the owner.s representative shall tour the project with the contractor and provide contractor with a .Punch List. by which the contractor can fully complete his work. Items not included in this Punch List shall be treated as Warranty Work more Fully discussed below.

4. Warranty Work. Contractor warrants to owner that all materials incorporated into the project will be new unless otherwise specified, and further warrants, all materials and workmanship for the warranty work, which is not part of a subsidiary warranty from a materialman or subcontractor, will be done at full cost to owner.

5. Initial Payment. The initial payment shall be paid by Owner to Contractor prior to commencement or work and shall be used for acquisition of materials and site setup. Contractor shall practically credit owner for such initial payment in each application for payment in the amount shown, until the initial payment is fully credited.

6. Progress Payments. The Owner shall make the monthly progress payments less the given retention to Contractor for all unpaid work completed through the given day of each month based upon an Application for Payment submitted by Contractor. Such progress payments shall be made within given number of days or the receipt of such Application. If for any reason, any such progress payment is not received in full within such time, Contractor shall have the right to cease work immediately sending written notice to Owner and to initiate any applicable legal proceedings to collect the amount due together with interest at 10% per annum.

7. Final Payment. All amounts held in retention together with any other unpaid portion of the contract or change orders shall be paid to the Contractor within the given number of days Contractor.s notification to Owner that the work is complete.

8. Effect of Final Payment. The making of the final payment shall constitute waiver of all claims by Owner except those arising from unsettled liens, from

failure of work, to comply with requirements of Contractor documents, or from faulty or defective work appearing after standard completion or identified in the final punch list. In like manner, acceptance of final payment by Contractor constitutes a waiver of all claims not previously made to Owner in writing or identified as unsettled in the application for the final payment.

9. Conditions to Progress and Final Payments. Neither progress nor final payments from Owner to Contractor are conditioned upon receipt by Owner of corresponding draws from Owner's Lender. Owner may condition any progress or final payments to Contractor upon receipt from Contractor or appropriate lien waivers themselves conditioned upon receipt of the monies applied for.

10. Surveys, Legal Descriptions and Easements. Owner shall furnish all surveys and legal descriptions of the project, and Owner shall secure and pay for all necessary approvals, easements and changes require for use of occupancy of the project.

11. Professional Fees. Owner shall pay for all real estate fees, financing charges, accounting fees, legal fees, design fees, and engineering fees involve din the acquisition and development of land underplaying the project as well as the construction of the project itself.

12. Liability and Property Insurance. Owner shall purchase and maintain both liability insurance for his own liability, and property insurance for the entire project; this property insurance shall include .all risk. coverage for theft and vandalism as well as the standard casualty coverage for fire and flood.

13. Supervision, Safety and Insurance. Contractor shall be responsible for all supervision and coordination of the work and for all responsible precautions needed to carry out such work in a manner safe for both the project and all person involved therein. Contractor shall secure and maintain all liability and Workmen's Compensation Insurance necessary for the work or himself and his subcontractors . If this Contract is performed as .cost plus. Contract all such supervision and insurance costs will be treated as job costs.

14. Administrative and Job Overhead Items. The following administrative and job overhead items are to be absorbed by the Contractor in the fixed fee contract and to be treated as job costs in a cost-plus contract. Office overhead directly related to the project project schedules and project record documents, job storage and protection of job materials, as well as maintenance, replacement and rental or tools and equipment.

15. Construction Permits and Sales Taxes. Contractor shall comply with all laws, ordinances and regulations effecting construction of the project and shall secure any pay for all necessary building and construction permits and shall pay all sales taxes arising from the construction of the project. If this Contract is performed as .cost plus. contract in lien of a fixed fee contract all such taxes and fees shall be treated as part of the job costs.

16. Legal Remedies. This Contract shall be governed by the laws of the State of Utah and all applicable case law. All of the remedies available under those laws shall be available to the parties of the Contract. At the option of either party any dispute arising hereunder may be submitted to arbitration. The prevailing party in any dispute arising shall be awarded attorney's fees , arbitration and court costs, as the court deems fair.

17. Assignment. This Contract may not be assigned by either party without the other party's written consent.

18. Modifications. All modifications to this Contract shall be in writing by change orders, purchase orders or similar documents signed by agents of both Owner and Contractor.

19. Notice of Completion. Should Owner for any reason record a Notice of Completion that operates to shorten the lien period he shall immediately notify Contractor of the Notice, and deliver a copy of that Notice to Contractor.

20. Acceptance. This Contract shall be executed in duplicate. Owner and Contractor shall each retain one of the original duplicates. This Contract is complete and binding when properly executed as indicated above.

21. This proposal is to be included in any contract of this work stated herein and become part of that contract.

Instructions: contractor completes and executes three copies and delivers two to Owner. Owner accepts proposal by executing and returning one copy to contract before proposal termination date.

Contractor Signature

Title

Date

\$24825.01

Authorization to Start Work (Owner)

Title

Date

Contract Total

Work Completed to My Satisfaction (Owner)

Title

Date

Customer Focused, Quality Driven™
Visit FiveStarPainting.com/warranty for details on our 2-year warranty.

SECTION (d)

M.E.S.

M.E.S. PROFESSIONAL, INC.

10700 Fairhaven Way ~ Orlando, FL 32825

Phone 407-307-5592 ~ Email mesprofessional@hotmail.com

July 6, 2026

Via Email – AHilyard@gmscfl.com

Ms. Ashley Hilyard
Field Manager
GMS - Central Florida
219 E. Livingston St
Orlando Florida 32801

Re: Exterior Work – Repairs at Clubhouse at Falcon Trace CDD, Orlando

Dear Ashley:

This is a proposal for the following scopes of work at the above-referenced property, consisting of:

1. Repair the damaged stucco on the columns, trim and windows and repair cracks on the walls with Elastomeric Patch with texture. Our cost to perform this preparation and scope of work, consisting of labor and materials, will be \$4,360.00.
2. Preparing and painting the building housing the bathroom, offices, the water slide, the white base of the water slide, and the dormers, consisting of:
 - a. Repairing all the stucco cracks;
 - b. Repair all of the water damage to the stucco where oxidization is visible;
 - c. Apply a conditioning sealer to all of the areas;
 - d. Paint with Sherwin Williams' Latitude Exterior satin paint the stucco, fascia board, soffit, and trim;
 - e. Paint the water slide base and the stair handrails with DTM paint; and
 - f. Apply a stain to the wood of the pergola which has a green roof.

Our cost to perform this preparation and scope of work, consisting of labor and materials, will be \$16,750.00.

Please note that for both proposals above, if at the time of the removal of the stucco and the metal corners, there is interior damage, we will communicate this to you immediately and provide you with the cost of repairs which will consist of a Change Order.

3. Repair and painting of the pool deck under cover and exterior, consisting of:
 - a. Removal of the texture where necessary;
 - b. Repairing the cracks;
 - c. Applying Sherwin-Williams' Dura-Top Concrete Resurfacer Fine Texture where necessary;
 - d. Painting with H&C Deck Paint.

Ms. Ashley Hilyard
GMS – Central Florida
July 6, 2026
Page 2

Our cost to perform this preparation and scope of work, consisting of labor and materials, will be \$14,768.00.

Please also note that these proposals are valid for thirty (30) days. Please let me know if you have any questions.

Very truly yours,
M.E.S. PROFESSIONAL, INC.

/s/ Enrique Sierra

Enrique Sierra

Work Authorization

The following is to obtain written authorization to perform the scope of services proposed above and provide terms and conditions for completion of those services and submittal of payment. Payment of services rendered will be based on the stated proposal above and made a part of this authorization. If M.E.S. is required to modify the scope of services, either by request or by our determination that additional services are required, we will provide you with a "Change Order" for the scope and cost revision.

Work authorized by:

By: _____

Name: _____

Title: _____

Date: _____

SECTION (e)

Ashley Hilyard

ahilyard@gmscfl.com
(407) 577-0918
13709 HAWK LAKE DR
ORLANDO, FL 32837-8084



Proposal #	3114076
Proposal Date	7/21/2026
Proposal Amount	\$38,368.79
Job Address	13709 HAWK LAKE DR ORLANDO, FL 32837-8084

Smith and Co. Painting

2266 Bluebird Pl
St. Cloud, FL 34771
Phone: (321) 895-9121

Exterior Preparation & Scope of Work

To ensure a successful and long-lasting paint job, we have outlined the comprehensive scope of work for the exterior painting preparation phase.

- 1. Initial Exterior Assessment:** Our team will conduct an initial assessment of the exterior surfaces, including walls, trims, doors, and any other relevant areas. This assessment will help us identify any existing issues and plan the necessary preparatory work.
- 2. Pressure Washing:** Before any painting can begin, we will thoroughly clean the exterior surfaces using a pressure washer. This process will remove dirt, mildew, algae, and loose paint, providing a clean and sound surface for the new paint to adhere to.
- 3. Surface Repairs:** Any damaged areas, such as cracks, holes, or rotted wood, will be repaired and patched using suitable materials. Our team will also address any other structural issues that may impact the painting process.
- 4. Scraping and Sanding:** All loose and peeling paint will be scraped off, and the surfaces will be sanded to create a smooth and even foundation for the new paint application.
- 5. Caulking and Sealing:** We will apply fresh caulk around windows, doors, and other gaps to ensure a weather-tight seal and a polished finish.
- 6. Primer Application:** A layer of high-quality primer will be applied to the prepared surfaces. Primer helps to improve paint adhesion and provides an extra layer of protection against the elements.
- 7. Masking and Protection:** To protect areas not to be painted, such as windows, fixtures, and landscaping, we will carefully mask and cover them with drop cloths.
- 8. Color Confirmation:** Before proceeding with the painting phase, we will verify the chosen color scheme with you to ensure it aligns with your vision and complements your home's architectural style.
- 9. Customer Approval:** Once all preparation steps are completed, we will invite you for a final inspection. Your satisfaction is essential to us, and we will not proceed with the painting process until you are satisfied with the preparation work.
- 10. Weather Considerations:** In the case of exterior painting, we will monitor weather conditions closely. We will schedule the painting work during appropriate weather conditions to ensure optimal drying and adhesion of the paint.
- 11. Environmentally Friendly Practices:** We are committed to environmental responsibility. Any excess paint, materials, or waste generated during the preparation phase will be disposed of properly and responsibly.

We appreciate your trust in our services and are confident that our attention to detail during the preparation phase will result in a beautiful and durable exterior paint job for your home.

Product / Service	Quantity	Price	Subtotal	Tax	Total
Exterior - Better Package (INCLUDED) Better Package (Exterior) • Sherwin-Williams Duration® Exterior Acrylic + Loxon Sealer for Stucco • 7-Year Sherwin-Williams Product Warranty • 3-Year Workmanship Warranty • Free Sherwin-Williams Color Consultation	1.00	\$0.00 / Ea	\$0.00	\$0.00	\$0.00
Lift Rental 1 Week 45 Ft. Articulating Boom Rental for 1 Week	1.00	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00
Subtotal					\$1,750.00
Tax					\$0.00
Total					\$1,750.00

Areas

\$

Main Clubhouse

\$8,081.56

Item
Pressure Washing - Exterior Body Pressure Wash Solution
Sealer & Primer - Exterior Body Loxon Acrylic Primer
Exterior Body Finish - Exterior Body SW Duration Exterior
Patio Ceiling - Ceiling SW Duration Exterior
Fascia - Trim SW Duration Exterior
Exterior Doors & Frames - Doors/Frames SW Duration Exterior
Stucco Window Trim - Trim SW Duration Exterior
Cupola's (Structures on Top of Building) - Trim SW Duration Exterior
Columns w/ Decorative Accents - Trim SW Duration Exterior
Back Wooden Gate (AC Unit Fence) - Trim Sherwin-Williams SuperDeck

Optional Substrates

Item

Soffit - Trim
SW Duration Exterior
Declined

Note: *Newly installed soffits are optional depending on the color scheme.*

Total \$8,081.56

Men's Restroom \$1,074.46

Item

Ceiling - Ceiling
SW Promar Ceiling

Walls - Walls
SW Duration Home Interior

Bottom Trim Accent - Trim
SW SuperPaint Acrylic

Entry Door - Doors/Frames
SW SuperPaint Acrylic

Women's Restroom \$1,530.94

Item

Ceiling - Ceiling
SW Promar Ceiling

Note: *Includes 3 areas where the ceiling needs repairs from peeling and settlement cracks.*

Walls - Walls
SW Duration Home Interior

Bottom Trim Accent - Trim
SW SuperPaint Acrylic

Entry Door - Doors/Frames
SW SuperPaint Acrylic

Meeting Room \$2,042.79

Item

Ceiling - Ceiling
SW Promar Ceiling

Note: *Includes repairs of settlement cracks on the ceiling.*

Walls - Walls
SW Duration Home Interior

Doors - Doors/Frames
SW SuperPaint Acrylic

Chair Rails & Window Sills - Trim
SW SuperPaint Acrylic

Side Pool Covered Structure

\$1,326.01

Item

Pressure Washing - Exterior Body
Pressure Wash Solution

Horizontal Beams - Trim
SW Duration Exterior

Note: *We will unscrew the covering if we can, if not, we will paint around it as best we can.*

Vertical Columns - Trim
SW Duration Exterior

Building w/ Slide

\$8,736.64

Item

Pressure Washing - Exterior Body
Pressure Wash Solution

Sealer & Primer - Exterior Body
Loxon Acrylic Primer

Exterior Body Finish - Exterior Body
SW Duration Exterior

Note: *Exterior doors included.*

Upper Platform Ceiling - Ceiling
SW Duration Exterior

3 Platform Floor Stain - Ceiling
SW H&C ColorTop Stain

Note: *2 platforms landing on the stairs and the platform at the top of the structure re-stain.*

Soffit and Fascia - Trim
SW Duration Exterior

Ornate Accents - Trim
SW Duration Exterior

Stucco Trim Bands - Trim
SW Duration Exterior

Cupola (Top Structure) - Trim
SW Duration Exterior

Metal Railing w/ Spindles - Trim
Rustoleum Oil-Based Enamel

Note: *Includes scraping any loose areas and priming bare metal and/or rust spots.*

Stair Risers - Trim
SW Duration Exterior

Metal White Fence

\$10,250.87

Item

Pressure Washing - Exterior Body
Pressure Wash Solution

Metal Fence w/ Spindles - Floor
SW Sher-Cryl (Pro-Industrial)

Note: *Handrolled & brushed to avoid overspray that will be caused by the waterfront breeze.*

Garbage Enclosure (Both Sides)

\$2,681.64

Item
Pressure Washing - Exterior Body Pressure Wash Solution
Sealer & Primer - Exterior Body Loxon Acrylic Primer
Exterior Body Finish - Exterior Body SW Duration Exterior

Big Hawk Park Sign

\$893.88

Item
Pressure Washing - Exterior Body Pressure Wash Solution
Sealer & Primer - Exterior Body Loxon Acrylic Primer
Exterior Body Finish - Exterior Body SW Duration Exterior

Subtotal	\$36,618.79
Tax	\$0.00

Total	\$36,618.79
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Proposal Summary

Areas Total	\$36,618.79
Line Item Total	\$1,750.00

Proposal Total	\$38,368.79
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Deposit Required
\$9,592.20 (25.00%)

Note

All Labor & Materials Included

NOTES:

- The client's stucco vendor will be making repairs on the stucco prior to painting.
- We will be responsible for any hairline cracks, rusted areas, drywall repairs, spot priming, scraping of failing paint, wood preparation, & cosmetic preparation of all paintable surfaces.
- This project will take approximately 4 weeks.
- We can NOT use a paint sprayer for the white fence specifically, as the atomized paint will travel due to the waterfront breeze.
- We CAN spray the main structures as less overspray will occur since we are spraying on a flat surface, but we will take precautions like using a low-pressure spray tip.
- We will be using safety cones and wet-paint signs when painting near any oncoming traffic and/or occupied areas.
- 25% is due as a project commitment and reservation of date.
- 25% is due by the midway point of the project (after the walkthrough with the site supervisor).
- 50% is due once the final walkthrough is completed.
- This price assumes we can paint without stopping through the duration of the project.
- We will need to use the water on-site for pressure washing.
- We will need to use power on-site for our tools.
- An articulated boom lift is needed for cupolas on top of buildings.

Terms and Conditions

Smith & Co. Painting Contract Agreement

By the Client accepting the curated proposal, this agreement is entered into by Smith & Co. Painting ("Contractor") and the property owner or authorized agent ("Client"). Contractor agrees to provide painting services for the Client's or subject property.

1. Explanation of Property Owner's Rights:
 - a. Consumers have the right to receive the products and services agreed to in this contract.
 - b. Consumers have the right to resolve disputes through the means outlined in this contract.
 - c. Consumers may file a complaint with the Florida Department of Business and Professional Regulation (DBPR).
2. Color Changes:

All color changes must be selected before work begins and materials are purchased.

If a color change requires additional coats for adequate coverage, the Client will be advised. If the Client opts not to proceed with the additional coat, Smith & Co. Painting will not be held liable for inadequate coverage. Additional coats will impact the contract price.
3. Hidden Conditions:

Unforeseen conditions (e.g., structural defects, rot, moisture) that could not have been identified during the initial estimate may result in additional labor, material, and cost. Client will be notified of these changes and must approve any additional charges before work continues.
4. Lead-Based Paint Regulations:

Homes built before 1978 must be tested for lead. Smith & Co. Painting will not sand or pressure wash homes with lead paint unless the paint is tested and shown to be lead-free. If the Client refuses testing, the Contractor may test at their discretion, at no additional cost.
5. Limited Warranty:

Workmanship is warranted for 3 years following the completion of work. A paint-specific & material warranty is offered on behalf of Sherwin Williams based on the products agreed on for the project, assuming the Client agrees to the necessary paint system involved.

This warranty does not cover damage from Acts of God (e.g., hurricanes, storms) or pre-existing conditions (e.g., faulty materials or improper surface preparation).

The warranty excludes galvanized metal surfaces, horizontal surfaces like decks, or areas where minimal prep work was requested by the Client.
6. HOA Approval:

If the property is governed by a Homeowner's Association (HOA), obtaining color or project approval is solely the responsibility of the Client.
7. External Fixtures:

The Client will be advised if the removal of external fixtures (e.g., antennas, shutters) is required. Smith & Co. Painting does not assume responsibility for the performance of reinstalled fixtures.
8. Right of Cancellation:

The Client may cancel this contract within 3 business days of signing without penalty. Cancellations must be submitted in writing by midnight on the third business day after contract signing. If canceled after the 3-day period, the deposit will be retained by Smith & Co. Painting.

Under Florida law, if the contract is for improvements to residential real property, the Client has certain rights, including cancellation rights, if the contractor fails to perform or meet contractual obligations.
9. Use of Property and Client's Image:

Smith & Co. Painting may take photos of the property before and after the project and use them in marketing materials without further permission. Any recommendation letters provided by the Client may also be used for marketing purposes.
10. Dispute Resolution and Costs:

In the event of a dispute, both parties agree to attempt mediation before pursuing legal action. Each party will bear its own legal fees. If a legal action is taken, the prevailing party will be entitled to recover reasonable attorney's fees and costs.

Under Florida law, binding arbitration or mediation is encouraged before litigation for construction-related disputes.
11. Contractor Withdrawal:

Smith & Co. Painting reserves the right to withdraw this proposal prior to the Client's signed acceptance without penalty.
12. Modifications of Terms:

Any modifications to this contract must be approved in writing by both parties.

13. Payment Terms:

An agreed upon deposit is due prior to project commencement. This deposit secures the start date. The remaining balance is due upon project completion.

Acceptable payment methods include Cash or Check. Credit card, Venmo, and PayPal transactions will incur a 3% processing fee. Zelle is acceptable as well at no fee.

14. Client Responsibilities:

It is the Client's responsibility to remove valuable, fragile items, and small furniture from the work area. Larger furniture that remains will be covered, but Smith & Co. Painting is not liable for any damage.

Smith & Co. Painting requires access to a utility sink for cleaning tools and equipment. The Contractor will ensure the area is cleaned upon project completion.

15. Cleaning After Completion:

While the Contractor will clean the workspace upon project completion, dust and debris from the painting process are common. For a thorough post-project cleaning, the Client may need to hire a professional cleaning service.

16. Additional Terms:

Progress Payments: For projects lasting more than two weeks, progress payments may be required.

Previous Condition: If excessive paint, damage, or improper work from previous contractors hinders the project, Smith & Co. Painting will document and notify the Client of any issues. Additional charges may apply for rectifying such issues.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

SECTION D

BIG HAWK LAKE RECREATION CENTER

JULY 2026



AMENITY USAGE REPORT

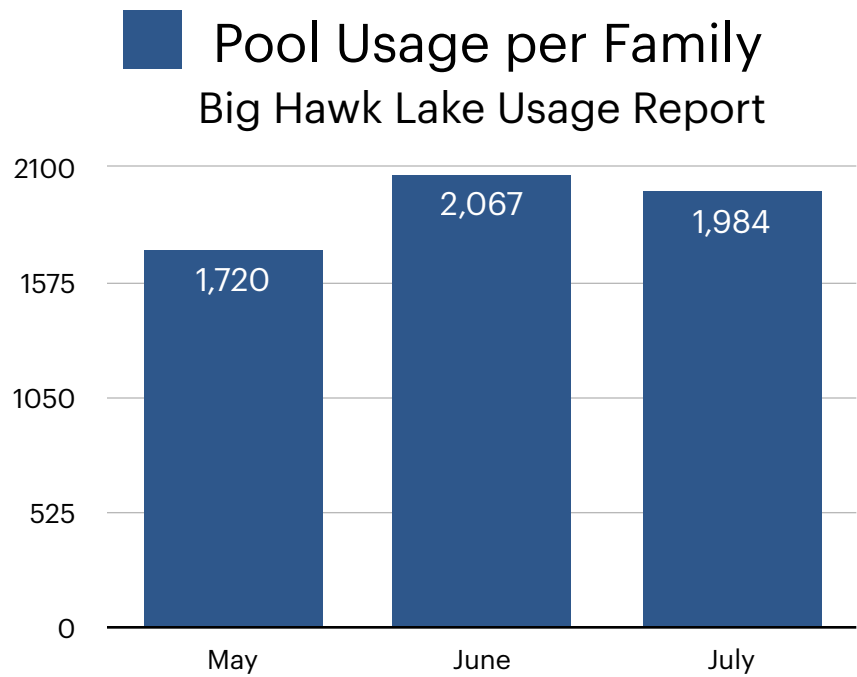
PROVIDED BY C.A.L.M.

TOTAL RENTALS

May - 12

June - 4

July - 8



-CURRENT SEASON SCHEDULE:

MAY THROUGH SEPTEMBER

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