

Solterra
Community Development District

March 19, 2026

Solterra

Community Development District

Revised Meeting Agenda

Seat 4: Teresa Baluja – (C.)	
Seat 1: Raisa Krause – (V.C)	
Seat 3: Lilibeth Hauck – (A.S)	
Seat 5: Marc Szasz – (A.S.)	
Seat 2: Vanessa Perez – (A.S.)	

Thursday
March 19, 2026
10:45a.m.

Governmental Management Services
5385 N. Nob Hill Rd., Sunrise, Florida 33351
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Meeting ID: 277 324 538 991 and Passcode: rj2LY2cy
1 872-240-4685 and Phone Conference ID: 924 173 695#

1. Roll Call
2. Approval of Minutes of the January 22, 2026 Meeting – **Page 3**
3. Consideration of **Resolution #2026-04** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 15**
4. Consideration of Revised Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 25**
5. Discussion of:
 - A. Correspondence with Broward County Florida Public Works and Environmental Services Department Regarding (NFAC) Approval Letter – **Page 30**
 - B. Agreements with the City Regarding Public Spaces
 - C. **Change of order for NW 30th Place/ Discussion of Second Amendment to Consulting Services Agreement with Whitmore Consulting Engineers, Inc. – Page 31**
 - D. Solterra Phase 1 Bids/Agreement
6. Ratification of:
 - A. First Amendment to Engineering Agreement by and between Solterra Community Development District and Alveraz Engineering, Inc. – **Page 34**
 - B. Engineer's Personnel Billing Rates – **Page 41**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Ratification of Fiscal Year 2026 Meeting Schedule – **Page 43**
8. Financial Reports – Approval of Unaudited Financials – **Page 44**
9. Supervisors Requests and Audience Comments
10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.solterracdd.com>

**MINUTES OF THE MEETING
SOLTERRA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Solterra Community Development District was held on Thursday, January 22, 2026, at 10:00 a.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Mike Levak	Chairman
Alex Torres	Vice Chairman
Dario Gerszuny	Assistant Secretary
Teresa Baluja	Chairman
Raisa Krause	Vice Chairman
Vanessa Perez	Assistant Secretary
Lilibeth Hauck	Assistant Secretary
Marc Szasz	Assistant Secretary

Also present were:

Scott Cochran	District Counsel
Ginger Wald	District Counsel (by phone)
Juliana Duque	District Manager
Juan Alvarez	District Engineer (by phone)
Angel Camacho	District Engineer (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Mike Levak and Mr. Felix Castillo Jr.

Ms. Duque: The first item that we have is the oath of office for Mike, so Mike, I'm going to read the oath of office, and after I say "I", just provide me with your name, and at the end, you would just say, I do, or I agree, so "I".

Mr. Levak: Mike Levak.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and

will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Mr. Levak: I do.

Ms. Duque: Thank you so much.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2026-01 Canvassing and Certifying Results of Landowners Election

Ms. Duque: The next item is the organizational matters, the first item is the consideration of resolution #2026-01, canvassing and certifying the results of the landowners' election. This resolution #2026-01 canvases and also certifies the results of the November 20, 2025, landowners' election. The resolution certifies that Mike Levak and Felix Castillo were each elected with 900 votes to seats #1 and #2 for a 4-year term, and seat #4 received zero votes and remains vacant with a 2-year term. So, at this moment, unless there are any questions from the Board, a motion to approve resolution #2026-01 will take place.

On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, Resolution #2026-01 canvassing and certifying the results of the landowners' election was approved.

B. Consideration of Appointment to Fill Unexpired Term(s) of Office for Seat #4 (11/2027)

C. Oath of Office for Newly Appointed Supervisor(s)

Ms. Duque: The next item is consideration of appointment to fill the unexpired term of office for seat #4, which expires in November 2027. Do I have any direction at this moment from the Board?

Mr. Levak: Yes, I'd like to appoint Teresa.

Ms. Duque: Perfect.

On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, appointing Teresa Baluja to fill the unexpired term of office for seat #4 was approved.

Ms. Duque: So, Teresa, welcome. I'm going to read the oath of office, and please provide me with your name, and then towards the end, you would say, I do or I agree, so "I".

Ms. Baluja: Teresa Baluja.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Baluja: I do.

Ms. Duque: Thank you so much. Welcome, Teresa.

D. Consideration of Resolution #2026-02 Electing Officers

Ms. Duque: The next item on the agenda is the consideration of Resolution No. 2026-02, regarding the election of officers. Since I understand that some members of the Board of Supervisors intend to resign, with the Board's approval, we will move this item to the end of the meeting.

Mr. Levak: Yes.

Ms. Duque: Thank you.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
October 23, 2025, Meeting**

Ms. Duque: Let's move on to the approval of the minutes from the October 23, 2025, regular meeting. The minutes are included in your agenda package. At this time, are there any additions, corrections, or deletions? If there are none, we'll proceed with a motion to approve them.

On MOTION by Mr. Torres seconded by Mr. Levak, with all in favor, the Minutes of the October 23, 2025, Meeting were approved.

Ms. Duque: Do I have any direction from the Board at this moment?

Mr. Levak: No.

Ms. Duque: Okay, it's my understanding that I was supposed to receive a resignation letter from Felix Castillo, indicating that he is declining his appointment to the Board. This was related to the landowners' election held at the last meeting. I'll check now to confirm whether I've received that letter. If so, I'll need a motion from the Board to accept Mr. Castillo's letter declining his position as Supervisor.

On MOTION by Mr. Levak, seconded by Mr. Torres, with all in favor, accepting the resignation letter from Felix Castillo Jr was approved.

Ms. Duque: With that, I'd like to inform the Board of Supervisors that Seat #2, previously held by Felix Castillo, is now vacant. Do I have any direction from the Board at this time?

Ms. Baluja: I'd like to make a motion to appoint Vanessa Perez.

Ms. Duque: Ok, so I have a motion on the table made by Teresa to appoint Vanessa Perez for the open position, seat #2.

On MOTION by Ms. Baluja, seconded by Mr. Torres, with all in favor, appointing Vanessa Perez to fill the unexpired term of office for seat #2 was approved.

Ms. Duque: So Vanessa, I'm going to read the oath of office, so "I".

Ms. Perez: Vanessa Perez.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the

office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Perez: I do.

Ms. Duque: Thank you so much, Vanessa.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-03 Budget Amendment for Fiscal Year 2026

Ms. Duque: So, Let's move on to the next item, which is the consideration of Resolution No. 2026-03, a budget amendment for Fiscal Year 2026. This amendment pertains to the Debt Service Fund, and the attached Exhibits A, B, and C reallocate the debt service revenues and expenditures for the Series 2023-1 Notes, Series 2024 Notes, and Series 2025 Bonds. The amendment aligns with the adopted assessment schedule and the amortization schedule for the 2025 Bonds. I'd like to note for the record that this amendment reduces certain direct assessment interest lines to zero for the 2023-1 and 2024 Series, and incorporates the Series 2025 principal and interest payments, as well as related surplus, into the 2025 Debt Service budget. If there are no questions from the Board, I'll request a motion to approve the resolution as presented.

On MOTION by Mr. Levak, seconded by Ms. Baluja, with all in favor, Resolution #2026-03, the Budget Amendment for Fiscal Year 2026 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to the attorney.

A. Attorney

Mr. Cochran: Yes, I don't have anything specific to report, just that I'm here for Ginger today. She had to cover another meeting where they're doing a whole bunch of stuff. It's nice to meet you all. She should be back in future meetings.

Ms. Duque: Thank you so much, Scott. It's very nice to have you here with us today.

B. Engineer – Updated Billing Rates

Ms. Duque: Let's move on to the Engineer's Report. The first item I'd like to present to the Board is the consideration of updated billing rates from Alvarez Engineering. The letter dated January 2, 2026, included in your agenda package, requests Board approval of the revised 2026 hourly rates and staff classifications. The engineer has noted that these changes are not expected to exceed the engineering budget adopted for Fiscal Year 2026. Juan and Angel are also joining us on the line if there are any questions. If there are none, we'll proceed with a motion to approve the updated billing rates.

On MOTION by Ms. Baluja, seconded by Mr. Torres, with all in favor, accepting the updated billing rates as presented was approved.

Ratification of:

- A. Environmental Resource License Erl Application for Solterra**
- B. Notice of Intent for NPDES stormwater coverage for Solterra NW 30th Place**
- C. Florida Department of Environmental Protection Application**
- D. Engineering Permit Application for the Solterra NW 30th Place Improvement Project**
- E. Notice of Intent to use the FDEP general permit for the construction of potable water**
- F. Application to Construct a wastewater collection transmission system, phase 1**
- G. Application to Construct the Solterra wastewater collection and transmission system**
- H. Commitment Letter from Solterra to the City of Sunrise regarding exiting utilities**

Ms. Duque: The next item was received just two days ago, which is why it was not included in your agenda package. This item involves the ratification of several permits provided to the District by CC Homes. Before I present the details of these permits and their ratification, Juan, would you like to address the Board of Supervisors?

Mr. Alvarez: Yes, I have reviewed the applications that were the city fees related to phase 1, and also to the 30th Place project plan, and one of the applications has to do with the lake at the entrance of the development, so these are the applications that have been dedicated to the CDD and submitted to the different agencies. They are being presented for classification by the Board, and I have no objection to the Board ratifying them.

Ms. Wald: And I've been working directly with Juan, and I'm actually in his office now.

Ms. Duque: Hi, Ginger.

Ms. Wald: Hello. (inaudible comment) And I also received another proclamation email for more items, and I don't see any issues today with the approval and ratification of those applications.

Ms. Duque: Thank you for that, Ginger. So, I'm just going to mention each one of them, and towards the end, I will ask the Board for a motion to ratify them all. So, the first is from Florida Department of Environmental Protection application, which is the legal permit to construction phase 1 domestic wastewater collection and the transmission system for the CDD, the second one is the engineering permit application of the Solterra NW 30th Place improvement projects, the third one is the application to construct the Solterra wastewater collection and transmission system associated with the NW 30th Place improvement plans in Sunrise. The next one is the application to construct a wastewater collection transmission system in phase 1, and this covers the sanitary sewer, the force main, the use main, and the associated pump station that will serve the 300 residential units. The next one is the notice of intent to use the FDEP general permit for the construction of the potable water main extension services in Solterra phase 1. The next one is the environmental resource license for the ERL application for the Solterra phase 1, and the next one is the notice of intent for the NPDES, which is the stormwater coverage for the Solterra NW 30th Place improvement projects, and this is once again the permit for the stormwater discharge from construction activities. The last one is the commitment letter from the Solterra Community Development District to the City of Sunrise regarding the existing utility easement associated with the Solterra project. So, I will need a motion from the Board to ratify them all.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, ratifying items A through H listed above was approved.

Ms. Duque: If the Board agrees, I could provide each one of them via email today after the meeting, since they are not part of your agenda package, so that you have a copy also.

C. Manager

Ms. Duque: Let's move forward to the manager's report. I don't have anything additional to report at this point.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Unaudited Financials

Ms. Duque: Let's move on to the financial reports, which include the acceptance of the unaudited financials. These statements are through December 31, 2025, and include the combined statement of revenues, expenditures, and the balance sheet. Item 7A also includes the unaudited financials for the Series 2025 Construction and Revenue Accounts. If there are no questions from the Board, we'll proceed with a motion to accept them.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Duque: It's my understanding, based on what I'm hearing from the Board of Supervisors, that there are some resignations to be presented. With the Board's permission, I'd like to ask each Supervisor to please state their name and formally announce their intent to resign from their position so that we can proceed accordingly.

Mr. Levak: Yes, Mike Levak, it is my intention to resign.

Ms. Duque: Ok, perfect, Mike, we appreciate all your hard work during this time. Do I have any motion from the Board to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Mike Levak was approved.

Ms. Duque: Alright, so right now we have seat #1 open. Do I have any direction from the Board to appoint anyone to that seat?

Ms. Baluja: Motion to appoint Raisa Krause.

Ms. Duque: Ok, so I have a motion to appoint Raisa to seat #1. Is there a second?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Raisa Krause to fill the unexpired term of office for seat #1 was approved.

Ms. Duque: So I'm going to read the oath of office, Raisa, so "I".

Ms. Krause: Raisa Krause.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Krause: I do.

Ms. Duque: Thank you so much, Raisa. Now, do I have any other resignations to be presented to the Board by the Board of Supervisors?

Mr. Torres: Yes, I, Alex Torres, would like to give my intent to resign from the Board.

Ms. Duque: Thank you so much, Alex. I have a resignation. Do I have a motion to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Alex Torres was approved.

Ms. Duque: Thank you once again, Alex. Now we have seat #3 open, do I have any direction from the Board to appoint anyone to seat #3?

Ms. Baluja: Motion to appoint Lilibeth Hauck.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Lilibeth Hauck to fill the unexpired term of office for seat #3 was approved.

Ms. Duque: So, Lilibeth, I'm going to read the oath of office, so "I".

Ms. Hauck: Lilibeth Hauck.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Ms. Hauck: I do.

Ms. Duque: Thank you so much, Lilibeth. Now, do I have any other resignations from the Board of Supervisors?

Mr. Gerszuny: Yes, I intend to resign, Dario Gerszuny.

Ms. Duque: Thank you, Dario. So, I have a resignation on the table. Is there a motion to accept the resignation?

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, accepting the resignation of Dario Gerszuny was approved.

Ms. Duque: And we currently have seat #5 open. Do I have any appointment from the Board of Supervisors?

Ms. Baluja: Motion to appoint Marc Szasz.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, appointing Marc Szasz to fill the unexpired term of office for seat #5 was approved.

Ms. Duque: Marc, I'm going to read the oath of office, so "I".

Mr. Szasz: Marc Szasz.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Solterra Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Solterra Community Development District, Broward County, Florida.

Mr. Szasz: I do.

Ms. Duque: Thank you so much, welcome, Marc. So, we do not have any other resignations. Do I have any other supervisor's requests at this moment?

D. Consideration of Resolution #2026-02 Electing Officers (Cont.)

Ms. Duque: Not hearing any, we'll now return to the consideration of Resolution No. 2026-02, which pertains to the election of officers. For today's meeting, we'll need to appoint a Chair, Vice Chair, and Assistant Secretaries. My office is recommending Patti Powers to serve as Treasurer, Paul Winkeljohn as Secretary, me as Assistant Secretary, and Sharyn Henning as Assistant Treasurer. At this time, I'll need a motion from the Board to appoint individuals to the positions of Chair and Vice Chair.

Ms. Baluja: I motion to appoint myself as chairman, Raisa Krause as vice chairman, and Lilibeth, Vanessa, and Marc as assistant secretaries.

Ms. Duque: Ok, so the motion was made by Teresa to appoint Teresa Baluja as chairman, Raisa Krause as vice chairman, Marc Szasz, Lilibeth Hauck, and Vanessa Perez as assistant secretaries. Once again, Juliana Duque will be your assistant secretary, Patti Powers as your treasurer, Paul Winkeljohn as your secretary, and Sharyn Henning as your assistant treasurer.

On MOTION by Ms. Baluja seconded by Ms. Perez, with all in favor, Resolution #2026-02, electing officers, electing Teresa Baluja as chairman, Raisa Krause as vice chairman,

Marc Szasz, Lilibeth Hauck, and Vanessa Perez as assistant secretaries, and all others as stated on the record by Juliana Duque, was approved.

Ms. Duque: So, we have the slate of officers, and just for the record, we don't have any audience present, and we don't have any audience over the teleconference.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

On MOTION by Ms. Baluja, seconded by Ms. Perez, with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-04

A RESOLUTION OF THE SOLTERRA COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR **FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOLTERRA COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Solterra
Community Development District

Proposed Budget
FY 2027



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Solterra
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 561,363	\$ 562,972	\$ -	\$ 562,972	\$ 561,363
TOTAL REVENUES	\$ 561,363	\$ 562,972	\$ -	\$ 562,972	\$ 561,363

EXPENDITURES:

Administrative:

Engineering	\$ 10,000	\$ 2,550	\$ 7,450	\$ 10,000	\$ 10,000
Attorney	12,000	13,059	11,941	25,000	25,000
Annual Audit	8,300	9,300	-	9,300	9,400
Assessment Administration	2,650	5,000	-	5,000	5,300
Arbitrage Rebate	1,100	1,100	-	1,100	550
Dissemination Agent	2,650	1,104	1,546	2,650	2,809
Trustee Fees	12,600	-	4,246	4,246	4,246
Management Fees	40,831	17,013	23,818	40,831	43,281
Website Maintenance	1,701	709	993	1,701	1,701
Postage & Delivery	500	61	439	500	500
Insurance General Liability	7,043	6,163	-	6,163	6,779
Printing & Binding	400	3	397	400	375
Legal Advertising	2,800	371	2,429	2,800	2,800
Other Current Charges	1,363	297	1,066	1,363	1,397
Office Supplies	50	0	50	50	50
Property Appraiser	-	2,800	-	2,800	2,800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 104,163	\$ 59,704	\$ 54,375	\$ 114,079	\$ 117,163

Operations & Maintenance

Field Operations

Field Management	\$ 12,000	\$ 5,000	\$ 7,000	\$ 12,000	\$ 12,000
Security System	7,500	-	7,500	7,500	7,500
Landscape - Maintenance	192,000	-	192,000	192,000	192,000
Landscape - Woodlands section 9	78,000	-	78,000	78,000	78,000
Landscape - Annuals	24,000	-	24,000	24,000	24,000
Irrigation - Repairs & Maintenance	15,000	-	15,000	15,000	15,000
Pest Control	18,000	-	18,000	18,000	18,000
Preserve and Wetland	3,200	-	3,200	3,200	3,200
Fountains & Ponds	15,000	-	15,000	15,000	10,500
Utility - Streetlights	37,000	-	37,000	37,000	35,000
Stormwater Drainage Maintenance	7,500	-	7,500	7,500	7,500
Signage	6,500	-	6,500	6,500	5,000
General Repairs & Maintenance	15,000	-	15,000	15,000	10,000
Total Field Operations	\$ 430,700	\$ 5,000	\$ 425,700	\$ 430,700	\$ 417,700

Solterra
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Parks & Recreation</u>					
R&M - Pavillion	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
R&M - Fence	3,500	-	3,500	3,500	3,500
R&M - Entrance Road & Bridge	2,500	-	2,500	2,500	2,500
R&M - Entrance Monument	1,500	-	1,500	1,500	1,500
R&M - Pathways	2,000	-	2,000	2,000	2,000
R&M - Playground	2,000	-	2,000	2,000	2,000
R&M - Parking Areas	2,500	-	2,500	2,500	2,500
Capital Outlay	10,000	-	1,693	1,693	10,000
Total Parks & Recreation	\$ 26,500	\$ -	\$ 18,193	\$ 18,193	\$ 26,500
TOTAL EXPENDITURES	\$ 561,363	\$ 64,704	\$ 498,268	\$ 562,972	\$ 561,363
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 498,268	\$ (498,268)	\$ -	\$ -

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	400	\$ 249,495	\$ 265,420	\$ 663.55	\$ 663.55	\$ -
Townhomes	413	\$ 257,603	\$ 274,046	\$ 663.55	\$ 663.55	\$ -
Townhomes - Affordable Housing	87	\$ 54,265	\$ 57,729	\$ 663.55	\$ 663.55	\$ -
TOTAL	900	\$ 561,363	\$ 597,195			

Solterra
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments - On Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

District Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Assessment Administration

The costs associated with preparing, processing and administering the annual assessment place on the County's tax roll.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation on the District's Bonds. The District will contract with an independent auditing firm to perform the calculations.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District notes are held and administered by a Trustee at US Bank. This represents the trustee annual fee.

District Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

Contingencies

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Solterra
Community Development District
Budget Narrative
Fiscal Year 2027

Expenditures - Field

Field Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide on-site field management of contracts for the District services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Security System

The district has a contract line expense to purchase and maintain the security systems and cameras for both at the call boxes and entrance.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape - Woodlands Section 9

Represents the estimated maintenance of the landscaping service expenses in the Woodlands Section 9 area.

Landscape - Annuals

Flowers/annual rotations- (3)

Irrigation - Repairs & Maintenance

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Pest Control

Represents the cost of pest control and fertilization services.

Preserve & Wetland

Represents the cost of maintenance for the two areas (9) on the west side.

Fountains & Ponds

Represents the estimated costs to maintain the fountains and ponds within the District's boundaries.

Utility - Streetlights

Represents costs for electric for projects such as streetlights, signs, electric for well pump within the District. Florida Power & Light provides this service.

Stormwater Drainage Maintenance

The District has a contract to provide certain vacuum, clearing, desilting, dredging, and repair services with respect to certain District drainage structures that constitute part of the District's stormwater management system.

Signage

Represents the cost to purchase , maintain and repair signs within the District's boundaries.

General Repairs & Maintenance

Represents other costs for sudden and unforeseen expenses.

Expenditures - Parks & Recreation

R&M - Pavillion

Represents cost for repairs & maintenance for the Pavillion areas.

R&M - Fence

Represents cost for repairs & maintenance of fences around the District.

R&M - Entrance Road & Bridge

Represents cost for repairs & maintenance of the entrance roads and the bridges.

R&M - Entrance Monument

Represents cost for repairs & maintenance of the entrance monument.

R&M - Pathways

Represents cost for repairs & maintenance of pathways.

R&M - Playground

Represents cost for repairs & maintenance for the Playground areas.

R&M - Parking Areas

Represents cost for repairs & maintenance for the Parking areas.

Capital Outlay

Represents cost allocated to purchase and maintain assets for the daily operations such as furnitures.

Solterra
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2025 Special Assessment Refunding and Improvement Bonds

Period	Outstanding Balance	Coupon	Principal	Interest	Annual Debt Service
11/01/25	\$ 18,000,000	4.65%	\$ -	\$ 199,686	\$ 199,686
05/01/26	18,000,000	4.65%	185,000	510,401	-
11/01/26	17,815,000	4.65%	-	506,100	1,201,501
05/01/27	17,815,000	4.65%	270,000	506,100	-
11/01/27	17,545,000	4.65%	-	499,823	1,275,923
05/01/28	17,545,000	4.65%	285,000	499,823	-
11/01/28	17,260,000	4.65%	-	493,196	1,278,019
05/01/29	17,260,000	4.65%	300,000	493,196	-
11/01/29	16,960,000	4.65%	-	486,221	1,279,418
05/01/30	16,960,000	4.65%	310,000	486,221	-
11/01/30	16,650,000	4.65%	-	479,014	1,275,235
05/01/31	16,650,000	4.65%	325,000	479,014	-
11/01/31	16,325,000	4.65%	-	471,458	1,275,471
05/01/32	16,325,000	4.65%	340,000	471,458	-
11/01/32	15,985,000	4.65%	-	463,553	1,275,010
05/01/33	15,985,000	4.65%	355,000	463,553	-
11/01/33	15,630,000	4.65%	-	455,299	1,273,851
05/01/34	15,630,000	4.65%	375,000	455,299	-
11/01/34	15,255,000	4.65%	-	446,580	1,276,879
05/01/35	15,255,000	4.65%	390,000	446,580	-
11/01/35	14,865,000	4.65%	-	437,513	1,274,093
05/01/36	14,865,000	4.65%	410,000	437,513	-
11/01/36	14,455,000	5.80%	-	427,980	1,275,493
05/01/37	14,455,000	5.80%	435,000	427,980	-
11/01/37	14,020,000	5.80%	-	415,365	1,278,345
05/01/38	14,020,000	5.80%	460,000	415,365	-
11/01/38	13,560,000	5.80%	-	402,025	1,277,390
05/01/39	13,560,000	5.80%	485,000	402,025	-
11/01/39	13,075,000	5.80%	-	387,960	1,274,985
05/01/40	13,075,000	5.80%	515,000	387,960	-
11/01/40	12,560,000	5.80%	-	373,025	1,275,985
05/01/41	12,560,000	5.80%	545,000	373,025	-
11/01/41	12,015,000	5.80%	-	357,220	1,275,245
05/01/42	12,015,000	5.80%	575,000	357,220	-
11/01/42	11,440,000	5.80%	-	340,545	1,272,765
05/01/43	11,440,000	5.80%	610,000	340,545	-
11/01/43	10,830,000	5.80%	-	322,855	1,273,400
05/01/44	10,830,000	5.80%	645,000	322,855	-
11/01/44	10,185,000	5.80%	-	304,150	1,272,005
05/01/45	10,185,000	5.80%	680,000	304,150	-
11/01/45	9,505,000	5.80%	-	284,430	1,268,580
05/01/46	9,505,000	5.80%	720,000	284,430	-
11/01/46	8,785,000	6.00%	-	263,550	1,267,980
05/01/47	8,785,000	6.00%	765,000	263,550	-
11/01/47	8,020,000	6.00%	-	240,600	1,269,150
05/01/48	8,020,000	6.00%	810,000	240,600	-
11/01/48	7,210,000	6.00%	-	216,300	1,266,900
05/01/49	7,210,000	6.00%	860,000	216,300	-
11/01/49	6,350,000	6.00%	-	190,500	1,266,800
05/01/50	6,350,000	6.00%	910,000	190,500	-
11/01/50	5,440,000	6.00%	-	163,200	1,263,700
05/01/51	5,440,000	6.00%	965,000	163,200	-
11/01/51	4,475,000	6.00%	-	134,250	1,262,450
05/01/52	4,475,000	6.00%	1,020,000	134,250	-
11/01/52	3,455,000	6.00%	-	103,650	1,257,900
05/01/53	3,455,000	6.00%	1,085,000	103,650	-
11/01/53	2,370,000	6.00%	-	71,100	1,259,750
05/01/54	2,370,000	6.00%	1,150,000	71,100	-
11/01/54	1,220,000	6.00%	-	36,600	1,257,700
05/01/55	1,220,000	6.00%	1,220,000	36,600	1,256,600
Total			\$ 18,000,000	\$ 20,258,207	\$ 38,258,207

Solterra
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Folios	O&M Units	Bonds 2025 Units	Annual Maintenance Assessments			Annual Debt Series 2025			Total Assessed Per Unit		
			FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)
Single Family	400	400	\$663.55	\$663.55	\$0.00	\$1,883.55	\$1,883.55	\$0.00	\$2,547.10	\$2,547.10	\$0.00
Townhomes	413	413	\$663.55	\$663.55	\$0.00	\$1,506.84	\$1,506.84	\$0.00	\$2,170.39	\$2,170.39	\$0.00
Townhomes - Affordable Housing	87	87	\$663.55	\$663.55	\$0.00	\$0.00	\$0.00	\$0.00	\$663.55	\$663.55	\$0.00
Total	900	900									



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

January 27, 2026

Board of Supervisors
Solterra Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Solterra Community Development District, City of Sunrise, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Solterra Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$9,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Solterra Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Solterra Community Development District.

By: _____

Title: _____

Date: _____



November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



Public Works and Environmental Services Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

23 January 2026

Richard Hans
Solterra Community Development District
5385 N. Nob Hill Rd.
Sunrise, FL. 33322

**RE: No Further Action with Conditions (NFAC) Approval Letter
Reclassification of EAR License No. 1419
Sunrise Golf and Country Club; 7400 NW 24th Place, Sunrise, FL 33313
Broward Facility NF-2183: Discharge Date: May 10, 2014**

Dear Mr. Hans:

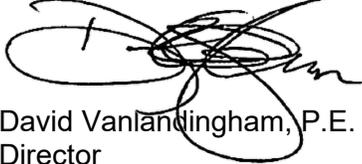
The Broward County Environmental Permitting Division (Division) has received the document titled 'Remedial Action Implementation Report' (Report) dated and received December 14, 2025; a copy of the Declaration of Restrictive Covenant (Covenant) for the referenced site, recorded as Instrument No. 120169278 in Broward County Public Records on April 17, 2025; the Well Abandonment Report (WAR) for the referenced facility, dated June 24, 2024; and the GIS shapefile for the Institutional Control Registry Database (ICR), received January 15, 2026, submitted by your consultant, Ayden Environmental, LLC.

The Division hereby approves the WAR, as all monitoring wells on the site have been abandoned in accordance with the requirements of Rule 62-532.500(5), Florida Administrative Code (F.A.C.). The Division also approves the No Further Actions with Conditions (NFAC) proposal to seek closure under Risk Management Option (RMO) III. All site soils meet the Residential Soil Cleanup Target Levels (RSCTL). The entirety of the site groundwater is restricted by the Covenant. Finally, the GIS shapefile provided meets the requirement for the ICR.

The Division has reclassified the status of this case to inactive. However, please note that, because contamination remains on the site and is addressed by the Covenant, this site will remain on Broward County's inventory of contaminated sites. Accordingly, any future development or construction plans must be approved by the Division to ensure that said plans do not conflict with the institutional controls enacted by the Covenant.

Should additional information become available which indicates that the site status has changed, the Division reserves the right to reclassify the site to active and to require further investigation and/or remediation as appropriate. If you have any questions or require additional information, I may be contacted at (954) 519-1402 or mfeelemyer@broward.org.

Sincerely,
ENVIRONMENTAL PERMITTING DIVISION



David Vanlandingham, P.E.
Director

cc: Michael Feelemyer, P.E., EPD
Jeff Flairty, P.E.; Ayden Environmental

March 12, 2026

Solterra Community Development District
5385 N. Nob Hill Road Sunrise,
Florida 33351
Attn: District Manager

Re: Change Order Request – Additional Services for Construction Observation
Project: NW 30th Place
Original Agreement Date: June 27, 2024

Dear District Manager,

Pursuant to Article 5 of our Consulting Services Agreement, which allows for modifications to the scope of services through a written amendment or task order, Whitmore Consulting Engineers, Inc. (the "Consultant") is submitting this request for a change in the scope of work and an adjustment to the Contract Amount.

1. Description of Additional Services

The Consultant proposes to provide professional engineering services for the Construction Observation Phase of the following project components:

- NW 30th Place

These services will include site visits, periodic observations of construction progress, and ensuring compliance with the approved design and permitting requirements.

2. Compensation Adjustment

In accordance with the current First Amendment to the Agreement, the "Contract Amount" is \$64,500.00. The Consultant requests an increase of \$20,000.00 to cover these additional Construction Observation services.

Upon approval, the revised Total Contract Amount will be:

- Current Contract Amount: \$64,500.00
- Proposed Increase: \$20,000.00
- Revised Total Contract Amount: \$84,500.00

3. Terms and Conditions

Except as expressly modified by this change order, all other terms, conditions, and insurance requirements of the original Consulting Services Agreement and subsequent First Amendment shall remain in full force and effect.

We look forward to presenting this to the District Board of Supervisors for their approval and execution. Please let me know if you require any additional documentation to accompany this request.

Sincerely,



Andrew W. Adams, P.E.
Whitmore Consulting Engineers, Inc.
President

SECOND AMENDMENT TO CONSULTING SERVICES AGREEMENT

THIS SECOND AMENDMENT TO CONSULTING SERVICES AGREEMENT (“Second Amendment”), dated the _____ day of _____, 2026 (the “Effective Date”), is by and between:

SOLTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Sunrise, Broward County, Florida, and whose mailing address is 5386 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

WHITMORE ENGINEERS, INC., a Florida corporation, whose principal address is 11921 NW 23 Street, Pembroke Pines, Florida 33026 (the "Consultant").

WITNESSETH:

WHEREAS, the District and the Consultant entered into a Consulting Services Agreement on June 27, 2024 (the “Agreement”), which was amended by a First Amendment on February 6, 2025; and

WHEREAS, the District and Consultant have agreed for the Consultant to provide additional professional engineering services for the construction observation phase of NW 30th Place, including site visits, periodic observations of construction progress and ensuring compliance with approved design and permitting requirements and corresponding increase in compensation in the amount of \$20,000; and

WHEREAS, the District and Contract have agreed to this Second Amendment to provide additional services.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed herein between the District and the Consultant hereto as follows:

Section 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibit, into and form a material part of this First Amendment.

Section 2. Article 4 of the Agreement and Frist Amendment is hereby amended to include an additional compensation for the additional Services as forth in this Second Amendment in the amount of **TWENTY THOUSAND AND 00/100 (\$20,000.00) DOLLARS.**

Section 3. In all other respects not specifically amended by this Second Amendment, the First Amendment and Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties execute this Second Amendment and further agree that it shall take effect as of the Effective Date first written above.

Attest:

**SOLTERRA COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary

Print name: _____
Chairperson

_____ day of _____, 2026

**WHITMORE CONSULTING
ENGINEERS, INC., a Florida corporation**

Print Name

By: _____

Print Name: _____

Title: _____

Print Name

_____ day of _____, 2026

FIRST AMENDMENT TO ENGINEERING AGREEMENT

THIS FIRST AMENDMENT TO ENGINEERING AGREEMENT (“First Amendment”), dated the 23rd day of February, 2026, is by and between:

SOLTERRA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the City of Sunrise, Broward County, Florida, and whose mailing address is 5386 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"); and

ALVAREZ ENGINEERS, INC., a Florida corporation, whose principal and mailing address is 8935 NW 35 Lane, Suite 101, Doral, Florida 33172 (the "Engineer").

WITNESSETH:

WHEREAS, the District and the Engineer entered into an Agreement on October 21, 2021, for the Engineer to act as the District Engineer and provide services accordingly (the “Agreement”); and

WHEREAS, the Engineer has requested for increase of certain hourly personnel billing rates and staff classifications to commence in 2026; and

WHEREAS, the District and Contract have agreed to this First Amendment to provide for the hourly personnel billing rates, attached hereto as Schedule “A”.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements herein contained and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed herein between the District and the Consultant hereto as follows:

Section 1. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibit, into and form a material part of this First Amendment.

Section 2. Schedule “A” Hourly Personnel Billing Rates attached as an Exhibit to the Agreement is hereby amended and replaced with the attached updated Schedule “A” to this First Amendment.

Section 3. The parties hereby agree that this First Amendment shall be effective on February 20, 2026.

Section 5. In all other respects not specifically amended by this First Amendment, the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties execute this First Amendment and further agree that it shall take effect as of the effective date provided herein.

Attest:

DocuSigned by:

63215D558947430...
Print name: Juliana Duque
Secretary

**SOLTERRA COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

94784E94D2FF4EE...
Print name: Teresa Baluja
Chairperson

23 day of February, 2026

ALVAREZ ENGINEERS, INC., a Florida corporation

Print Name

Print Name

Signed by:
By: Juan R. Alvarez
91E21FBBCEDD4E0...
Print Name: Juan R. Alvarez
Title: President

23rd day of February, 2026

SCHEDULE "A"

HOURLY PERSONNEL BILLING RATESS



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Soltterra Community Development District
Attn: District Manager Juliana Duque
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: Soltterra Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: jduque@gmssf.com

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated October 21, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:

91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
 Tel (305) 640-1345
 Email Alvarez@AlvarezEng.com
 Website www.alvarezeng.com

Solterra CDD			
Current 2021 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
Engineer	\$ 130.00	Electrical Engineer	\$ 155.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	Engineer Intern	\$ 140.00
Engineering Technician	\$ 88.00	Senior Designer	\$ 120.00
Senior Administrative	\$ 86.00	CADD/Computer Technician	\$ 105.00
Administrative	\$ 52.00	Senior Engineering Technician	\$ 110.00
		Engineering Technician	\$ 100.00
		Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

Staff Classification	Definition
Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

Certificate Of Completion

Envelope Id: 633F5B9E-723A-4885-BC99-814B2D851866
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 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

 Envelope Originator:
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 1001 Bradford Way
 Kingston, TN 37763
 eacosta@gmssf.com
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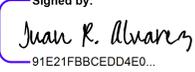
Record Tracking

Status: Original
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 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Juan R. Alvarez
 juan.alvarez@alvarezeng.com
 President
 Alvarez Engineers, Inc.
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

 91E21FBBCEDD4E0...

 Signature Adoption: Pre-selected Style
 Using IP Address: 45.27.173.137

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 Resent: 3/5/2026 8:40:12 AM
 Resent: 3/9/2026 1:49:07 PM
 Viewed: 3/10/2026 8:58:05 AM
 Signed: 3/10/2026 8:59:32 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Juliana Duque
 jduque@gmssf.com
 District Manager - Assistant Secretary
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

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 Signature Adoption: Drawn on Device
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 Signed: 2/23/2026 1:49:27 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Teresa Baluja
 teresa.baluja@lennar.com
 Chair
 Security Level: Email, Account Authentication
 (None)

DocuSigned by:

 94784E94D2FF4EE...

 Signature Adoption: Uploaded Signature Image
 Using IP Address: 204.109.20.254

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 Signed: 2/23/2026 3:01:41 PM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	2/23/2026 3:01:41 PM
Completed	Security Checked	3/10/2026 8:59:32 AM

Payment Events	Status	Timestamps
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8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

January 2, 2026

Board of Supervisors
Soltterra Community Development District
Attn: District Manager Juliana Duque
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

Reference: Soltterra Community Development District
Alvarez Engineers Personnel Billing Rates
Via: Email Only: jduque@gmssf.com

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated October 21, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:

91E21FBBCEDD4E0...
Juan R. Alvarez, President
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172
 Tel (305) 640-1345
 Email Alvarez@AlvarezEng.com
 Website www.alvarezeng.com

Solterra CDD			
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Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

NOTICE OF REVISED MEETINGS
SOLTERRA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the [Soltterra Community Development District](#) will hold their regularly scheduled public meetings [for Fiscal Year 2026 at the offices of Governmental Management Services, South Florida at 5385 N. Nob Hill Road, Sunrise, FL 33351](#) at 10:45 a.m. on the third Thursday of each month as follows:

February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

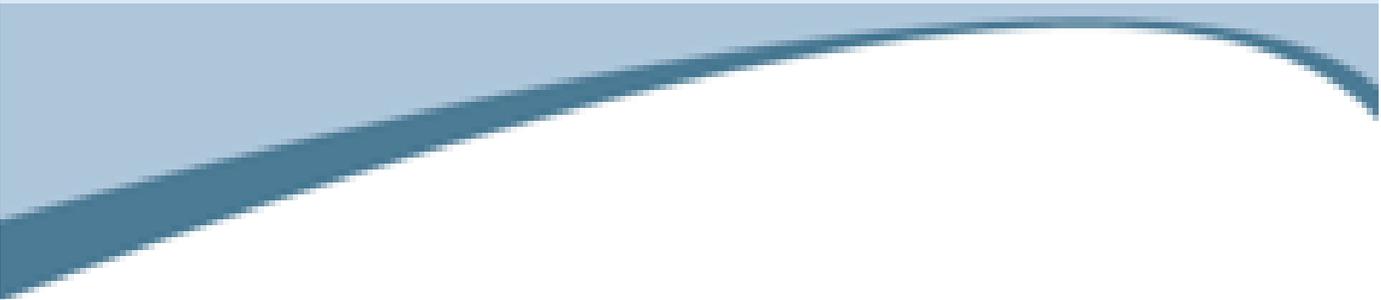
The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Juliana Duque
Manager



Solterra

Community Development District

Unaudited Financial Reporting

February 28, 2026



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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Solterra
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 566,118	\$ -	\$ -	\$ 566,118
Due From Debt Service	16,427	-	-	16,427
<u>Investments:</u>				
Series 2025				
Revenue	-	1,352,980	-	1,352,980
Acq & Construction	-	-	936,400	936,400
Cost of Issuance	-	-	6,267	6,267
Total Assets	\$ 582,545	\$ 1,352,980	\$ 942,667	\$ 2,878,192
Liabilities:				
Accounts Payable	\$ 58,070	\$ -	\$ -	\$ 58,070
Due to General Fund	-	16,427	-	16,427
Total Liabilities	\$ 58,070	\$ 16,427	\$ -	\$ 74,497
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 1,336,554	\$ -	\$ 1,336,554
Capital Project	-	-	942,667	942,667
Unassigned	524,475	-	-	524,475
Total Fund Balances	\$ 524,475	\$ 1,336,554	\$ 942,667	\$ 2,803,695
Total Liabilities & Fund Balance	\$ 582,545	\$ 1,352,980	\$ 942,667	\$ 2,878,192

Solterra
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 561,363	\$ 561,363	\$ 579,399	\$ 18,036
Total Revenues	\$ 561,363	\$ 561,363	\$ 579,399	\$ 18,036

Expenditures:

General & Administrative:

Engineering	\$ 10,000	\$ 4,167	\$ 2,550	\$ 1,617
Attorney	12,000	5,000	13,059	(8,059)
Annual Audit	8,300	9,300	9,300	-
Assessment Administration	2,650	5,000	5,000	-
Arbitrage Rebate	1,100	1,100	1,100	-
Dissemination Agent	2,650	1,104	1,104	(0)
Trustee Fees	12,600	-	-	-
Management Fees	40,831	17,013	17,013	0
Website Maintenance	1,701	709	709	0
Postage & Delivery	500	208	61	147
Insurance General Liability	7,043	7,043	6,163	880
Printing & Binding	400	167	3	164
Legal Advertising	2,800	1,167	371	795
Other Current Charges	1,363	568	297	271
Office Supplies	50	21	0	21
Property Appraiser	-	-	2,800	(2,800)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 104,163	\$ 52,741	\$ 59,704	\$ (6,963)

Operations & Maintenance

Field Expenditures

Field Management	\$ 12,000	\$ 5,000	\$ 5,000	\$ -
Security System	7,500	3,125	-	3,125
Landscape - Maintenance	192,000	80,000	-	80,000
Landscape - Woodlands section 9	78,000	32,500	-	32,500
Landscape - Annuals	24,000	10,000	-	10,000
Irrigation - Repairs & Maintenance	15,000	6,250	-	6,250
Pest Control	18,000	7,500	-	7,500
Preserve and Wetland	3,200	1,333	-	1,333
Fountains & Ponds	15,000	6,250	-	6,250
Utility - Streetlights	37,000	15,417	-	15,417
Stormwater Drainage Maintenance	7,500	3,125	-	3,125
Signage	6,500	2,708	-	2,708
General Repairs & Maintenance	15,000	6,250	-	6,250
Total Field Expenditures	\$ 430,700	\$ 179,458	\$ 5,000	\$ 174,458

Solterra
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Parks & Recreation				
R&M - Pavillion	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
R&M - Fence	3,500	1,458	-	1,458
R&M - Entrance Road & Bridge	2,500	1,042	-	1,042
R&M - Entrance Monument	1,500	625	-	625
R&M - Pathways	2,000	833	-	833
R&M - Playground	2,000	833	-	833
R&M - Parking Areas	2,500	1,042	-	1,042
Capital Outlay	10,000	4,167	-	4,167
Total Parks & Recreation	\$ 26,500	\$ 11,042	\$ -	\$ 11,042
Total Expenditures	\$ 561,363	\$ 243,241	\$ 64,704	\$ 178,537
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 318,122	\$ 514,695	\$ 196,572
Net Change in Fund Balance	\$ -	\$ 318,122	\$ 514,695	\$ 196,572
Fund Balance - Beginning	\$ -		\$ 9,780	
Fund Balance - Ending	\$ -		\$ 524,475	

Solterra
Community Development District
Debt Service Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Special Assessments - Direct	\$ 1,293,200	\$ 1,293,200	\$ 1,334,749	\$ 41,548
Interest Income	-	-	1,411	1,411
Total Revenues	\$ 1,293,200	\$ 1,293,200	\$ 1,336,159	\$ 42,959
Expenditures:				
Interest Expense - 11/1	\$ 199,686	\$ 199,686	\$ 199,686	\$ -
Interest Expense - 5/1	510,401	-	-	-
Principal Expense - 5/1	185,000	-	-	-
Total Expenditures	\$ 895,087	\$ 199,686	\$ 199,686	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 398,113	\$ 1,093,514	\$ 1,136,473	\$ 42,959
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 139	\$ 139
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 139	\$ 139
Net Change in Fund Balance	\$ 398,113	\$ 1,093,514	\$ 1,136,613	\$ 43,099
Fund Balance - Beginning	\$ -		\$ 199,941	
Fund Balance - Ending	\$ 398,113		\$ 1,336,554	

Solterra
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 19,533	\$ 19,533
Total Revenues	\$ -	\$ -	\$ 19,533	\$ 19,533
Expenditures:				
Capital Improvements	\$ -	\$ -	\$ 462,026	\$ (462,026)
Total Expenditures	\$ -	\$ -	\$ 462,026	\$ (462,026)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (442,493)	\$ (442,493)
Net Change in Fund Balance	\$ -	\$ -	\$ (442,493)	\$ (442,493)
Fund Balance - Beginning	\$ -		\$ 1,385,160	
Fund Balance - Ending	\$ -		\$ 942,667	

Solterra
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 579,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579,399
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 579,399	\$ -	\$ 579,399						
Expenditures:													
General & Administrative:													
Engineering	\$ 237	\$ 237	\$ 366	\$ 1,211	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,550
Attorney	5,889	990	500	3,180	2,500	-	-	-	-	-	-	-	13,059
Annual Audit	-	-	-	9,300	-	-	-	-	-	-	-	-	9,300
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	1,100	-	-	-	-	-	-	-	-	1,100
Dissemination Agent	221	221	221	221	221	-	-	-	-	-	-	-	1,104
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,403	3,403	3,403	3,403	3,403	-	-	-	-	-	-	-	17,013
Website Maintenance	142	142	142	142	142	-	-	-	-	-	-	-	709
Postage & Delivery	3	3	1	-	53	-	-	-	-	-	-	-	61
Insurance General Liability	6,163	-	-	-	-	-	-	-	-	-	-	-	6,163
Printing & Binding	1	2	-	-	-	-	-	-	-	-	-	-	3
Legal Advertising	-	371	-	-	-	-	-	-	-	-	-	-	371
Other Current Charges	56	61	60	60	60	-	-	-	-	-	-	-	297
Office Supplies	-	0	-	-	-	-	-	-	-	-	-	-	0
Property Appraiser	-	-	2,800	-	-	-	-	-	-	-	-	-	2,800
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 21,288	\$ 5,429	\$ 7,492	\$ 18,617	\$ 6,878	\$ -	\$ 59,704						
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Security System	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - Woodlands section 9	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape - Annuals	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation - Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Preserve and Wetland	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountains & Ponds	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility - Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Field Expenditures	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 5,000						

Solterra
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Parks & Recreation													
R&M - Pavillion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R&M - Fence	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entrance Road & Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Entrance Monument	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Pathways	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Playground	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M - Parking Areas	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 22,288	\$ 6,429	\$ 8,492	\$ 19,617	\$ 7,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,704
Excess (Deficiency) of Revenues over Expenditures	\$ (22,288)	\$ (6,429)	\$ (8,492)	\$ (19,617)	\$ 571,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514,695
Net Change in Fund Balance	\$ (22,288)	\$ (6,429)	\$ (8,492)	\$ (19,617)	\$ 571,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 514,695

Solterra
Community Development District
Long Term Debt Report

Special Assessment Refunding & Improvement Bonds		
Series 2025		
Original Issue Amount:		\$18,000,000
Term 1:		
Interest Rate:	4.65%	
Maturity Date:	May 1, 2035	
Term 2:		
Interest Rate:	5.80%	
Maturity Date:	May 1, 2045	
Term 3:		
Interest Rate:	6.00%	
Maturity Date:	May 1, 2055	
Bonds Issuance - 8/21/2025		\$18,000,000
Current Bonds Outstanding		\$18,000,000

Solterra
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County
Fiscal Year 2026

ON ROLL ASSESSMENTS

	Gross Assessments	\$	597,195	\$	1,375,745	\$	1,972,940
	Net Assessments	\$	561,363	\$	1,293,200	\$	1,854,564

allocation in % 30% 70% 100%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2025		
						O&M Portion	Debt Service	Total
02/13/26	\$ 1,972,940	\$ 39,457	\$ 19,335	\$ -	\$ 1,914,148	\$ 579,399	\$ 1,334,749	\$ 1,914,148
TOTAL	\$ 1,972,940	\$ 39,457	\$ 19,335	\$ -	\$ 1,914,148	\$ 579,399	\$ 1,334,749	\$ 1,914,148

100%	Percent Collected
\$ -	Balance Remaining to Collect