

**VILLA SOL  
COMMUNITY  
DEVELOPMENT DISTRICT**

**MARCH 9, 2021  
AGENDA PACKAGE**



210 N. UNIVERSITY DRIVE, SUITE 702  
CORAL SPRINGS, FLORIDA 33071

**VillaSol Community Development District**  
**INFRAMARK, INFRASTRUCTURE MANAGEMENT SERVICES**  
210 North University Drive • Suite 702 • Coral Springs, Florida 33071  
Phone: (954) 603-0033 • Fax: (954) 345-1292

March 2, 2021

Board of Supervisors  
VillaSol Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the VillaSol Community Development District is scheduled to be held **Tuesday, March 9, 2021 at 1:00 P.M.** at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744. The following is the advance agenda for the meeting.

- 1. Roll Call**
- 2. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 3. Administrative Matters**
  - A. Resignation – Faye Woolery**
  - B. Appointment of Supervisor to Fill Vacancy**
  - C. Oath of Office**
- 4. District Engineer**
  - A. Proposals for High Risk Repairs (Phase 1)**
    - i. Schedule A Repair 3010-3012**
    - ii. 3010-3012 Villa Preciosa Drive**
  - B. Discussion with Toho Representative Regarding Sangria Road Closure**
    - i. Sangria Plan Sheet**
    - ii. Sangria MOT New**
- 5. Attorney's Report**
- 6. District Managers Report**
  - A. Approval of the Minutes of the January 12, 2021 Meeting**
  - B. Financial Statements**
  - C. Check Registers**
  - D. Discussion and Consideration of Reopening and Amending Clubhouse Rental Policy**
  - E. Discussion of Envera Contract**
  - F. Discussion and Consideration of E-Verify Memorandum of Understanding**
  - G. Consideration of LLS Tax Solutions Inc. Arbitrage Services Agreement**
  - H. Discussion and Consideration of FY 2022 Budget**
    - i. Resolution 2021-4 - Approving the Budget and Setting a Public Hearing**
- 7. Field Operations**
  - A. Field Management Report**
  - B. Gate Damages Status Report**

- C. Gate Services**
- D. Consideration of Churchill Pool and Spa Maintenance Agreement**
- 8. Supervisor Requests & Comments**
- 9. Adjournment**

I look forward to seeing you at the meeting. Please call me if you have any questions.

Sincerely,  
Kristen Suit  
District Manager/ms

# **Third Order of Business**

**3A.**

**From:** Faye Woolery  
**Sent:** Thursday, January 21, 2021 1:38 PM  
**To:** Suit, Kristen  
**Subject:** Re: Resignation

Good Afternoon,

Please note under medical conditions, I would like to resign from my position on the Board

Thank you.

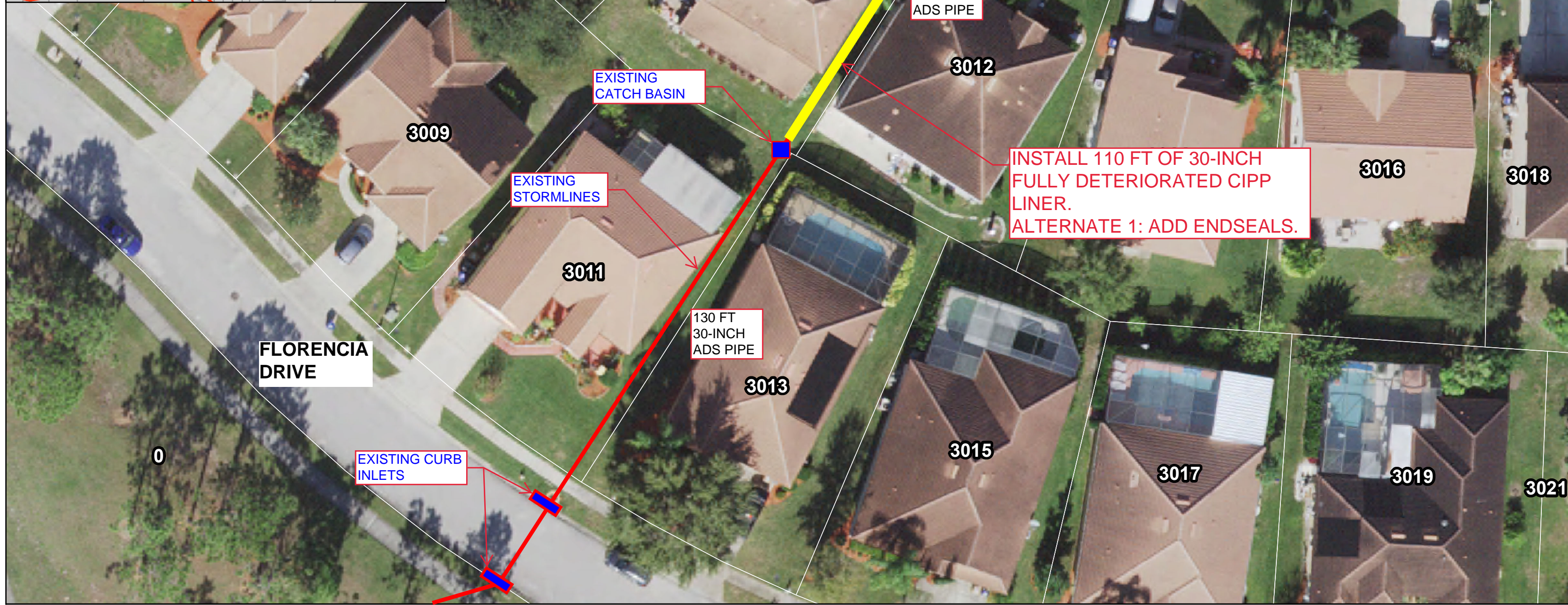
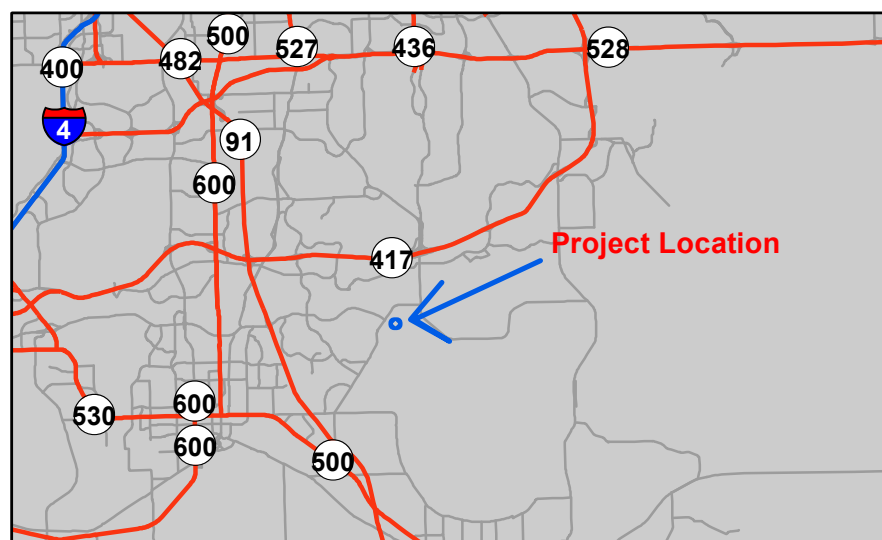
Respectfully yours,  
Faye Woolery

## **Fourth Order of Business**

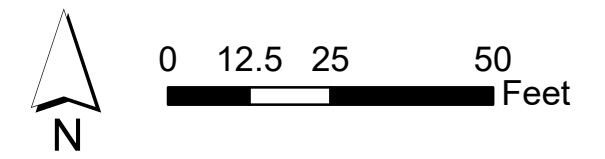
**4A.**



**4Ai**



Villa Sol CDD - Osceola County, FL  
 30-Inch CIPP Repair  
 March 2021



**4Aii.**



Install 110 FT  
30-INCH CIPP

EXISTING 30-INCH  
ADS

**4B**

**4Bi.**



**4Bii.**



# Sangria St MOT

Write a description for your map.

**Legend**  
Agenda Page #17  
NATIONAL WILDLIFE REFUGE  
Sangria St

Site to be completely rerstore upon completion of project

One tree to be removed that is already damaged

24'

Mailboxes to be relocated

Sidewalk to be removed and base added for traffic

Sangria St



## **Sixth Order of Business**

**6A.**



January 12, 2021

**THIRD ORDER OF BUSINESS**                      **Engineer's Report**

**A. Discussion and Consideration of Proposals for Road Repairs**

- Ms. Suit addressed budgeting \$183,000.00 for the road repairs and the unexpected repair at the entrance of \$71,000.00 plus. A portion of the Phase 1 repairs have been done at \$44,000.00. The remaining funds is \$67,700.00.
- Mr. Armans outlined the road repairs noting they do not have the funds for the needed repairs and recommended bringing back proposal for the high-risk areas and doing some CCTV at the end of the year, if the funds are available, to determine where future sinkholes may develop.
- Discussion continued on the high-risk areas for repairs.
- Mr. Comas inquired if TOHO was contacted about the drainage areas that are failing.
  - Mr. Armans noted Mr. Clark drafted letters to both the County and TOHO and he has not heard back from the County.
  - Mr. Clark noted he has not either.
  - Mr. Armans noted TOHO was onsite last Friday and the four locations were discussed. For the four locations TOHO will be doing CCTV on two of the areas, one will be fixed, and one will be monitored.

**FOURTH ORDER OF BUSINESS**                      **Attorney's Report**

**A. Discussion of Envera Contract**

- Mr. Clark addressed the Envera contract memorandum provided in the agenda package.
  - They need to let Envera know prior to March 24<sup>th</sup> if they intend to opt out of the contract.
  - The roads must remain public and access cannot be denied to the community.
- Mr. Gosdin addressed the issues with the gate and it continually be knocked off. He noted in his opinion it is time to throw in the towel on the gate access services and he will not vote to renew a contract for gate services.
  - Discussion continued on the gates and security.
- Mr. Bermudez addressed the termination date.
  - Mr. Clark reiterated they have to provide 30-day notice, or the contract automatically renews.
- Mr. Comas addressed the collections for gate damages.

January 12, 2021

- Ms. Suit reported no one has paid other than one whose checked bounced. The cost to reclaim the funds is more than they have received.
- Discussion continued on the gates, the cost of operation and alternate options.
- Mr. Bermudez introduced Ms. Angel Montagna noting she is replacing Mr. Medina as the Field Manager.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Approval of the Minutes of November 17, 2020 Meeting**

- Mr. Clark noted the minutes reflect a Zoom call and it was an in-person meeting.

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the minutes of the November 17, 2020 meeting were approved as amended.

**B. Financial Statements**

- Ms. Suit noted the financial statements are included in the agenda package and inquired if there are any questions.
- Ms. Suit noted as of December 23<sup>rd</sup> they are \$732,707.00 collected on non-ad valorem assessments.

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the November financial statements were approved.

**C. Check Registers**

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, the October 2020 and November 2020 check registers were approved.

**D. Discussion and Consideration of Transferring District Checking Account to Bank United**

- Ms. Suit addressed transferring the District checking account noting the reason for a change would be because they do not charge fees and with having a Money Market with Bank United it would make the transfer easier.
- Discussion ensued on the banking options.

On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, to transfer the Districts checking account to Bank United was approved.

**SIXTH ORDER OF BUSINESS**

**Field Operations**

**A. Field Manager’s Report**

**B. Gate Damages Status Report**

- Ms. Montagna reviewed the Field Manager’s Report.

**D. Consideration of Garbage Bin Purchase and Install at Townhomes Mailbox Station**

- Discussion followed on the garbage bins and the location.

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, to purchase and install two (2) garbage bins at a not to exceed of \$1,000.00 was approved.

**C. Discussion and Consideration of Proposals for Landscape Services**

- Ms. Montagna reviewed the proposals.

- i. **Servello - \$70,224.00**
- ii. **Yellowstone - \$62,100.00**
- iii. **Bladerunners – 64,800.00**
- iv. **Capital Land - \$85,296.00**
- v. **BrightView - \$55,992.00**

- Discussion followed on the landscape service proposals.

On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with Mr. Gosdin and Mr. Edgecombe voting aye and Mr. Bermudez and Mr. Comas voting nay, to approve the Yellowstone Landscape proposal failed.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with Mr. Bermudez and Mr. Comas voting aye and Mr. Gosdin and Mr. Edgecombe voting nay, to approve the BrightView Landscape proposal failed.

- Mr. Clark noted the result of the vote is they doing nothing and stay with BrightView. It would be better to accept the proposal for the lower price rather than stay with the existing contract given they have a 30-day out clause.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, a one-year BrightView contract in the amount \$55,992.00 was approved subject to District Counsel drafting an agreement.

**SEVENTH ORDER OF BUSINESS**                      **Supervisor Requests & Comments**  
There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Kristen Suit  
Assistant Secretary

\_\_\_\_\_  
Ramon Bermudez  
Chairman



**6B.**

## MEMORANDUM

**TO:** Board of Supervisors, VillaSol CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Kristen Suit, District Manager, Alan Baldwin, Accounting Manager  
**DATE:** February 25, 2021  
**SUBJECT:** January Financial Report

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Attached, please find the January Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 33.33% of adopted budget of the fiscal year. To assist with your review, an overview of each of the District's Funds is provided below. If you have any questions or require additional information, please contact me at [Fernand.Thomas@inframark.com](mailto:Fernand.Thomas@inframark.com).

### **General Funds:**

- Total revenues are at 84% of the annual budget.
- Non-Ad Valorem Assessments are approximately 86% collected.
- For the current month, expenditures are at 45% of the annual budget.

### **Debt Service Funds:**

#### **Series 2018 A1-A2**

- Total revenues are approximately 86% of the year-to-date budget and includes prepayments.
- Non-Ad Valorem Assessments are approximately 86% collected.
- Semiannual interest paid.

### **Construction Fund:**

- Expenditures recorded are construction requisitions.

**VillaSol**  
**Community Development District**

*Financial Report*

*January 31, 2021*

Prepared by



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**VillaSol**  
**Community Development District**

**Financial Statements**

(Unaudited)

**January 31, 2021**

**Balance Sheet**  
January 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 &amp; A2 DEBT SERVICE FUND</u>	<u>SERIES 2018 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 635,697	\$ -	\$ -	\$ 635,697
Due From Other Funds	-	178,440	-	178,440
Investments:				
Money Market Account	104,434	-	-	104,434
Project Fund	-	-	1,428	1,428
Reserve Fund (A-2)	-	17,938	-	17,938
Reserve Fund A	-	87,273	-	87,273
Revenue Fund	-	79,185	-	79,185
Prepaid Items	7,304	-	-	7,304
Deposits	4,075	-	-	4,075
<b>TOTAL ASSETS</b>	<b>\$ 751,510</b>	<b>\$ 362,836</b>	<b>\$ 1,428</b>	<b>\$ 1,115,774</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 15,343	\$ -	\$ -	\$ 15,343
Accrued Expenses	3,492	-	-	3,492
Due To Other Funds	178,440	-	-	178,440
<b>TOTAL LIABILITIES</b>	<b>197,275</b>	<b>-</b>	<b>-</b>	<b>197,275</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	7,304	-	-	7,304
Deposits	4,075	-	-	4,075
<b>Restricted for:</b>				
Debt Service	-	362,836	-	362,836
Capital Projects	-	-	1,428	1,428
<b>Assigned to:</b>				
Operating Reserves	113,156	-	-	113,156
<b>Unassigned:</b>	<b>429,700</b>	<b>-</b>	<b>-</b>	<b>429,700</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 554,235</b>	<b>\$ 362,836</b>	<b>\$ 1,428</b>	<b>\$ 918,499</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 751,510</b>	<b>\$ 362,836</b>	<b>\$ 1,428</b>	<b>\$ 1,115,774</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 4,500	\$ 109	2.42%	\$ 28
Room Rentals	4,000	84	2.10%	(66)
Special Assmnts- Tax Collector	813,093	695,613	85.55%	20,408
Special Assmnts- Discounts	(32,524)	(26,716)	82.14%	(396)
Other Miscellaneous Revenues	500	-	0.00%	-
Access Cards	6,000	1,424	23.73%	213
<b>TOTAL REVENUES</b>	<b>795,569</b>	<b>670,514</b>	<b>84.28%</b>	<b>20,187</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	6,000	2,415	40.25%	800
FICA Taxes	459	168	36.60%	61
ProfServ-Arbitrage Rebate	600	1,200	200.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	10,110	37.17%	-
ProfServ-Legal Services	25,000	11,241	44.96%	3,925
ProfServ-Mgmt Consulting Serv	47,000	15,667	33.33%	3,917
ProfServ-Property Appraiser	400	-	0.00%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	4,958	77.35%	-
Auditing Services	6,250	-	0.00%	-
Communication - Telephone	3,600	615	17.08%	495
Postage and Freight	1,600	297	18.56%	148
Insurance - General Liability	21,832	19,847	90.91%	-
Printing and Binding	4,000	156	3.90%	11
Legal Advertising	1,000	30	3.00%	-
Miscellaneous Services	1,000	807	80.70%	86
Misc-Assessmnt Collection Cost	16,262	14,108	86.75%	589
Misc-Web Hosting	4,000	928	23.20%	388
Office Supplies	463	145	31.32%	145
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>179,401</b>	<b>88,017</b>	<b>49.06%</b>	<b>10,565</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-21 ACTUAL</b>
<b><u>Field</u></b>				
ProfServ-Field Management	48,000	16,000	33.33%	4,000
Misc-Property Taxes	540	-	0.00%	-
<b>Total Field</b>	<b>48,540</b>	<b>16,000</b>	<b>32.96%</b>	<b>4,000</b>
<b><u>Landscape Services</u></b>				
Contracts-Lake and Wetland	6,900	2,596	37.62%	649
<b>Total Landscape Services</b>	<b>6,900</b>	<b>2,596</b>	<b>37.62%</b>	<b>649</b>
<b><u>Utilities</u></b>				
Utility - General	46,500	14,978	32.21%	6,884
<b>Total Utilities</b>	<b>46,500</b>	<b>14,978</b>	<b>32.21%</b>	<b>6,884</b>
<b><u>Gatehouse</u></b>				
Contracts-Security Services	88,045	29,184	33.15%	7,304
R&M-Gatehouse	5,000	6,687	133.74%	618
Misc-Access Control Software	2,000	-	0.00%	-
Misc-Bar Codes	2,400	881	36.71%	453
<b>Total Gatehouse</b>	<b>97,445</b>	<b>36,752</b>	<b>37.72%</b>	<b>8,375</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Roads & Alleyways	10,000	-	0.00%	-
R&M-Signage	1,200	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	118,519	64.52%	7,370
<b>Total Road and Street Facilities</b>	<b>194,900</b>	<b>118,519</b>	<b>60.81%</b>	<b>7,370</b>
<b><u>Parks and Recreation - General</u></b>				
Contracts-Fountain	1,440	504	35.00%	126
Contracts-Security Services	6,663	3,354	50.34%	1,666
Contracts-Pools	7,020	3,425	48.79%	614
Contracts-Sheriff	14,000	148	1.06%	-
Utility - Refuse Removal	2,736	1,071	39.14%	366
R&M-Clubhouse	10,000	2,183	21.83%	206
R&M-Parks	500	-	0.00%	-
R&M-Pools	3,000	6,310	210.33%	-
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	10,000	-	0.00%	-
<b>Total Parks and Recreation - General</b>	<b>56,359</b>	<b>16,995</b>	<b>30.15%</b>	<b>2,978</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b>Common Area</b>				
Contracts-Landscape	64,524	21,508	33.33%	5,377
R&M-Common Area	3,500	1,722	49.20%	-
R&M-Other Landscape	3,500	-	0.00%	-
<b>Total Common Area</b>	<b>71,524</b>	<b>23,230</b>	<b>32.48%</b>	<b>5,377</b>
<b>TOTAL EXPENDITURES</b>	<b>701,569</b>	<b>317,087</b>	<b>45.20%</b>	<b>46,198</b>
Excess (deficiency) of revenues Over (under) expenditures	94,000	353,427	0.00%	(26,011)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	94,000	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>94,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 94,000	\$ 353,427	0.00%	\$ (26,011)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>200,808</b>	<b>200,808</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 294,808</b>	<b>\$ 554,235</b>		

**VillaSol CDD**Community Development District

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**Notes to the Financial Statements****Assets**

- ▶ Due from Other Funds represents amount due from assessments, transfer in process.
- ▶ District has one MMA . (See Cash & Investments Report for details)
- ▶ Prepaid Items represents payment for Envera Systems security services Feb. 2021.
- ▶ Deposit with KUA.

**Liabilities**

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly utility for KUA and TOHO.

**Fund Balance**

- ▶ In the General Fund, the District has one assigned Operating Reserves .

*The notes are intended to provide additional information helpful when reviewing the financial statements.*

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**VILLASOL**  
**Community Development District**

**Revenues, Expenditures and Fund Balances**

**All Funds**

**Notes to the Financial Statements**  
**January 31, 2021**

**Expenditures**

**Administration**

P/R Board of Supervisor	\$6,000	\$2,415	40%	Board members attend meeting as of January 2021.
ProfServ-Arbitrage Rebate	\$600	\$1,200	200%	Two years of arbitrage calculation.
ProfServ-Engineering	\$27,200	\$10,110	37%	Exit gate repair, inspection of erosion site, and repaired of clubhouse pipe.
ProfServ-Legal Services	\$25,000	\$11,241	45%	Review of analysis on Envera contract termination, drafting first amendment related to Brightview and agenda package.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
ProfService-Trustee	\$6,410	\$4,958	77%	Trustee fees for the period from 10/1/20-2/28/2021
Insurance - General Liability	\$21,832	\$19,847	91%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$807	81%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.

**Landscape**

Contracts-Lake and Wetland	\$6,900	\$2,596	38%	Solitude Lake Management monthly fee is \$ 648.90 which is higher than budgeted (\$ 575.00).
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**Gatehouse**

R&M-Gatehouse	\$5,000	\$6,687	134%	Repaired main gate at 313 Campus street and replacement of Led lights at visitor entrance..
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**Road and Street Facilities**

R&M-Pipe Inlet and Structure	\$183,700	\$118,519	65%	Pipe repairs and repaired damaged Inlets/asphalt.
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**Parks and Recreation-General**

Contracts-Fountain	\$1,440	\$504	35%	Churchills Group Holdings, Inc. monthly fee is \$ 126.00 which is higher than budgeted (\$ 120.00).
Contracts-Security Services	\$6,663	\$3,354	50%	Contracts gate access paid quarterly.
Contracts-Pools	\$7,020	\$3,425	49%	Contracts for pools and fountain services paid through current month.
Utility-Resuse Removal	\$2,736	\$1,071	39%	Waste refuse removal service through current month.
R&M Pools	\$3,000	\$6,310	210%	Reinstallation of drywall in pool area hall way and annual purchase of pools chemical.

**Common Area**

R&M-Common Area	\$3,500	\$1,722	49%	Removal of palm tree.
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**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 100	\$ 6	6.00%	\$ 1
Special Assmnts- Tax Collector	221,580	189,565	85.55%	5,561
Special Assmnts- Discounts	(8,863)	(7,281)	82.15%	(108)
<b>TOTAL REVENUES</b>	<b>212,817</b>	<b>182,290</b>	<b>85.66%</b>	<b>5,454</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessmnt Collection Cost	4,432	3,845	86.76%	160
<b>Total Administration</b>	<b>4,432</b>	<b>3,845</b>	<b>86.76%</b>	<b>160</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	115,000	-	0.00%	-
Principal Debt Retirement A-2	15,000	-	0.00%	-
Interest Expense Series A-1	55,695	27,848	50.00%	-
Interest Expense Series A-2	16,381	8,191	50.00%	-
<b>Total Debt Service</b>	<b>202,076</b>	<b>36,039</b>	<b>17.83%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>206,508</b>	<b>39,884</b>	<b>19.31%</b>	<b>160</b>
Excess (deficiency) of revenues Over (under) expenditures	6,309	142,406	0.00%	5,294
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	6,309	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>6,309</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 6,309	\$ 142,406	0.00%	\$ 5,294
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>220,430</b>	<b>220,430</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 226,739</b>	<b>\$ 362,836</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
<b>Total</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	8,925	0.00%	1,950
<b>Total Construction In Progress</b>	<b>-</b>	<b>8,925</b>	<b>0.00%</b>	<b>1,950</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>8,925</b>	<b>0.00%</b>	<b>1,950</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(8,925)	0.00%	(1,950)
Net change in fund balance	\$ -	\$ (8,925)	0.00%	\$ (1,950)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>-</b>	<b>10,353</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 1,428</b>		

**VillaSol**  
**Community Development District**

**Supporting Schedules**

**January 31, 2021**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Debt Service Series 2018 Fund
ASSESSMENTS LEVIED FY2021				<b>\$ 1,034,673</b>	<b>\$ 813,093</b>	<b>\$ 221,580</b>
Allocation %				100%	79%	21%
11/06/20	\$ 11,641	\$ 666	\$ 238	\$ 12,545	\$ 9,858	\$ 2,686
11/20/20	64,164	2,728	1,309	68,202	53,596	14,606
12/10/20	1,843	38	21	1,902	1,494	407
12/10/20	685,743	29,156	13,995	728,894	572,798	156,096
12/23/20	45,121	921	1,624	47,666	37,458	10,208
01/08/21	16,704	341	517	17,562	13,801	3,761
01/08/21	8,012	163	232	8,407	6,607	1,800
<b>TOTAL</b>	<b>\$ 833,229</b>	<b>\$ 34,013</b>	<b>\$ 17,936</b>	<b>\$ 885,178</b>	<b>\$ 695,613</b>	<b>\$ 189,565</b>
% COLLECTED				86%	86%	86%
<b>TOTAL OUTSTANDING</b>				<b>\$ 149,496</b>	<b>\$ 117,480</b>	<b>\$ 32,015</b>

**Cash and Investment Report**  
*January 31, 2021*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$635,697
Money Market Account	Bank United	Money Market	0.30%	\$104,434
			SubTotal	<u>\$740,131</u>
<b>DEBT SERVICE FUND</b>				
Series 2018 Project Fund	US Bank	US Bank Money Market	0.02%	\$1,428
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$17,938
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$87,273
Series 2018 A1 & A2 Revenue Fund	US Bank	US Bank Money Market	0.02%	\$79,185
			SubTotal	<u>\$185,824</u>
			<b>Total</b>	<b><u>\$925,955</u></b>



**VillaSol CDD**

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF  
 Statement No. 01-2021  
 Statement Date 1/31/2021

<b>G/L Balance (LCY)</b>	635,697.36	<b>Statement Balance</b>	659,359.20
<b>G/L Balance</b>	635,697.36	<b>Outstanding Deposits</b>	221.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	659,580.20
<b>Subtotal</b>	635,697.36	<b>Outstanding Checks</b>	23,882.84
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	635,697.36	<b>Ending Balance</b>	635,697.36
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
12/1/2020	Payment	DD335	Payment of Invoice 007312	124.30	0.00	124.30
1/28/2021	Payment	004991	BRIGHTVIEW LANDSCAPE SVC	5,927.00	0.00	5,927.00
1/28/2021	Payment	004992	CHURCHILLS POOLS	1,066.15	0.00	1,066.15
1/28/2021	Payment	004993	ENVERA SYSTEMS	7,304.13	0.00	7,304.13
1/28/2021	Payment	004994	EXERCISE SYSTEMS INC	175.00	0.00	175.00
1/28/2021	Payment	004995	INFRAMARK, LLC	8,560.36	0.00	8,560.36
1/28/2021	Payment	004996	SOLITUDE LAKE MANAGEMENT	648.90	0.00	648.90
1/28/2021	Payment	004997	TERMINIX PROCESSING CENTER	77.00	0.00	77.00
<b>Total Outstanding Checks.....</b>				<b>23,882.84</b>		<b>23,882.84</b>
<b>Outstanding Deposits</b>						
1/28/2021		DEP00802	STICKERS/CARDS	G/L Acc 221.00	0.00	221.00
<b>Total Outstanding Deposits.....</b>				<b>221.00</b>		<b>221.00</b>

**VillaSol**  
**Community Development District**

**Check Register**

**December 1, 2020- January 31, 2021**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 004954</b>							
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1983	REPAIR DAMAGED INLETS/ASPHALT	R&M-Pipe Inlet and Structure	546174-54101	\$21,615.07
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1976	PIPE REPAIRS	R&M-Pipe Inlet and Structure	546174-54101	\$14,986.20
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1844	12" STORMLINE REPAIRS	R&M Pipe Inlet and Structure	546174-54101	\$8,216.75
<b>Check Total</b>							<b>\$44,818.02</b>
<b>CHECK # 004955</b>							
001	12/03/20	BRIGHTVIEW LANDSCAPE SVC	7058289	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
<b>Check Total</b>							<b>\$5,377.00</b>
<b>CHECK # 004956</b>							
001	12/03/20	CHURCHILLS POOLS	29600	NOV POOL/FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$614.25
001	12/03/20	CHURCHILLS POOLS	29600	NOV POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$126.00
001	12/03/20	CHURCHILLS POOLS	29586	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$347.58
001	12/03/20	CHURCHILLS POOLS	29647	NOV POOL SVCS	Contracts-Pools	534078-57201	\$455.52
001	12/03/20	CHURCHILLS POOLS	29653	POOL LIGHTS	R&M-Pools	546074-57201	\$267.95
<b>Check Total</b>							<b>\$1,811.30</b>
<b>CHECK # 004957</b>							
001	12/03/20	DEWBERRY ENGINEERS INC	1895915	ENGG SVCS THRU OCT 2020	ProfServ-Engineering	531013-51501	\$3,825.00
<b>Check Total</b>							<b>\$3,825.00</b>
<b>CHECK # 004958</b>							
001	12/03/20	ENVERA SYSTEMS	696258	GATE ACCESS DEC 2020	Contracts-Security Services	534037-53904	\$7,304.13
001	12/03/20	ENVERA SYSTEMS	00021776	GATE REPAIR	R&M-Gatehouse	546035-53904	\$1,190.00
<b>Check Total</b>							<b>\$8,494.13</b>
<b>CHECK # 004959</b>							
001	12/03/20	FED EX	7-184-89863	NOV POSTAGE	Postage and Freight	541006-51301	\$128.25
<b>Check Total</b>							<b>\$128.25</b>
<b>CHECK # 004960</b>							
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	Postage and Freight	541006-51301	\$7.50
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	Printing and Binding	547001-51301	\$38.35
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	VEHICLE STICKERS	549001-53904	\$427.96
<b>Check Total</b>							<b>\$8,390.48</b>
<b>CHECK # 004961</b>							
001	12/03/20	OSCEOLA NEWS GAZETTE	256479	NOTICE OF EMERGENCY MEETING 10/29/20	Legal Advertising	548002-51301	\$30.14
<b>Check Total</b>							<b>\$30.14</b>
<b>CHECK # 004962</b>							
001	12/03/20	OSCEOLA SHERIFF'S OFFICE	52164	CROWD CONTROL 11/17/20	Contracts-Sheriff	534100-57201	\$148.00
<b>Check Total</b>							<b>\$148.00</b>
<b>CHECK # 004963</b>							
001	12/03/20	SOLITUDE LAKE MANAGEMENT	PI-A00505735	NOV LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90
<b>Check Total</b>							<b>\$648.90</b>
<b>CHECK # 004964</b>							
001	12/03/20	THE HOME DEPOT	110520-9241	AUG SEPT PURCHASES	AUG/SEPT PURCHASES	546015-57201	\$1,071.58
<b>Check Total</b>							<b>\$1,071.58</b>
<b>CHECK # 004965</b>							
001	12/03/20	WASTE MANAGEMENT	9842486-0180-4	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$352.39
<b>Check Total</b>							<b>\$352.39</b>
<b>CHECK # 004967</b>							
001	12/10/20	CLARK & ALBAUGH, LLP	17265	GENERAL MATTERS THRU NOV 2020	ProfServ-Legal Services	531023-51401	\$3,229.00
<b>Check Total</b>							<b>\$3,229.00</b>
<b>CHECK # 004968</b>							
001	12/10/20	MARILIN LUGO	111320-REB	REIMBURSE RENTAL FEE	Room Rentals	347010	\$225.00
<b>Check Total</b>							<b>\$225.00</b>
<b>CHECK # 004969</b>							
001	12/10/20	OMAR ORTIZ MORALES	000094	RETENTION WALL BACK POOL	R&M-Pools	546074-57201	\$2,230.00
<b>Check Total</b>							<b>\$2,230.00</b>
<b>CHECK # 004970</b>							
001	12/16/20	DEWBERRY ENGINEERS INC	1906214	ENGG SVCS THRU NOV 2020	ProfServ-Engineering	531013-51501	\$3,805.00
<b>Check Total</b>							<b>\$3,805.00</b>
<b>CHECK # 004971</b>							
001	12/22/20	BRIGHTVIEW LANDSCAPE SVC	7115948	DEC LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
<b>Check Total</b>							<b>\$5,377.00</b>
<b>CHECK # 004972</b>							
001	12/22/20	CHURCHILLS POOLS	29666	POOL/FOUNTAIN MAINT DEC 2020	Contracts-Pools	534078-57201	\$614.25
001	12/22/20	CHURCHILLS POOLS	29666	POOL/FOUNTAIN MAINT DEC 2020	Contracts-Fountain	534023-57201	\$126.00
001	12/22/20	CHURCHILLS POOLS	29650	DEC CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$359.18
<b>Check Total</b>							<b>\$1,099.43</b>
<b>CHECK # 004973</b>							
001	12/22/20	ENVERA SYSTEMS	697264	CCTV 1/1/21-3/31/21	Prepaid Items	155000-57201	\$372.84
001	12/22/20	ENVERA SYSTEMS	697264	CCTV 1/1/21-3/31/21	Prepaid Items	155000-57201	\$1,293.00
001	12/22/20	ENVERA SYSTEMS	697265	GATE ACCESS JAN 2021	Prepaid Items	155000-53904	\$7,304.13
001	12/22/20	ENVERA SYSTEMS	00024165	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$398.00
<b>Check Total</b>							<b>\$9,367.97</b>

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 004974</b>								
001	12/22/20	SOLITUDE LAKE MANAGEMENT	PI-A00520653	LAKE/POND MGMT DEC 2020	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	\$648.90
<b>CHECK # 004975</b>								
001	12/22/20	TERMINIX PROCESSING CENTER	402786001	PEST CONTROL 11/3/20	PEST CONTROL 10/6/20	546015-57201	\$77.00	
							<b>Check Total</b>	\$77.00
<b>CHECK # 004976</b>								
001	12/22/20	THE HOME DEPOT	120420-9241	NOV PURCHASES	R&M-Clubhouse	546015-57201	\$499.80	
							<b>Check Total</b>	\$499.80
<b>CHECK # 004977</b>								
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Postage and Freight	541006-51301	\$9.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Printing and Binding	547001-51301	\$10.90	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Assessment Roll Service	531038-51301	\$5,150.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	PAINT FOR CLUB HOUSE	546016-57208	\$50.62	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	STAKES	546016-57208	\$71.66	
							<b>Check Total</b>	\$13,208.85
<b>CHECK # 004978</b>								
001	01/05/21	IVELISSE ROSARIO	120120	ROOM RENTALS REIMBURSEMENT	Room Rentals	347010	\$300.00	
							<b>Check Total</b>	\$300.00
<b>CHECK # 004979</b>								
001	01/07/21	CLARK & ALBAUGH, LLP	17304	GEN MATTERS THRU DEC 2020	GENERAL MATTERS THRU DEC 2020	531023-51401	\$3,069.40	
							<b>Check Total</b>	\$3,069.40
<b>CHECK # 004980</b>								
001	01/07/21	INNERSYNC STUDIO LTD	19080	WEB HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	\$388.13
<b>CHECK # 004985</b>								
001	01/14/21	DALE BEASLEY CONSTRUCTION	APP-1	PAY APPLICATION # 1 - CIPP & PAVEMENT	R&M-Pipe Inlet and Structure	546174-54101	\$66,331.12	
							<b>Check Total</b>	\$66,331.12
<b>CHECK # 004986</b>								
001	01/14/21	DEWBERRY ENGINEERS INC	1916385	ENGG SVCS THRU DEC 2020	ProfServ-Engineering	531013-51501	\$2,000.00	
001	01/14/21	DEWBERRY ENGINEERS INC	1848830	ENGG SVCS THRU MAY 2020	ProfServ-Engineering	531013-51501	\$480.00	
							<b>Check Total</b>	\$2,480.00
<b>CHECK # 004987</b>								
001	01/14/21	BRIGHTVIEW LANDSCAPE SVC	7148304	TREE REMOVAL	R&M-Common Area	546016-57208	\$300.00	
							<b>Check Total</b>	\$300.00
<b>CHECK # 004988</b>								
001	01/14/21	ENVERA SYSTEMS	00025207	GATE ARM REPAIRS	R&M-Gatehouse	546035-53904	\$971.00	
001	01/14/21	ENVERA SYSTEMS	00025428	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$1,859.00	
001	01/14/21	ENVERA SYSTEMS	00025102	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$1,021.00	
							<b>Check Total</b>	\$3,851.00
<b>CHECK # 004989</b>								
001	01/14/21	WASTE MANAGEMENT	9863826-0180-5	JAN 2021 REFUSE REMOVAL	Misc-Contingency	549900-57201	\$366.16	
							<b>Check Total</b>	\$366.16
<b>CHECK # 004990</b>								
001	01/21/21	FED EX	7-242-36138	JAN 2021 POSTAGE	Postage and Freight	541006-51301	\$144.65	
							<b>Check Total</b>	\$144.65
<b>CHECK # 004991</b>								
001	01/28/21	BRIGHTVIEW LANDSCAPE SVC	7148303	TREE REMOVAL	R&M-Common Area	546016-57208	\$550.00	
001	01/28/21	BRIGHTVIEW LANDSCAPE SVC	7157483	JAN 2021 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00	
							<b>Check Total</b>	\$5,927.00
<b>CHECK # 004992</b>								
001	01/28/21	CHURCHILLS POOLS	29727	JAN 2021 POOL / FOUNTAIN MAINT	AN 2021 POOL / FOUNTAIN MAINT	534078-57201	\$614.25	
001	01/28/21	CHURCHILLS POOLS	29727	JAN 2021 POOL / FOUNTAIN MAINT	AN 2021 POOL / FOUNTAIN MAINT	534023-57201	\$126.00	
001	01/28/21	CHURCHILLS POOLS	29708	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$325.90	
							<b>Check Total</b>	\$1,066.15
<b>CHECK # 004993</b>								
001	01/28/21	ENVERA SYSTEMS	698289	GATE ACCESS FEB 2021	Prepaid Items	155000-53904	\$7,304.13	
							<b>Check Total</b>	\$7,304.13
<b>CHECK # 004994</b>								
001	01/28/21	EXERCISE SYSTEMS INC	24492	PM - FITNESS EQUIP 1/21/21	QRTLRY PREVENTIVE MAINT FIT CENTER	546015-57201	\$175.00	
							<b>Check Total</b>	\$175.00
<b>CHECK # 004995</b>								
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Postage and Freight	541006-51301	\$3.50	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Printing and Binding	547001-51301	\$11.45	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Misc-Bar Codes	549008-53904	\$452.74	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Office Supplies	551002-51301	\$145.25	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	CARPET CLEANER	546015-57201	\$30.75	
							<b>Check Total</b>	\$8,560.36
<b>CHECK # 004996</b>								
001	01/28/21	SOLITUDE LAKE MANAGEMENT	PI-A00536176	JAN 2021 LAKE/POND MAINT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	\$648.90
<b>CHECK # 004997</b>								

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	01/28/21	TERMINIX PROCESSING CENTER	403668034	PEST CONTROL 12/2/2020	R&M-Clubhouse	546015-57201	\$77.00	
							<b>Check Total</b>	<u>\$77.00</u>
<b>CHECK # DD334</b>								
001	12/03/20	TOHO WATER AUTHORITY	110320 ACH	BILL PRD 10/4-11/3/20	Utility - General	543001-53903	\$669.19	
							<b>Check Total</b>	<u>\$669.19</u>
<b>CHECK # DD335</b>								
001	12/01/20	BRIGHT HOUSE NETWORKS	037311801111520ACH	BILL PRD 11/14-12/13/20	Communication - Telephone	541003-51301	\$124.30	
							<b>Check Total</b>	<u>\$124.30</u>
<b>CHECK # DD336</b>								
001	12/04/20	BRIGHT HOUSE NETWORKS	068176902111820 ACH	11/17-12/16/20 OFFICE	Communication - Telephone	541003-51301	\$246.78	
							<b>Check Total</b>	<u>\$246.78</u>
<b>CHECK # DD339</b>								
001	12/15/20	BRIGHT HOUSE NETWORKS	077902902113020	BILL PRD 11/28-12/27/20	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<u>\$209.96</u>
<b>CHECK # DD340</b>								
001	12/01/20	KUA	111220 ACH	BILL PRD 10/7-11/4/20	Utility - General	543001-53903	\$3,494.79	
							<b>Check Total</b>	<u>\$3,494.79</u>
<b>CHECK # DD341</b>								
001	01/04/21	BRIGHT HOUSE NETWORKS	068176902121820 ACH	BILL PRD 12/17/20-1/16/21	Communication - Telephone	541003-51301	\$246.78	
							<b>Check Total</b>	<u>\$246.78</u>
<b>CHECK # DD342</b>								
001	01/04/21	KUA	121520 ACH	BILL PRD 11/4-12/7/20	Utility - General	543001-53903	\$3,688.76	
							<b>Check Total</b>	<u>\$3,688.76</u>
<b>CHECK # DD343</b>								
001	01/04/21	TOHO WATER AUTHORITY	120420 ACH	BILL PRD 11/3-12/4/20	Utility - General	543001-53903	\$193.49	
							<b>Check Total</b>	<u>\$193.49</u>
<b>CHECK # DD347</b>								
001	01/14/21	BRIGHT HOUSE NETWORKS	077902902123020	BILL PRD 12/28/20-1/27/21	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<u>\$209.96</u>
<b>CHECK # 004966</b>								
001	12/03/20	SERVANDO JR COMAS	PAYROLL	December 03, 2020 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 004984</b>								
001	01/20/21	MARK A. GOSDIN	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD344</b>								
001	01/20/21	RAMON E. BERMUDEZ	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD345</b>								
001	01/20/21	SERVANDO JR COMAS	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD346</b>								
001	01/20/21	MICHAEL J. EDGECOMBE	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
							<b>Fund Total</b>	<u>\$225,859.65</u>

Total Checks Paid	\$225,859.65
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**6C.**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 004954</b>							
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1983	REPAIR DAMAGED INLETS/ASPHALT	R&M-Pipe Inlet and Structure	546174-54101	\$21,615.07
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1976	PIPE REPAIRS	R&M-Pipe Inlet and Structure	546174-54101	\$14,986.20
001	12/03/20	ALL TERRAIN TRACTOR SERVICE, INC.	20-1844	12" STORMLINE REPAIRS	R&M Pipe Inlet and Structure	546174-54101	\$8,216.75
<b>Check Total</b>							<b>\$44,818.02</b>
<b>CHECK # 004955</b>							
001	12/03/20	BRIGHTVIEW LANDSCAPE SVC	7058289	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
<b>Check Total</b>							<b>\$5,377.00</b>
<b>CHECK # 004956</b>							
001	12/03/20	CHURCHILLS POOLS	29600	NOV POOL/FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$614.25
001	12/03/20	CHURCHILLS POOLS	29600	NOV POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$126.00
001	12/03/20	CHURCHILLS POOLS	29586	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$347.58
001	12/03/20	CHURCHILLS POOLS	29647	NOV POOL SVCS	Contracts-Pools	534078-57201	\$455.52
001	12/03/20	CHURCHILLS POOLS	29653	POOL LIGHTS	R&M-Pools	546074-57201	\$267.95
<b>Check Total</b>							<b>\$1,811.30</b>
<b>CHECK # 004957</b>							
001	12/03/20	DEWBERRY ENGINEERS INC	1895915	ENGG SVCS THRU OCT 2020	ProfServ-Engineering	531013-51501	\$3,825.00
<b>Check Total</b>							<b>\$3,825.00</b>
<b>CHECK # 004958</b>							
001	12/03/20	ENVERA SYSTEMS	696258	GATE ACCESS DEC 2020	Contracts-Security Services	534037-53904	\$7,304.13
001	12/03/20	ENVERA SYSTEMS	00021776	GATE REPAIR	R&M-Gatehouse	546035-53904	\$1,190.00
<b>Check Total</b>							<b>\$8,494.13</b>
<b>CHECK # 004959</b>							
001	12/03/20	FED EX	7-184-89863	NOV POSTAGE	Postage and Freight	541006-51301	\$128.25
<b>Check Total</b>							<b>\$128.25</b>
<b>CHECK # 004960</b>							
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	Postage and Freight	541006-51301	\$7.50
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	Printing and Binding	547001-51301	\$38.35
001	12/03/20	INFRAMARK, LLC	57433	NOV MGMT FEES	VEHICLE STICKERS	549001-53904	\$427.96
<b>Check Total</b>							<b>\$8,390.48</b>
<b>CHECK # 004961</b>							
001	12/03/20	OSCEOLA NEWS GAZETTE	256479	NOTICE OF EMERGENCY MEETING 10/29/20	Legal Advertising	548002-51301	\$30.14
<b>Check Total</b>							<b>\$30.14</b>
<b>CHECK # 004962</b>							
001	12/03/20	OSCEOLA SHERIFF'S OFFICE	52164	CROWD CONTROL 11/17/20	Contracts-Sheriff	534100-57201	\$148.00
<b>Check Total</b>							<b>\$148.00</b>
<b>CHECK # 004963</b>							
001	12/03/20	SOLITUDE LAKE MANAGEMENT	PI-A00505735	NOV LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90
<b>Check Total</b>							<b>\$648.90</b>
<b>CHECK # 004964</b>							
001	12/03/20	THE HOME DEPOT	110520-9241	AUG SEPT PURCHASES	AUG/SEPT PURCHASES	546015-57201	\$1,071.58
<b>Check Total</b>							<b>\$1,071.58</b>
<b>CHECK # 004965</b>							
001	12/03/20	WASTE MANAGEMENT	9842486-0180-4	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$352.39
<b>Check Total</b>							<b>\$352.39</b>
<b>CHECK # 004967</b>							
001	12/10/20	CLARK & ALBAUGH, LLP	17265	GENERAL MATTERS THRU NOV 2020	ProfServ-Legal Services	531023-51401	\$3,229.00
<b>Check Total</b>							<b>\$3,229.00</b>
<b>CHECK # 004968</b>							
001	12/10/20	MARILIN LUGO	111320-REB	REIMBURSE RENTAL FEE	Room Rentals	347010	\$225.00
<b>Check Total</b>							<b>\$225.00</b>
<b>CHECK # 004969</b>							
001	12/10/20	OMAR ORTIZ MORALES	000094	RETENTION WALL BACK POOL	R&M-Pools	546074-57201	\$2,230.00
<b>Check Total</b>							<b>\$2,230.00</b>
<b>CHECK # 004970</b>							
001	12/16/20	DEWBERRY ENGINEERS INC	1906214	ENGG SVCS THRU NOV 2020	ProfServ-Engineering	531013-51501	\$3,805.00
<b>Check Total</b>							<b>\$3,805.00</b>
<b>CHECK # 004971</b>							
001	12/22/20	BRIGHTVIEW LANDSCAPE SVC	7115948	DEC LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00
<b>Check Total</b>							<b>\$5,377.00</b>
<b>CHECK # 004972</b>							
001	12/22/20	CHURCHILLS POOLS	29666	POOL/FOUNTAIN MAINT DEC 2020	Contracts-Pools	534078-57201	\$614.25
001	12/22/20	CHURCHILLS POOLS	29666	POOL/FOUNTAIN MAINT DEC 2020	Contracts-Fountain	534023-57201	\$126.00
001	12/22/20	CHURCHILLS POOLS	29650	DEC CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$359.18
<b>Check Total</b>							<b>\$1,099.43</b>
<b>CHECK # 004973</b>							
001	12/22/20	ENVERA SYSTEMS	697264	CCTV 1/1/21-3/31/21	Prepaid Items	155000-57201	\$372.84
001	12/22/20	ENVERA SYSTEMS	697264	CCTV 1/1/21-3/31/21	Prepaid Items	155000-57201	\$1,293.00
001	12/22/20	ENVERA SYSTEMS	697265	GATE ACCESS JAN 2021	Prepaid Items	155000-53904	\$7,304.13
001	12/22/20	ENVERA SYSTEMS	00024165	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$398.00
<b>Check Total</b>							<b>\$9,367.97</b>

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 12/1/2020 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 004974</b>								
001	12/22/20	SOLITUDE LAKE MANAGEMENT	PI-A00520653	LAKE/POND MGMT DEC 2020	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	\$648.90
<b>CHECK # 004975</b>								
001	12/22/20	TERMINIX PROCESSING CENTER	402786001	PEST CONTROL 11/3/20	PEST CONTROL 10/6/20	546015-57201	\$77.00	
							<b>Check Total</b>	\$77.00
<b>CHECK # 004976</b>								
001	12/22/20	THE HOME DEPOT	120420-9241	NOV PURCHASES	R&M-Clubhouse	546015-57201	\$499.80	
							<b>Check Total</b>	\$499.80
<b>CHECK # 004977</b>								
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Postage and Freight	541006-51301	\$9.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Printing and Binding	547001-51301	\$10.90	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	Assessment Roll Service	531038-51301	\$5,150.00	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	PAINT FOR CLUB HOUSE	546016-57208	\$50.62	
001	12/29/20	INFRAMARK, LLC	58588	DEC 2020 MGMT FEES	STAKES	546016-57208	\$71.66	
							<b>Check Total</b>	\$13,208.85
<b>CHECK # 004978</b>								
001	01/05/21	IVELISSE ROSARIO	120120	ROOM RENTALS REIMBURSEMENT	Room Rentals	347010	\$300.00	
							<b>Check Total</b>	\$300.00
<b>CHECK # 004979</b>								
001	01/07/21	CLARK & ALBAUGH, LLP	17304	GEN MATTERS THRU DEC 2020	GENERAL MATTERS THRU DEC 2020	531023-51401	\$3,069.40	
							<b>Check Total</b>	\$3,069.40
<b>CHECK # 004980</b>								
001	01/07/21	INNERSYNC STUDIO LTD	19080	WEB HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	\$388.13
<b>CHECK # 004985</b>								
001	01/14/21	DALE BEASLEY CONSTRUCTION	APP-1	PAY APPLICATION # 1 - CIPP & PAVEMENT	R&M-Pipe Inlet and Structure	546174-54101	\$66,331.12	
							<b>Check Total</b>	\$66,331.12
<b>CHECK # 004986</b>								
001	01/14/21	DEWBERRY ENGINEERS INC	1916385	ENGG SVCS THRU DEC 2020	ProfServ-Engineering	531013-51501	\$2,000.00	
001	01/14/21	DEWBERRY ENGINEERS INC	1848830	ENGG SVCS THRU MAY 2020	ProfServ-Engineering	531013-51501	\$480.00	
							<b>Check Total</b>	\$2,480.00
<b>CHECK # 004987</b>								
001	01/14/21	BRIGHTVIEW LANDSCAPE SVC	7148304	TREE REMOVAL	R&M-Common Area	546016-57208	\$300.00	
							<b>Check Total</b>	\$300.00
<b>CHECK # 004988</b>								
001	01/14/21	ENVERA SYSTEMS	00025207	GATE ARM REPAIRS	R&M-Gatehouse	546035-53904	\$971.00	
001	01/14/21	ENVERA SYSTEMS	00025428	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$1,859.00	
001	01/14/21	ENVERA SYSTEMS	00025102	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$1,021.00	
							<b>Check Total</b>	\$3,851.00
<b>CHECK # 004989</b>								
001	01/14/21	WASTE MANAGEMENT	9863826-0180-5	JAN 2021 REFUSE REMOVAL	Misc-Contingency	549900-57201	\$366.16	
							<b>Check Total</b>	\$366.16
<b>CHECK # 004990</b>								
001	01/21/21	FED EX	7-242-36138	JAN 2021 POSTAGE	Postage and Freight	541006-51301	\$144.65	
							<b>Check Total</b>	\$144.65
<b>CHECK # 004991</b>								
001	01/28/21	BRIGHTVIEW LANDSCAPE SVC	7148303	TREE REMOVAL	R&M-Common Area	546016-57208	\$550.00	
001	01/28/21	BRIGHTVIEW LANDSCAPE SVC	7157483	JAN 2021 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$5,377.00	
							<b>Check Total</b>	\$5,927.00
<b>CHECK # 004992</b>								
001	01/28/21	CHURCHILLS POOLS	29727	JAN 2021 POOL / FOUNTAIN MAINT	AN 2021 POOL / FOUNTAIN MAINT	534078-57201	\$614.25	
001	01/28/21	CHURCHILLS POOLS	29727	JAN 2021 POOL / FOUNTAIN MAINT	AN 2021 POOL / FOUNTAIN MAINT	534023-57201	\$126.00	
001	01/28/21	CHURCHILLS POOLS	29708	CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$325.90	
							<b>Check Total</b>	\$1,066.15
<b>CHECK # 004993</b>								
001	01/28/21	ENVERA SYSTEMS	698289	GATE ACCESS FEB 2021	Prepaid Items	155000-53904	\$7,304.13	
							<b>Check Total</b>	\$7,304.13
<b>CHECK # 004994</b>								
001	01/28/21	EXERCISE SYSTEMS INC	24492	PM - FITNESS EQUIP 1/21/21	QRTLRY PREVENTIVE MAINT FIT CENTER	546015-57201	\$175.00	
							<b>Check Total</b>	\$175.00
<b>CHECK # 004995</b>								
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Postage and Freight	541006-51301	\$3.50	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Printing and Binding	547001-51301	\$11.45	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Misc-Bar Codes	549008-53904	\$452.74	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	Office Supplies	551002-51301	\$145.25	
001	01/28/21	INFRAMARK, LLC	59521	JAN 2021 MGMT FEES	CARPET CLEANER	546015-57201	\$30.75	
							<b>Check Total</b>	\$8,560.36
<b>CHECK # 004996</b>								
001	01/28/21	SOLITUDE LAKE MANAGEMENT	PI-A00536176	JAN 2021 LAKE/POND MAINT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	\$648.90
<b>CHECK # 004997</b>								



**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 12/1/2020 to 1/31/2021  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	01/28/21	TERMINIX PROCESSING CENTER	403668034	PEST CONTROL 12/2/2020	R&M-Clubhouse	546015-57201	\$77.00	
							<b>Check Total</b>	<u>\$77.00</u>
<b>CHECK # DD334</b>								
001	12/03/20	TOHO WATER AUTHORITY	110320 ACH	BILL PRD 10/4-11/3/20	Utility - General	543001-53903	\$669.19	
							<b>Check Total</b>	<u>\$669.19</u>
<b>CHECK # DD335</b>								
001	12/01/20	BRIGHT HOUSE NETWORKS	037311801111520ACH	BILL PRD 11/14-12/13/20	Communication - Telephone	541003-51301	\$124.30	
							<b>Check Total</b>	<u>\$124.30</u>
<b>CHECK # DD336</b>								
001	12/04/20	BRIGHT HOUSE NETWORKS	068176902111820 ACH	11/17-12/16/20 OFFICE	Communication - Telephone	541003-51301	\$246.78	
							<b>Check Total</b>	<u>\$246.78</u>
<b>CHECK # DD339</b>								
001	12/15/20	BRIGHT HOUSE NETWORKS	077902902113020	BILL PRD 11/28-12/27/20	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<u>\$209.96</u>
<b>CHECK # DD340</b>								
001	12/01/20	KUA	111220 ACH	BILL PRD 10/7-11/4/20	Utility - General	543001-53903	\$3,494.79	
							<b>Check Total</b>	<u>\$3,494.79</u>
<b>CHECK # DD341</b>								
001	01/04/21	BRIGHT HOUSE NETWORKS	068176902121820 ACH	BILL PRD 12/17/20-1/16/21	Communication - Telephone	541003-51301	\$246.78	
							<b>Check Total</b>	<u>\$246.78</u>
<b>CHECK # DD342</b>								
001	01/04/21	KUA	121520 ACH	BILL PRD 11/4-12/7/20	Utility - General	543001-53903	\$3,688.76	
							<b>Check Total</b>	<u>\$3,688.76</u>
<b>CHECK # DD343</b>								
001	01/04/21	TOHO WATER AUTHORITY	120420 ACH	BILL PRD 11/3-12/4/20	Utility - General	543001-53903	\$193.49	
							<b>Check Total</b>	<u>\$193.49</u>
<b>CHECK # DD347</b>								
001	01/14/21	BRIGHT HOUSE NETWORKS	077902902123020	BILL PRD 12/28/20-1/27/21	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<u>\$209.96</u>
<b>CHECK # 004966</b>								
001	12/03/20	SERVANDO JR COMAS	PAYROLL	December 03, 2020 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # 004984</b>								
001	01/20/21	MARK A. GOSDIN	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD344</b>								
001	01/20/21	RAMON E. BERMUDEZ	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD345</b>								
001	01/20/21	SERVANDO JR COMAS	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
<b>CHECK # DD346</b>								
001	01/20/21	MICHAEL J. EDGECOMBE	PAYROLL	January 20, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<u>\$184.70</u>
							<b>Fund Total</b>	<u><u>\$225,859.65</u></u>

<b>Total Checks Paid</b>	<b>\$225,859.65</b>
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**6E.**



# CLARK & ALBAUGH, LLP

## M E M O R A N D U M

**From:** Clark & Albaugh, LLP  
**To:** Board of Supervisors of VillaSol CDD  
**Date:** December 31, 2020  
**Subject:** Termination of Agreement with Envera

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Pursuant to the latest version of the District’s Remote Monitoring Service Agreement with Hidden Eyes, LLC, d/b/a Envera Systems (“Envera”) dated April 25, 2018 (“Agreement”), the Term of the Agreement, described in ¶2(b) as the “Primary Period,” is “thirty-six (36) months commencing on the Commencement Date.”

The Commencement Date is defined in ¶2(a) as follows:

*“The ‘Commencement Date’ of this Agreement shall be the date on which Envera notifies Client that Client’s Comprehensive Monitoring System has been fully installed, including the initial preparation of the database using Client’s information. If Client fails to provide the information set forth in paragraph 10 below, as provided hereunder, the Commencement Date shall be the date on which Envera provides notice to Client that the Comprehensive Monitoring System has been fully installed and Envera is ready, willing and able to provide the Monitoring Services but for the lack of such information.”*

We cannot determine the Commencement Date because we do not know “the date on which Envera notified Client that Client’s Comprehensive Monitoring System has been fully installed.” Nor do we know “[i]f the Client failed to provide the information set forth in paragraph 10.”

Unless this information can be provided by the District, we may need to assume that the Commencement Date occurred sometime after the date of the Agreement (April 25, 2018) and work from that date.

Pursuant to ¶2(c), the Primary Period shall automatically renew for periods of 1 year “unless either party shall give written notice of cancellation at least thirty (30) days prior to the expiration of the Primary Period.”<sup>1</sup>

In that the written notice of cancellation may be given more than 30 days prior to the expiration of the Primary Period (and assuming that the Commencement date occurred after the date of the Agreement), the District may safely cancel the Agreement any time before March 24, 2021.<sup>2</sup>

It does not appear that there are any Liquidated Damages or other penalties associated with timely cancellation upon the expiration of the Primary Period.

Pursuant to ¶7, Envera maintains ownership of the Envera Kiosk System™. All other equipment listed in Exhibit “A” comprising the Comprehensive Monitoring System (“CMS”) is the property of the District (*see*, Exhibit “C”) except that Envera retains a security interest in such equipment for any unpaid balance on the purchase thereof. It cannot be determined from the documents provided what those balances are, if any.

District has agreed that, upon termination, Envera may, using reasonable care, remove from District’s premises the Envera Kiosk System™ and to provide Envera reasonable access to the premises for such removal. District has further agreed that Envera is not obligated to repair or redecorate District’s property as a result of the removal of Envera’s property. *See*, Exhibit “A.”

Finally, in connection with such cancellation, VillaSol should note the following:

*“All information that is uploaded by the Client or any resident to the MyEnvera.com website, or by use of any Envera App (the “Database Information”), shall be the sole and exclusive property of Envera. Upon termination or expiration of this Agreement, Client shall not be entitled to view, copy or access the Database Information.” (¶21(j))*

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<sup>1</sup> There is additional language pertaining to Renewal Periods that does not yet apply to VillaSol because the Primary Period has not expired.

<sup>2</sup> April 25, 2021 falls on a Sunday so as an extra caution I backed the date up to April 23, 2021 and counted 30 days from that date.

**6F**

Florida Legislature recently enacted Section 448.095, *Florida Statutes*, which, generally speaking, requires that all employers verify employment eligibility using the United States Department of Homeland Security's "E-Verify" system. Specifically, Section 448.095(2)(a) provides:

"Beginning January 1, 2021, every public employer, contractor, and subcontractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees. A public employer, contractor, or subcontractor may not enter into a contract unless each party to the contract registers with and uses the E-Verify system."

Section 448.095(1), F.S., defines "public employer" to be any "regional, county, local, or municipal government . . . that employs persons who perform labor or services for that employer in exchange for salary, wages, or other remuneration or that enters or attempts to enter into a contract with a contractor." Because all CDDs and stewardship districts (together, "Special Districts") enter into contracts with contractors (and many Special Districts have employees), all Special Districts are subject to the new E-Verify requirements.

#### **E-VERIFY REQUIREMENTS**

The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract

with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**6G.**





LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

February 18, 2021

VillaSol Community Development District  
c/o Inframark Infrastructure Management Services  
210 N. University Drive, Suite 702  
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to VillaSol Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- VillaSol Community Development District  
\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018 A-1 (Senior Lien)  
\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018 A-2 (Subordinate Lien)

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for services listed above for the three annual bond years ending January 31, 2022, January 31, 2023, and January 31, 2024 is \$1,800, which is \$600 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
VillaSol Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

**6H.**

**VILLA SOL**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2022**

Proposed Budget:  
Meeting on March 9 , 2022

Prepared by:



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**VillaSol**  
Community Development District

**Operating Budget**  
Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	FEB-	PROJECTED	BUDGET
			FY 2021	JAN-2021	SEP-2021	FY 2021	FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,290	\$ 2,912	\$ 4,500	\$ 109	\$ 2,391	\$ 2,500	\$ 2,500
Room Rentals	5,201	2,232	4,000	84	1,916	2,000	2,000
Interest - Tax Collector	244	202	-	-	-	-	-
Special Assmnts- Tax Collector	427,642	427,642	813,093	695,613	117,480	813,093	813,093
Special Assmnts- Discounts	(13,124)	(14,020)	(32,524)	(26,716)	(1,175)	(27,891)	(32,524)
Other Miscellaneous Revenues	2,000	500	500	-	-	-	-
Access Cards	3,295	5,260	6,000	1,424	2,576	4,000	4,000
Insurance Reimbursements	-	2,496	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>430,548</b>	<b>427,224</b>	<b>795,569</b>	<b>670,514</b>	<b>123,188</b>	<b>793,702</b>	<b>789,069</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	4,600	5,200	6,000	2,415	3,585	6,000	6,000
FICA Taxes	352	398	459	168	274	442	459
ProfServ-Arbitrage Rebate	-	-	600	1,200	-	1,200	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	(3,276)	7,515	27,200	10,110	20,220	30,330	27,200
ProfServ-Legal Services	28,021	21,937	25,000	11,241	13,759	25,000	25,000
ProfServ-Mgmt Consulting Serv	39,655	42,390	47,000	15,667	31,333	47,000	47,000
ProfServ-Property Appraiser	199	172	400	-	400	400	400
ProfServ-Special Assessment	5,150	5,150	5,150	5,150	-	5,150	5,150
ProfServ-Trustee Fees	2,136	5,728	6,410	4,958	1,452	6,410	6,410
Auditing Services	6,250	6,250	6,250	-	6,250	6,250	6,250
Communication - Telephone	2,622	3,699	3,600	615	3,085	3,700	3,600
Postage and Freight	1,392	1,089	1,600	297	1,303	1,600	1,600
Insurance - General Liability	19,824	19,847	21,832	19,847	-	19,847	21,832
Printing and Binding	3,314	1,298	4,000	453	3,547	4,000	4,000
Legal Advertising	1,185	648	1,000	30	970	1,000	1,000
Miscellaneous Services	1,807	829	1,000	807	1,614	2,421	1,000
Misc-Assessmnt Collection Cost	4,061	4,013	16,262	14,108	1,762	15,870	16,262
Misc-Web Hosting	-	2,889	4,000	776	3,224	4,000	2,150
Office Supplies	508	632	463	-	570	570	400
Annual District Filing Fee	175	175	175	175	-	175	175
<b>Total Administrative</b>	<b>118,975</b>	<b>130,859</b>	<b>179,401</b>	<b>88,017</b>	<b>94,348</b>	<b>182,365</b>	<b>177,488</b>
<i>Field</i>							
ProfServ-Field Management	43,360	50,724	48,000	16,000	32,000	48,000	48,000
Misc-Property Taxes	533	511	540	-	540	540	540
<b>Total Field</b>	<b>43,893</b>	<b>51,235</b>	<b>48,540</b>	<b>16,000</b>	<b>32,540</b>	<b>48,540</b>	<b>48,540</b>
<i>Landscape Services</i>							
Contracts-Lake and Wetland	7,910	7,598	6,900	2,596	4,304	6,900	7,800
<b>Total Landscape Services</b>	<b>7,910</b>	<b>7,598</b>	<b>6,900</b>	<b>2,596</b>	<b>4,304</b>	<b>6,900</b>	<b>7,800</b>
<i>Utilities</i>							
Utility - General	42,450	41,370	46,500	14,978	29,956	44,934	46,000
<b>Total Utilities</b>	<b>42,450</b>	<b>41,370</b>	<b>46,500</b>	<b>14,978</b>	<b>29,956</b>	<b>44,934</b>	<b>46,000</b>



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>Gatehouse</b>							
Contracts-Security Services	85,913	88,916	88,045	29,184	58,861	88,045	88,045
R&M-Gatehouse	8,685	4,957	5,000	6,687	2,313	9,000	8,000
Misc-Access Control Software	-	1,022	2,000	-	2,000	2,000	1,100
Misc-Bar Codes	1,929	1,712	2,400	881	919	1,800	2,000
<b>Total Gatehouse</b>	<b>96,527</b>	<b>96,607</b>	<b>97,445</b>	<b>36,752</b>	<b>64,093</b>	<b>100,845</b>	<b>99,145</b>
<b>Road and Street Facilities</b>							
R&M-Roads & Alleyways	150	17,293	10,000	-	10,000	10,000	10,000
R&M-Signage	2,424	511	1,200	-	1,200	1,200	863
R&M-Pipe Inlet & Structure	-	-	183,700	118,519	65,181	183,700	183,700
<b>Total Road and Street Facilities</b>	<b>2,574</b>	<b>17,804</b>	<b>194,900</b>	<b>118,519</b>	<b>76,381</b>	<b>194,900</b>	<b>194,563</b>
<b>Parks and Recreation - General</b>							
Contracts-Fountain	1,440	2,020	1,440	504	936	1,440	1,588
Contracts-Security Services	5,944	4,443	6,663	3,354	3,309	6,663	6,663
Contracts-Pools	6,728	8,762	7,020	3,425	3,595	7,020	7,740
Contracts-Sheriff	7,606	506	14,000	148	7,452	7,600	7,500
Utility - Refuse Removal	4,188	2,925	2,736	1,071	2,142	3,213	4,200
R&M-Clubhouse	2,853	9,536	10,000	4,458	8,916	13,374	11,000
R&M-Parks	761	969	500	-	500	500	500
R&M-Pools	9,970	9,321	3,000	1,805	7,845	9,650	9,700
R&M-Recreation Center	1,016	-	-	-	-	-	-
R&M-Tennis Courts	-	-	500	-	500	500	500
Misc-Access Control Software	312	-	500	-	500	500	500
Misc-Contingency	648	5,134	10,000	2,230	2,970	5,200	8,000
<b>Total Parks and Recreation - General</b>	<b>41,466</b>	<b>43,616</b>	<b>56,359</b>	<b>16,995</b>	<b>38,665</b>	<b>55,660</b>	<b>57,891</b>
<b>Common Area</b>							
Contracts-Landscape	64,524	64,524	64,524	21,508	37,328	58,836	55,992
R&M-Common Area	5,168	2,437	3,500	1,722	1,778	3,500	3,500
R&M-Other Landscape	1,721	4,268	3,500	-	3,500	3,500	3,500
<b>Total Common Area</b>	<b>71,413</b>	<b>71,229</b>	<b>71,524</b>	<b>23,230</b>	<b>42,606</b>	<b>65,836</b>	<b>62,992</b>
<b>TOTAL EXPENDITURES</b>	<b>425,208</b>	<b>460,318</b>	<b>701,569</b>	<b>317,087</b>	<b>382,893</b>	<b>699,980</b>	<b>694,419</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,340	(33,094)	94,000	353,427	(259,705)	93,722	94,650
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	94,000	-	-	-	94,650
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>94,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>94,650</b>
Net change in fund balance	5,340	(33,094)	94,000	353,427	(259,705)	93,722	94,650
<b>FUND BALANCE, BEGINNING</b>	<b>228,562</b>	<b>233,902</b>	<b>200,808</b>	<b>200,808</b>	<b>-</b>	<b>200,808</b>	<b>294,530</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 233,902</b>	<b>\$ 200,808</b>	<b>\$ 294,808</b>	<b>\$ 554,235</b>	<b>\$ (259,705)</b>	<b>\$ 294,530</b>	<b>\$ 389,180</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 294,530
Net Change in Fund Balance - Fiscal Year 2022	94,650
Reserves - Fiscal Year 2022 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>389,180</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	4,075
Subtotal	<u>4,075</u>

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	173,605 <sup>(1)</sup>
Fiscal Year 21 Reserves	94,000
Fiscal Year 22 Reserves	94,650

<b>Total Allocation of Available Funds</b>	<b><u>362,255</u></b>
--	-----------------------

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 26,925</u></b>
---	-------------------------

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Budget Narrative**  
Fiscal Year 2022

**REVENUES**

**Interest - Investments**

The District earns interest on the monthly average collected balance for each of their operating accounts.

**Room Rentals**

The District receives revenue from the rental of the Clubhouse for events.

**Special Assessments – Tax Collector**

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.

**Special Assessments – Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Access Cards**

Revenue collected for replacement access cards to the Clubhouse for replacement access bar codes/remotes/stickers to the gate.

**Expenditures - Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor’s compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor’s payroll expenditures.

**Professional Service-Arbitrage Rebate**

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

**Professional Service-Dissemination Agent**

The bond indenture requests a special annual report on the District’s development activity. The District has contracted with Inframark, LLC to provide these reports. The amount is based upon the contract amount.

**Budget Narrative**  
Fiscal Year 2022

Expenditures – Administrative (continued)

**Professional Service-Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Professional Service-Legal Service**

The District's Attorney, Scott D. Clark, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Professional Service-Management Consulting Service**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services - Property Appraiser**

The Osceola County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

**Professional Service-Special Assessment**

Inframark, LLC provides assessment services for closing lot sales, assessment roll services with Osceola Tax Collector and financial advisory services.

**Professional Services - Trustee**

The District issued this Series of 2018 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters.

**Auditing Service**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Communication - Telephone**

New internet and WiFi service for Office.

**Budget Narrative**  
Fiscal Year 2022

Expenditures – Administrative (continued)
---

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies.

**Printing and Binding**

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

**Legal Advertising**

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

**Miscellaneous Services**

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

**Miscellaneous Assessment Collection Costs**

The District reimburses the Osceola Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Misc.-Web Hosting**

This represents cost for community website construction and maintenance.

**Office Supplies**

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

**Annual District Filing Fee**

The District is required to pay an annual fee to the Department of Community Affairs for \$175.

Expenditures – Field
----------------------

**Professional Service-Field Management**

**\$48,000**

The District will contract management services for the operation of the Property and its contractors.

**Misc.-Property Taxes**

Property taxes for parcels owned by the District.

**Budget Narrative**  
Fiscal Year 2022

Expenditures – Landscape

**Contracts-Lakes and Wetland** **\$7,800**

Scheduled maintenance consists of inspections and treatment of CDD lakes and ponds. Herbiciding will consist of chemical treatments. Algae control will include removal and chemical treatments.

Total monthly service \$ 649

Expenditures – Utility

**Utility-General** **\$46,000**

Electricity accounts with Kissimmee Utility Authority for lighting of the front entry features, fountains irrigation clocks, and lift stations and pumps. This also includes utilities for the gatehouse facility.

Expenditures – Gatehouse

**Contracts - Security Services** **\$88,045**

The District has a contract with Envera to monitor gate activity of entrance and exit lanes, swing gates and barrier arms. Includes new homes additions.

Monitoring & Database Services	
24 Hour Monitoring of Virtual Gate Guard System at Front Entrance	\$ 5,041
Envera Kiosk System	500
Managed Access Control	150
Monthly Repair & Maintenance Services	861
ISP Pass Thru	447
Additional Residents varies monthly	varies

For a Total monthly service cost of approximately: \$7,337

Expenditures – Gatehouse (continued)

**R&M-Gatehouse** **\$8,000**

This category is for any items related to maintenance of the gatehouse that are not covered in other budget line items.

**Budget Narrative**  
Fiscal Year 2022

<b>Misc.-Access Control Software</b>	<b>\$ 1,100</b>
This fee includes maintenance and monitoring.	
<b>Misc.-Bar Codes</b>	<b>\$ 2,000</b>
Gate security system requires car stickers.	

Expenditures – Road and Street Facilities
---

<b>R&amp;M-Roads &amp; Alleyways</b>	<b>\$ 10,000</b>
This category is for any item related to maintenance of the roadway systems.	
<b>R&amp;M-Signage</b>	<b>\$ 863</b>
Scheduled maintenance of the signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting.	
<b>R&amp;M-Pipe Inlet &amp; Structure</b>	<b>\$183,700</b>
Scheduled repairs and maintenance of the storm sewer system within the single-family residential area.	

Expenditures – Parks and Recreation - General
---

<b>Contracts-Fountain</b>	<b>\$ 1,588</b>
The District currently has a contract with Churchills Group Holdings, Inc.to maintain and repair the fountain.	
<b>Contracts-Security Services</b>	<b>\$ 6,663</b>
The District has a contract with Envera to monitor and service the pool and surrounding deck, as well as cabana area under roof; these services are billed quarterly.	
Pool monitoring/database	\$ 1,293
Quarterly ISP Pass Thru	<u>    373</u>
Total Quarterly	\$ 1,665

Expenditures – Parks and Recreation – General (continued)
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<b>Contracts-Pools</b>	<b>\$ 7,740</b>
The District currently has a contract with Churchills Group Holdings, Inc. to maintain and repair the pool.	

**Budget Narrative**  
Fiscal Year 2022

<b>Contracts-Sheriff</b>	<b>\$ 7,500</b>
The District has a contract with Osceola County Sheriff to provide additional patrol of the District roads, as needed.	
<b>Utility – Refuse Removal</b>	<b>\$ 4,200</b>
The District is currently using Waste Management service to remove garbage.	
<b>R&amp;M-Clubhouse</b>	<b>\$ 11,000</b>
This line item is for any maintenance and repairs of the District’s clubhouse. This includes cable services and pest control.	
<b>R&amp;M-Parks</b>	<b>\$ 500</b>
Maintenance of park areas, benches, eating areas, picnic tables, landscaping, and trash removal.	
<b>R&amp;M-Pool</b>	<b>\$ 9,700</b>
This category is for any items related to maintenance of pool maintenance and repair and chemicals.	
<b>R&amp;M-Tennis Courts</b>	<b>\$ 500</b>
Maintenance includes repair of damaged court surface nets, cleaning and fencing.	
<b>Misc.-Access Control Software</b>	<b>\$ 500</b>
This fee includes maintenance and monitoring.	
<b>Misc-Contingency</b>	<b>\$ 8,000</b>
This includes any other miscellaneous expenses incurred during the year.	

Expenditures – Common Area
----------------------------

<b>Contracts-Landscape</b>	<b>\$55,992</b>
The District currently has a contract with Bright View Landscape Service.	



**Budget Narrative**

Fiscal Year 2022

**Irrigation** - Scheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads. Unscheduled maintenance consists of major repairs and replacement of system components.

**Tree** - Scheduled maintenance consists of pruning, trimming, fertilizing, mulching, and applying pest and disease control chemicals for trees in common areas.

**Mowing and Turf Treatment** - Scheduled maintenance consists of mowing, edging, blowing.

**Hedges, Shrubs, Ground Cover, Annuals** - Schedule maintenance consists of pruning, trimming, mulching, and applying fertilizer and pest and disease control chemicals.

**R&M-Common Area****\$ 3,500**

This category is for any items related to maintenance of common areas that are not covered in the budget line items.

**R&M-Landscape****\$ 3,500**

This category is for any items related to maintenance of landscape that are not covered in all other budget line items.

**VillaSol**

Community Development District

**Debt Service Budgets**

Fiscal Year 2022

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET FY 2021	THRU JAN-2021	FEB- SEP-2021	PROJECTED FY 2021	BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 716	\$ 1,156	\$ 100	\$ 6	94	\$ 100	\$ 100
Special Assmnts- Tax Collector	221,579	221,436	221,580	189,565	32,015	221,580	221,580
Special Assmnts- Discounts	(6,800)	(7,121)	(8,863)	(7,281)	(320)	(8,863)	(8,863)
<b>TOTAL REVENUES</b>	<b>215,495</b>	<b>215,471</b>	<b>212,817</b>	<b>182,290</b>	<b>31,789</b>	<b>212,817</b>	<b>212,817</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,296	4,286	4,432	3,845	480	4,325	4,432
<b>Total Administrative</b>	<b>4,296</b>	<b>4,286</b>	<b>4,432</b>	<b>3,845</b>	<b>480</b>	<b>4,325</b>	<b>4,432</b>
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	-	110,000	115,000	-	115,000	115,000	115,000
Principal Debt Retirement Series A-2	-	15,000	15,000	-	15,000	15,000	20,000
Interest Expense Series A-1	-	57,895	55,695	27,848	27,848	55,695	53,395
Interest Expense Series A-2	-	17,075	16,381	8,191	8,191	16,381	15,688
<b>Total Debt Service</b>	<b>-</b>	<b>199,970</b>	<b>202,076</b>	<b>36,039</b>	<b>166,038</b>	<b>202,076</b>	<b>204,083</b>
<b>TOTAL EXPENDITURES</b>	<b>4,296</b>	<b>204,256</b>	<b>206,508</b>	<b>39,884</b>	<b>166,518</b>	<b>206,401</b>	<b>208,515</b>
Excess (deficiency) of revenues							
Over (under) expenditures	211,199	11,215	6,309	142,406	(134,729)	6,416	4,302
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	6,309	-	-	-	6,309
Debt Proceeds	-	-	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-	-	-
Other Non Operating Uses	-	-	6,309	-	-	-	6,309
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>6,309</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,302</b>
Net change in fund balance	211,199	11,215	6,309	142,406	(134,729)	6,416	(2,007)
<b>FUND BALANCE, BEGINNING</b>	(1,984)	209,215	220,430	220,430	-	220,430	226,846
<b>FUND BALANCE, ENDING</b>	<b>\$ 209,215</b>	<b>\$ 220,430</b>	<b>\$ 226,739</b>	<b>\$ 362,836</b>	<b>\$ (134,729)</b>	<b>\$ 226,846</b>	<b>\$ 224,839</b>

District

**AMORTIZATION SCHEDULE  
SERIES 2018A-1 SPECIAL ASSESSMENT BONDS**

Period	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
11/1/2021	1,810,000		26,698	26,698	
5/1/2022	1,810,000	115,000	26,698	141,698	168,395
11/1/2022	1,695,000		25,476	25,476	
5/1/2023	1,695,000	125,000	25,476	150,476	175,951
11/1/2023	1,570,000		24,069	24,069	
5/1/2024	1,570,000	120,000	24,069	144,069	168,139
11/1/2024	1,450,000		22,629	22,629	
5/1/2025	1,450,000	125,000	22,629	147,629	170,259
11/1/2025	1,325,000		21,067	21,067	
5/1/2026	1,325,000	130,000	21,067	151,067	172,134
11/1/2026	1,195,000		19,361	19,361	
5/1/2027	1,195,000	135,000	19,361	154,361	173,721
11/1/2027	1,060,000		17,420	17,420	
5/1/2028	1,060,000	135,000	17,420	152,420	169,840
11/1/2028	925,000		15,395	15,395	
5/1/2029	925,000	140,000	15,395	155,395	170,790
11/1/2029	785,000		13,120	13,120	
5/1/2030	785,000	150,000	13,120	163,120	176,240
11/1/2030	635,000		10,683	10,683	
05/01/2031	635,000	150,000	10,683	160,683	171,365
11/01/2031	485,000		8,245	8,245	
5/1/2032	485,000	155,000	8,245	163,245	171,490
11/1/2032	330,000		5,610	5,610	
5/1/2033	330,000	165,000	5,610	170,610	176,220
11/1/2033	165,000		2,805	2,805	
5/1/2034	165,000	165,000	2,805	167,805	170,610
		1,810,000	425,154	2,235,154	2,235,154

District

**AMORTIZATION SCHEDULE  
SERIES 2018A-2 SPECIAL ASSESSMENT BONDS**

Period	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
11/1/2021	325,000		7,844	7,844	
5/1/2022	325,000	20,000	7,844	27,844	35,688
11/1/2022	305,000		7,381	7,381	
5/1/2023	305,000	20,000	7,381	27,381	34,763
11/1/2023	285,000		6,919	6,919	
5/1/2024	285,000	20,000	6,919	26,919	33,838
11/1/2024	265,000		6,456	6,456	
5/1/2025	265,000	20,000	6,456	26,456	32,913
11/1/2025	245,000		5,994	5,994	
5/1/2026	245,000	20,000	5,994	25,994	31,988
11/1/2026	225,000		5,531	5,531	
5/1/2027	225,000	25,000	5,531	30,531	36,063
11/1/2027	200,000		4,953	4,953	
5/1/2028	200,000	25,000	4,953	29,953	34,906
11/1/2028	175,000		4,375	4,375	
5/1/2029	175,000	25,000	4,375	29,375	33,750
11/1/2029	150,000		3,750	3,750	
5/1/2030	150,000	25,000	3,750	28,750	32,500
11/1/2030	125,000		3,125	3,125	
05/01/2031	125,000	30,000	3,125	33,125	36,250
11/01/2031	95,000		2,375	2,375	
5/1/2032	95,000	30,000	2,375	32,375	34,750
11/1/2032	65,000		1,625	1,625	
5/1/2033	65,000	30,000	1,625	31,625	33,250
11/1/2033	35,000		875	875	
5/1/2034	35,000	35,000	875	35,875	36,750
		325,000	122,406	447,406	447,406

**Budget Narrative**  
Fiscal Year 2022

<b>REVENUES</b>
-----------------

**Interest - Investments**

The District earns interest on the monthly average collected balance for each of its trust accounts.

**Special Assessments – Tax Collector**

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

**Special Assessments – Discounts**

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Expenditures - Administrative
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**Miscellaneous Assessment Collection Costs**

The District reimburses the Osceola Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Expenditures – Debt Service
-----------------------------

**Debt Retirement Series A**

The District pays regular principal payments annually in order to pay down/retire the debt.

**Interest Expense Series A**

The District pays interest expense on the debt twice during the year.

**VillaSol**

Community Development District

**Supporting Budget Schedules**

Fiscal Year 2022

Villa Sol Community Development District

*2022-2021 Non-Ad Valorem Assessments Comparison*

Neighborhood	O&M Units	Bond Units	Prepaid Units	Annual Maintenance Assessment			Annual 2018 Debt Assessment			Total Assessed Per Unit		
				FY 2022	FY 2021	Variance	FY 2022	FY 2021	Variance	FY 2022	FY 2021	Variance
Townhomes	138	138	0	\$1,217.48	\$1,217.48	0.0%	\$398.15	\$398.15	0.00%	\$1,616	\$1,616	0%
Single Family	278	278	0	\$1,817.13	\$1,817.13	0.0%	\$573.08	\$573.08	0.00%	\$2,390	\$2,390	0%
Single Family- New Debt	77	73	0	\$1,817.13	\$1,817.13	0.0%	\$100.24	\$100.24	0.00%	\$1,917	\$1,917	0%
<b>Total</b>	<b>493</b>		<b>0</b>									



**RESOLUTION 2021-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2022; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2022 is hereby approved as the basis for 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: May 11, 2021  
Hour: 5:00 p.m.  
Place: VillaSol Clubhouse,  
3050 Puerta Del Sol Boulevard,  
Kissimmee, Florida 34744

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

**Adopted this 9<sup>th</sup> day of March, 2021.**

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Ramon Bermudez  
Chairman

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Kristen Suit  
Secretary

# **SEVENTH ORDER OF BUSINESS**

**7A**

# VILLA SOL

## FIELD INSPECTION REPORT



FEBRUARY 24, 2021  
INFRAMARK  
FREDDY BLANCO – FIELD SERVICES  
MANAGER

# SUMMARY

## FIELD UPDATE

- Pick up garbage around the lakes and all the CDD areas.



- Completed set up to CDD meetings.
- Soffit repair at the recreational Center.



- Completed retention wall project.



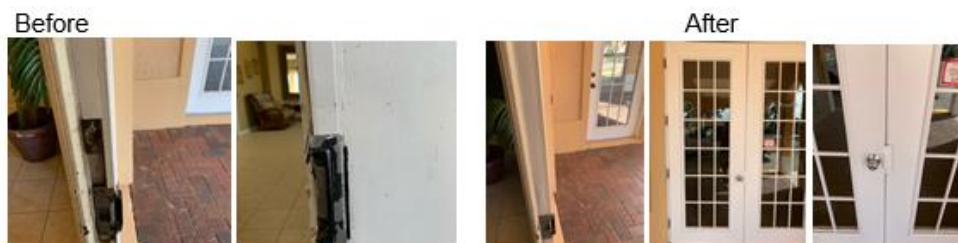
- Repair gutter and clean up the drain box.



- Reinstallation of the traffic sign located at the exit side of the community.




- Front door repaired, prep. And painted at the recreational center



- Access cards system updated.
- Landscape and community inspection completed on the time manner.

## Landscape Review Report

The following are action items for LMP to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold, underlined is info. or questions for the BOS.**

Location	Date of Drive-	Status	Field Manager	Photos
At Florencia Dr.	2/19/2021	<b>Pending</b>	Provide proposal to remove dead pine tree	
Puerta del sol Blvd. (front of the recreational center)	2/19/2021	<b>Pending</b>	Grass section is completed dead. Possible lack of irrigation.	
Throughout the community	2/19/2021	<b>Pending</b>	Provide service and future schedule to the fire ants treatment.	
Throughout the community	2/19/2021	<b>Completed</b>	Annual flowers installation completed	
Puerta del sol Blvd.	2/19/2021	<b>Pending</b>	Provide schedule to irrigation leak repair.	

February 18<sup>th</sup>, 2021

**VILLA DEL SOL CDD**  
**MAINTENANCE MONTHLY SUMMARY**  
January and February 2021

*Week of January 4<sup>nd</sup>, 2021*

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- We added new bags to dog stations on common grounds

*Week of January 11<sup>th</sup>, 2021*

- Non-mowing week
- Detail and weeding of the annuals beds
- Sprayed/Pulled weeds throughout property
- Landscaping detail of the entrance
- Elevation of low limbs on trees
- Landscaping detail of the Clubhouse and entrance.
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash

*Week of January 18<sup>th</sup>, 2021*

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds.
- We added new bags to dog stations on common grounds

*Week of January 25<sup>th</sup>, 2021*

- Non-mowing week
- Detail and weeding of the annuals beds
- Sprayed/Pulled weeds throughout property
- Landscaping detail of the entrance
- Beds definitions

- Plants cut back
- Landscaping detail of the Clubhouse and entrance.
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash
- Monthly Irrigation inspection
- Crape Myrtles trees pruning

***Week of February 1<sup>st</sup>, 2021***

- Mowed all St. Augustine Turf
- Edged all hard/soft landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds.
- We added new bags to dog stations on common grounds

***Week of February 8<sup>th</sup>, 2021***

- Non-mowing week
- Detail and weeding of the annuals beds
- Sprayed/Pulled weeds throughout property
- Landscaping detail of the entrance
- Beds definitions
- Plants cut back
- Landscaping detail of the Clubhouse and entrance.
- We added new bags to dog stations on common grounds
- We added new trash bags to the garbage cans on common grounds and remove the trash
- Crape Myrtle trees pruning

***Week of February 15<sup>th</sup>, 2021***

- Mowed all St. Augustine Turf
- Edged all hard landscape beds
- Sprayed/Pulled weeds throughout property
- Mowed all ponds and weed eaten pond banks
- Mowed all Bahia common areas
- Detail and weeding of the annuals beds
- Landscaping detail of the entrance and guard shack area.
- We added new bags to dog stations on common grounds



## ENVERA REPORTS

Location: Location Name	Work Order Number	Description	Technician Notes	Created Date	Completed Date
VillaSol- VGG-MAIN- ISP-BW-PRI	00025839	Reported: On 1/8 at 9:54 pm the visitor entrance barrier arm opened for a car to enter and never closed. LEDs or flashing on the arm now. Arm might need to reset as if it was hit. I did not see the arm get hit. Checked all programs and not showing Envera has this arm locked open. Steps taken: Incident report sent. Ticket sent to Service Coordinator. Envera will check this arm on Sunday and dispatch tech if needed.	Adjusted mechanism inside tower. We have physical damage on LED lights and foam, LED lights and foam have to be replaced. Watching visitor transaction in 15 minutes	1/11/2021	1/11/2021
VillaSol- VGG-MAIN- ISP-BW-PRI	00025940	Please repair the entrance barrier arms, on site staff cannot put the arms back.	Vandalism! Physical damage on mechanism inside tower, No way to fix that, Some parts have to Be replaced, I am not sure in this moment, It's night time, We have to come back through the daytime and continue troubleshooting to be sure which part you have to be replaced. I power off tower because motor trying to pull down arm And we have Mechanical problem, I am afraid Because motor damage.	1/12/2021	1/12/2021
VillaSol- VGG-MAIN- ISP-BW-PRI	00025975	We also have broken a resident BA, Also problem with mechanism. Please assess and mark any parts needed for repair	Physical damage on tower mechanism because impact. Repaired successfully and watching 15 minutes	1/13/2021	1/13/2021

VillaSol-VGG-MAIN-ISP-BW-PRI	00025956	Come back through the daytime and continue troubleshooting visitor Entrance Tower	Mechanical damage on tower mechanism, Three metal pieces have to be replaced inside tower, I am still waiting on magnetic tech support provide me the part numbers	1/12/2021	1/13/2021
VillaSol-VGG-MAIN-ISP-BW-PRI	00025861	Replace LED lights and foam on visitor entrance BA	Physical damage! Replaced LED lights and foam	1/11/2021	1/18/2021
VillaSol-VGG-MAIN-ISP-BW-PRI	00026729	Per CAM the visitor entrance is not working, please repair.	When I arrived both visitor and resident barrier arms were open. Both of the arms have sustained the same damage and had the following error codes, reduced angle opening and vandalism. The bracket that connects the motor shaft to the barrier arm shaft is broken off on both of them identical.	2/4/2021	2/4/2021
VillaSol-VGG-MAIN-ISP-BW-PRI	00026740	The resident armor require the same repair as a visitor arm that Miki is currently assigned to.	Replaced lever assembly and tested successfully.	2/4/2021	2/5/2021
VillaSol-VGG-MAIN-ISP-BW-PRI	00025983	Come back and replace Damage parts on BA tower (HS02)	Replaced lever assembly and tested successfully.	1/13/2021	2/5/2021



Maintenance performed on the 2 ponds:

1. **January 2020-** 1/7 and 1/24 both sites were inspected and treated for shoreline grasses.
2. **February 2020-** 2/11 both sites were treated for shoreline grasses and site 2 was treated for algae, 2/21 both sites were inspected and site 2 was treated for algae.
3. **March 2020- 3/10** both sites were treated for shoreline grasses and site 2 was treated for algae, 3/16 both sites were inspected and site 2 was treated for algae.
4. **April 2020- 4/8** both sites were inspected and treated for shoreline grasses, 4/24 both sites were inspected and site 1 was treated for algae.
5. **May 2020- 5/8** both sites were treated for shoreline grasses and site 2 was treated for algae, 5/20 both sites were treated for shoreline grasses and site 2 was treated for algae.
6. **June 2020- 6/3** both sites were inspected and treated for shoreline grasses, 6/18 both sites were inspected and site 2 was treated for algae.
7. **July 2020- 7/14** both sites were inspected and treated for shoreline grasses and algae, 7/23 Both sites were inspected and treated for shoreline grasses.
8. **August 2020- 8/24** both sites were treated for shoreline grasses and site 2 was treated for algae, 8/28 both sites were inspected and site 1 was treated for algae and submersed aquatic weeds.
9. **September 2020- 9/10** both sites were treated for shoreline grasses and site 2 was treated for algae and submersed aquatic weeds, 9/28 both sites were treated for shoreline grasses and site 2 was treated for algae and submersed aquatic weeds.
10. **October 2020-10/9** both sites were treated for shoreline grasses and site 1 was treated for grasses, algae, and submersed aquatic weeds, 10/20 both sites were inspected and treated for shoreline grasses
11. **November 2020-11/4** both sites were inspected and treated for shoreline grasses, 11/16 both sites were inspected and treated for shoreline grasses
12. **December 2020-12/3** both sites were inspected and treated for shoreline grasses, 12/28 both sites were inspected and treated for shoreline grasses.
13. **January 2021-1/7** both sites were inspected and treated for shoreline grasses, 1/21 both sites were inspected and treated for shoreline grasses



**FACILITY REPORT**

**Villa Sol – Main Pool, Spa & Fountain**

**Service Month:** To February 12<sup>th</sup> 2021

**Service Frequency:** 3 x Weekly

**Tasks:** Check/adjust water chemistry/balance, maintain records, brush/vacuum/net pool, load chemical feeders, empty pump baskets, clean/backwash filters/tile/gutters as needed.  
Report on any maintenance/equipment/safety issues

**MAIN POOL:**

No issues.

**SPA:**

No issues.

**FOUNTAIN:**

No issues.

**NOTES:**

Recommend ensuring no sprinklers spray into equipment area.  
Soil erosion in storage area.  
Stones instead of mulch around equipment would be preferable.

**PHOTOS:**

**7D.**

**SERVICE PROGRAM AGREEMENT**

**CLIENT NAME:** Villa Sol CDD/co Inframark  
**CLIENT ADDRESS:** 313 Campus St, Kissimmee FL 34747  
**SERVICE ADDRESS:** 3050 Puerta Del Sol Blvd, Kissimmee FL 34744  
**COMMENCEMENT:** 03.15.17 **THIS REVISION:** 03.01.21

**Thank you for choosing Churchills as your commercial pool-care provider.**

***Below you will find details of the services included in your service program agreement, our aim is for you to have a clean, safe and attractive environment for your resident and guests leisure use.***

*If you have any questions or additional requirements please contact us.*

**POOLCARE SERVICES:**

Check and adjust water chemistry/balance, maintain records as required by County/State Health Department  
Brush/vacuum/net pool as needed to maintain a pleasing appearance  
Load chemical feeders ***(all chemicals/materials per separate schedule charged monthly as stocked/used)***  
Empty pump baskets as needed  
Clean, backwash, re-charge filter/s as needed  
Clean tile & gutters as necessary  
Report on any maintenance/equipment/safety issues

**Note:** When signing into any job all employees use our mobile job software which includes GPS location monitoring, all our trucks are also GPS monitored, for our own management purposes and client re-assurance. All trucks carry our company signage and all service technicians wear uniforms.

Emergency services such as Fecal Incidents, extreme weather conditions, repairs call outs etc. Regular hourly rate is \$95/hr, minimum 2hrs thereafter charged per 1/2hr. Holidays/weekends/outside normal (8am to 4pm) charged at time and one half.

**SERVICE DAY/S:** The services detailed above are carried out on agreed service days throughout the year. If the service day falls on a holiday we will make every attempt to attend as scheduled or we shall attend on the next working day. Some weather conditions, vehicle or equipment circumstances beyond our control may also cause a missed service day periodically throughout the year.

**YOUR RESPONSIBILITIES:** We ask for your co-operation with regard to operational or safety issues we bring to your attention.

**INVOICING & PAYMENTS:** To save paper and mailing costs we routinely e-mail monthly service invoices just prior to the coming month of service, if you prefer a mailed invoice please let us know. Payment is due by or on the 15<sup>th</sup> of the month of service; accounts are considered overdue if payment is not received by the 28<sup>th</sup> of the month of service and delinquent by the 5<sup>th</sup> of the month following the month of service. ***Servicing of delinquent accounts will normally be suspended until the account is brought up to date at our discretion. Delinquent accounts attract a finance charge of \$25/month, balance and interest of 5% compounded monthly until paid in full.*** Payment of your account can be made by ACH or online via payment link on our invoice (preferred methods) or by cash or check.

**MONTHLY CHARGES: Revision from 03.01.21**

**Main pool & Spa**

3 service visits/week (usually Monday, Wednesday & Friday)     \$644.96.00/month

**Fountain**

1 service visit/week     \$132.30/month

Billing rate for any additional service visits at peak season/holidays as instructed by client.

\* The term of this agreement is 1 year, upon expiration the agreement shall automatically renew for 1 year plus a cost of supplies/wage/costs increase of 5% and thereafter unless one of the parties gives 30 days written notice of termination.

**Typical usage chemical price schedule:**

Sodium Hypochlorite	\$1.65/g
Hydrochloric Acid	\$4.68/g
Trichlor Tablets	\$223.60/50lb
Cal Hypo Granular	\$109.95/50lb
DE	\$33.00
Sodium BiCarbonate	\$28.60/50lb bag
Monthly delivery fee	\$7.50

**NOTES:**

Severe and/or inclement weather including temperatures below 50f may result in a chemical only or skipped visit, storm cleanups are not included and are charged per occurrence.

Holiday days or weekend visits may be billed at time and one half per hour if worked (New Years Day, Easter Monday, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Veterans Day, Christmas Day).

Chemical pricing subject to market forces and may fluctuate.

**RESTRICTIVE COVENANT:** Providing that it is not prohibited by existing law or public policy, the Client and its affiliates or subsidiaries in the State of Florida agree to refrain from directly or indirectly soliciting Churchills employees to work for the client directly or in a similar job classification for a period of one (1) year after an employee of Churchills voluntarily or involuntarily leaves the company employment at the Clients premises or affiliated premises. Any breach of this provision shall result in a payment by the Client to Churchills in the amount of Ten Thousand Dollars.

**FORCE MAJEURE:** Churchills performance of its obligations hereunder is subject to all applicable laws, ordinances, rules and regulations of government authorities. Churchills, knowingly, shall not be liable for any delay or failure in any of its obligations under this Agreement caused by acts beyond its control, including but not limited to acts of God or of the public enemy, acts of the Government of the United States, or any state or political subdivision of the state, war, terrorist or terrorist acts, fires, floods, explosions, earthquakes, windstorms, hurricanes, lightning, or other catastrophes, riots, strikes, work stoppages, union organizing, unusually severe weather, inability of Churchills to obtain equipment or material or intervening acts of third parties. This agreement may be terminated by either party prior to its expiration as provided herein, should the other party be in breach of any provision of this Agreement and such defaulting party fails to cure such breach of default within 30 days of written notice of such default by the non-breaching party.

**INDEMNITY:** Each party agrees to indemnify and hold the other, including its agents, employees, directors, and attorneys harmless from any claims, damages or liability of any nature whatsoever, knowingly arising out of the act, errors or omissions of the indemnifying party, its agents, employees, directors or attorneys. Client further indemnifies Churchills for any claims arising out of the condition of the property including but not limited to claims by any incumbent or other provider of maintenance, janitorial or pool/spa services.

**CONTRACT ALTERATIONS:** Only Churchills or its authorized agents can modify this contract. No changes can occur to the contract without written consent of Churchills.

**INSURANCE:** Churchills will maintain and carry all necessary insurance for its business and employees.

**BINDING EFFECT:** This agreement shall be binding upon and inure to the benefit of the parties, their respective successors and/or assignees.

**ENTIRE AGREEMENT MODIFICATION:** This agreement constitutes the entire agreement between parties and no modification hereof shall be valid except in writing signed by both parties.

**GOVERNING LAW:** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**DISPUTES:**

If a dispute arises out of or relates to this Agreement, or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try in good faith to settle the dispute by mediation administered by the Florida Swimming Pool Association before resorting to arbitration, litigation, or some other dispute resolution procedure.

**NOTICES:** Any notice required hereunder shall be effective upon deposit in the US mail, postage prepaid, addressed to the appropriate party as follows:

Company: ChurchillsGroup Holdings Inc. 1101 Miranda Ln Ste 131, Kissimmee FL 34741

Client: Villa Sol CDD co 313 Campus St Kissimmee FL 34747

Thank you again for choosing Churchills.

Kevin Jeffries

Owner

**CPC1458438**

**ChurchillsGroup Holdings Inc. DBA Churchills Pools, DBA Churchills**

**Phone: 407 557 2730**

**Fax: 407 906 5720**

**E-mail: mail@churchillspools.com**