

**VILLA SOL  
COMMUNITY  
DEVELOPMENT DISTRICT**

**MAY 11, 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

May 4, 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, May 11, 2021 at 5:00 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. Letters of Interest / Resumes**
  - B. Appointment of Supervisor to Fill Vacancy**
  - C. Oath of Office**
  - D. Designation of Officers**
- 4. Public Hearings**
  - A. Consider Adoption of the Fiscal Year 2022 Budget**
    - i. Fiscal Year 2022 Budget
    - ii. Consideration of Resolution 2021-5 Relating to the Annual Appropriations and Adopting the Fiscal Year 2022 Budget
    - iii. Consideration of Resolution 2021-6 Levying and Imposing a Non-Ad Valorem Maintenance Assessment
- 5. District Engineer**
- 6. Attorney's Report**
- 7. District Managers Report**
  - A. Approval of the Minutes of the March 9, 2021 Meeting**
  - B. Financial Statements**
  - C. Check Registers**
  - D. Discussion and Consideration of Reopening Clubhouse for Rentals**
  - E. Acceptance of the Audit for FY 2020**
  - F. Report on Number of Registered Voters - 883**
- 8. Field Operations**
  - A. Field Management Report**
  - B. Gate Damages Status Report**
  - C. Ratification of Chair Authorized Expenditures**
    - i. Churchills**
      - a. Spa Filter Pump**
      - b. Pool Chair Cover**
    - ii. BrightView**
      - a. Tree Removal**
      - b. Irrigation**

- D. Gate Services Proposals**
- E. Lake Maintenance Proposals**
- 9. Supervisor Requests & Comments**
- 10. 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**

**From:**  
**To:**  
**Subject:** Fwd: VillaSol CDD- REQUEST FOR HOA TO POST ON TOWNSQUARE & IF POSSIBLE ALSO EBALST ATTACHED NOTICE OF VACANT SEAT TO RESIDENTS OF VILLASOL  
**Date:** Tuesday, May 4, 2021 3:37:40 PM  
**Attachments:** [VillaSol CDD NOTICE OF VACANT SEAT.pdf](#)

---

---

**From:** Suit, Kristen  
**Sent:** Thursday, March 11, 2021 11:26 AM  
**To:**  
**Cc:**  
**Subject:** VillaSol CDD- REQUEST FOR HOA TO POST ON TOWNSQUARE & IF POSSIBLE ALSO EBALST ATTACHED NOTICE OF VACANT SEAT TO RESIDENTS OF VILLASOL

Hi Tirria & Alba,

The CDD has a vacant seat on the board of supervisors. Discussed at the 3-9-21 CDD board meeting, the board would like to have resumes and or letters of interest provided to district manager to be considered for appointment to fill the vacant seat at the boards next meeting. CDD Chair, Ramon Bermudez advised that the HOA would post the attached notice of vacant seat on Townsquare and if the HOA has the ability, also eblast to residents on behalf of the CDD.

Please let me know if there are any issues with posting and or eblast to residents. If you could send me a copy of the post when it's been uploaded to Townsquare for the districts records as well as copy of eblast (if you have the ability to eblast).

Thank you on behalf of the CDD for facilitating the notice of vacant seat being provided to residents. Much appreciated!!

Thank you,  
Kristen Suit **Kristen Suit** | District Manager

**Please note:** Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all"**.

## **VILLASOL COMMUNITY DEVELOPMENT DISTRICT VACANT SEAT**

If you are interested in serving on the CDD Board of Supervisors for the VillaSol Community Development District, please submit your resume and/or letter of interest to the District Manager, Kristen Suit via email at [Kristen.Suit@inframark.com](mailto:Kristen.Suit@inframark.com) **no later than April 19, 2021**. This is an appointed position to which the CDD Board of Supervisors will vote upon the person to fill the vacant seat for the remainder of the seats term expiring November 2022.

**Florida Statutes Chapter 190, requirements to serve on the CDD Board of Supervisors are as follows: Person at least 18 years of age who is a citizen of the United States, a permanent resident of Florida, and resident of the District who registers with the Supervisor of Elections of a County within which the District lands are located.**

The next VillaSol CDD Board of Supervisors meeting is scheduled for **May 11, 2021 at 5:00pm**

**3A.**



**Ariel Ivan Correa-Betancourt**

2977 Siesta View DR.

Kissimmee FL 34744

\*Cell: (407) 627-5588

E-mail: arielcorrea1970@gmail.com

**OBJECTIVE**

- ❖ Position as a Board Member for Villa Sol Community.

**SUMMARY OF QUALIFICATIONS**

Over 20 years of experience in Human Resources and Strategic Personnel Management. Successful at building and leading world-class multidisciplinary teams and envisioning, developing, and creating personnel system. Director of a diverse multicultural organization in US and International; creating a great set of interpersonal skills. Supervised on a large organization developing valuable management skills. Certified bilingual, English, Spanish. Certified and experienced on Equal Employment Opportunity, Disability Program Management. Mediator. Department of Defense certified Instructor on English and Spanish. Highly motivated and dedicated career professional with a broad range of education. Proven performer, who moves easily from vision and strategy to implementation and follow through, Key strengths includes:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Market Analysis</li> <li>• Diversity Program Management</li> <li>• Strategic and Operational Planning</li> <li>• Costumer experience management</li> <li>• Strategy Development</li> <li>• Risk Assessment and Prevention</li> <li>• Proven experience with building team and developing others.</li> <li>• Equal Opportunity</li> <li>• Instructor on different languages</li> </ul> | <ul style="list-style-type: none"> <li>• Employee Evaluations</li> <li>• Research Analysis</li> <li>• Occupational Safety and Health</li> <li>• Human Resources Planning</li> <li>• Inventory Management</li> <li>• Foreign Language Translation Management</li> <li>• Proven ability to manage conflict and challenge thinking.</li> <li>• Mediation</li> <li>• Disability Program Manager</li> </ul> |
|--|--|

**EDUCATION:**

- ❖ Master of Arts, Human Resources Management- Webster University, Saint Louis, Missouri, May 2014
- ❖ Bachelor of Arts, Science. Minor: Criminal Justice- Troy University, Alabama, May 2009

**EXPERIENCE:**

**United States Army Fort Stewart, Georgia**  
**Human Resources Director**

**2014- 2017**

Responsible for the direction of a Human Resources Department for 860 Personnel organization. Analyze, projects, and recommend HR manning capabilities required to support current and future organization global operations. Monitors execution of the HR crosswalk and resolves critical force management issues as required. Prepares staff summary actions, decisions briefings, mitigation plans, Staffing Plans, Compensation, benefits and information papers in order to provide coordinated recommendations and situational awareness of the organization to the CEO. Organized supervisor meetings to ensure compliance of responsibilities/training matrix/ labor relations. Responsible for HR Administration/Labor Relationships to include but not limited to:

- Staff team building and leader development.
- Follow up and fill up open positions with the best candidates in a timely manner
- Organization, Compensations and Benefits
- Training and Development



Ensure the HR department is in compliance with all legal requirements related to: FMLA, ADP, EEO, HIPPA, I-9s, American with Disability ACT (ADA), etc.

**DEFENSE EQUAL OPPORTUNITY MANAGEMENT INTITUTE PATRICK AFB FLORIDA**  
**Equal Employment Opportunity Program Manager Instructor**

2013 – 2014

Provided training and instruction for approximately 1,500 multi-service and civilian students annually during the Equal Opportunity Advisor Course (EOAC) and Equal Employment Opportunity; responsible for student personnel management, processing administrative and logistical support for the EOAC comprised of a Department of Defense, Department of Homeland Security, civilian staff and students; served as instructor facilitator and evaluator for the Department of Defense Mediation Certification Course; Subject matter expert on all Equal Opportunity topics.

- Trained, guided, coached, supervised and counseled a team of over 120 military and civilian personnel to include cadre.
- Bounces back from any negative set back by staying upbeat and encourages others to do the same.

**DEFENSE EQUAL OPPORTUNITY MANAGEMENT INTITUTE PATRIC AFB FLORIDA**  
**Human Resources Director**

2012 – 2013

Responsible for 140 faculty, staff and 1,500 students annually. Coordinated with each Department of Defense Agencies to select the appropriate personnel for each position. Supervised all Human Resources aspect of the organization including personnel actions, awards and compensation, leave, evaluations, promotions and personnel management. Responsible for the moral and welfare, leadership and mentorship nine personnel assigned to assist. Prepared annual report and metrics for the higher management Service Secretary / OSD (P&R) Level. Prepared annual performance objectives supporting CEO strategic planning.

- In minimum time improved communication, team work and tasks effectiveness within all directorates.
- Improved the evaluations, awards and personnel actions by 95% with 100% accuracy and effectiveness.
- His training and mentorship resulted in promotion of one of his assigned personnel.

**UNITED STATES ARMY FORT JACKSON SOUTH CAROLINA**  
**Director of Military and Civilian Personnel (Commander)**

2009 – 2012

Director of largest reception battalion in the United States Army which processes over 45,000 personnel annually. Responsible for the morale and welfare of 68 permanent civilian and military personnel spread around six directorates. Responsible for over \$10 million dollars of government facilities and equipment. Developed doctrine, policies and procedures for the organization. Instructed and mentored subordinate, leaders and peers on the full spectrum of human resources operations, skills and systems at schools and training centers.

- Processed, reviewed, and maintained 100% of personnel related documentation, including staffing, training, performance evaluation.
- Trained, guided, coached, supervised and counseled a team of over 68 civilian and military personnel.
- Possesses the unique diplomacy skills necessary to be effective as a Director, truly improved the organization's operations in all three missions over his tenure.

**WESTERN HEMISPHERE INSTITUTE FOR SECURITY COOPERATION FORT BENNING GEORGIA**  
**Director of Military and Civilian Personnel (Commander)**

2007 – 2008

Responsible for moral and welfare over 950 personnel US an International from over 21 countries. Responsible for over \$5 million dollars of government facilities and equipment. Developed doctrine, policies and procedures for the organization. Instructed and mentored subordinate, leaders and peers on the full spectrum of human resources operations, skills and systems at schools and training centers. Developed internal controls to prevent fraud, waste and abuse of government property and funds.

- Trained US and international students on Sexual harassment and Sexual assault prevention with 0% incident result.
- Meticulous planning ability and decision making process lead the organization to achieve the highest world class institute standards.

2972 marbella dr  
Kissimmee fl 34744

Phone 407-344-0993;  
813-317-6847 (C)

# Camilo Nin

---

- Objective** To secure a position as an A & P mechanic with a company that will allow career advancement.
- Education** 1997-1999 Dalfort Aircraft Tech School Charlotte, NC  
**A & P Licensure**
- Licenses** A & P License: 2665247  
General Radio Telephone Operator License & Ship Radar Endorsement (FCC): 0007373160
- Employment**
- 2005- present USA3000 Ft. Lauderdale, FL  
**Line Engineer**
- Perform maintenance on aircraft. Maintain records on parts and their distribution, and perform security checks on the aircraft.
- 2004-2005 Timco Lake City, FL  
**Aircraft Inspector**
- Supervise mechanics and inspect their work on various aircrafts
- 2000-2004 USAirways Tampa, FL/Philadelphia, PA  
**A & P Mechanic**
- B check on Boeing 737 (200, 300, 400 series)
  - A check on 330 Airbus
  - A check on 319 Airbus
  - Line Maintenance
  - Avionic Line Maintenance
  - Electronics/Avionics (2002-present)
  - Heavy Checks B & C (1998-present)
- 1996-2000 USAirways Charlotte, NC/Tampa, FL  
**Utility/Lead Utility**
- Cleaning and servicing of aircraft
- 1995-1996 USAir Boston, MA  
**GSE Mechanic**
- Maintenance to all ground equipment

# HERMAN PEREZ

2803 Via Largo Ct Kissimmee, FL 34744

Phone: (910) 587-6554

E-Mail: herman.perez.hp@gmail.com

## Skills Summary

Dedicated SGT offering 12 years of experience in U.S. Branch with SECRET clearance. Skilled in inspecting equipment, diagnosing faults and completing basic and critical repairs. Build strategic business relationships and partnerships. Strong drive with excellent interpersonal, communication and team-building skills. Resolved conflicts and negotiated mutually beneficial agreements between parties. Oversaw inventory to reduce inaccuracies and achieve proper equipment maintenance. Supervised 20 staff and guided through combat missions and tactical exercises to safeguard protocol adherence and effectiveness.

Documented and processed classified materials.

### Skills

Security understanding

Schedule Management

Predictive and Preventive Maintenance

Self-motivated professional

Teamwork

Logistics

## Education

### *Degree / Date of Graduation*

June 2011 DeVry University Downers Grove, IL

Bachelor of Arts Accounting and Business Management

May 2014 Colorado Technical University Colorado Springs, CO

Master of Science Computer Science

## Experience

June 2002 to December 2012

USARMY FT BRAGG, NC

RADIO COMSEC

# Maria Revelles

3003 Villa Preciosa Drive

Kissimmee, Florida

34744

Tel. (315)930-5041

[maria.revelles@yahoo.com](mailto:maria.revelles@yahoo.com)

<https://www.linkedin.com/in/maria-revelles-81929b79>

## Work History:

Vamos4Puerto Rico, Florida Director

September 2019 to Present

- Develop and implement programs that advance the strategic goals of Vamos4PR (501c3) and Vamos4PR Action (501c4).
- Managing, coaching and supervising a team of field staff, consultants and volunteers, and providing leadership to the staff of partner organizations who work on Vamos4PR projects.
- Fundraising and managing the state budget.
- Overseeing operations and compliance.
- Supporting partners of Vamos4PR and Vamos4PR Action to:
- Plan and coordinate campaign activities and communications, including lobbying and civic engagement; advance community education around the issues facing Puerto Rico; created digital engagement and social media events.
- Created and implemented educational campaigns, trainings and other for leadership, volunteers and partners.
- Broaden and deepen network as well as coordinate with island-based organizations. Served as a spokesperson for the organization, expanded media outreach.

## Faith in Action

Florida, November 2017 to Present

Fundraiser, International Programs (consultant)

- Lead individual giving development plan for Haiti projects ,which includes recruitment and development of new donors
- Lead on development of new funding streams
- Support of the Leadership for programs in Haiti, with coaching, campaign development and training.
- Develop and maintain effective supporter journeys for the development of relationships and retention.
- Created digital and media events, campaigns with successful engagement regarding fundraiser and awereness.

Deputy Director, Florida

- Spearheaded the re-invigoration of the organization through the initiating of a new strategic planning process and direction, development of a new organizational structure, grew revenue by 200%, and ensured legal compliance.
- Oversaw the hiring, management, and development of staff.
- Initiated and managed long-term strategic partnerships, funder relationships, and relevant stakeholders. More than doubled the number of foundations investing into the organization.
- Created and directed campaigns to engage the Puerto Rican community, in the Island and the Diaspora including intentionally faith community and leadership.
- Created and Directed a Statewide Integrated Voter Program to pass Amendment 4 (ending felony voter disenfranchisement of 1.4 million Floridians). The program engaged 800 congregations and conducted 100, 00 direct conversations with voters.
- Produced communications in English and Spanish including website content, mass e-mails, action alerts and other e-alerts
- Created and implemented leadership development academies and other skill trainings for community members and faith organizations.

## Administrative Organizer SEIU 1199

Syracuse NY November 2007 to December 2017

- Lead contract negotiations for hospitals and nursing homes
- Budget, plan and implement union contracts

- Implement changes to health benefits, retirement, and tuition reimbursement programs.
- Train and develop union members and leaders.
- Provide members benefit administration including; new members benefit orientation, respond to members questions, and assist with benefits changes and documentation.
- Represent employees in grievance procedure up to arbitration.
- Support members in workplace issues.
- Develop and implementing working relationships with employers such as Labor Management initiatives and joint trainings.
- Develop and implement strategic alliances with other labor groups and community stakeholders.

Commissioner, Syracuse Housing Authority

Syracuse, NY November 2010 to 2017

- Make strategic decisions to ensure the financial solvency of the agency.
- Monitor the agency's ability to meet statutory, regulatory, and contractual obligations.
- Assure SHA met obligations on audit recommendations.
- Approve internal controls to safeguard the agency's assets.
- Approve, review, and monitor budgets, contracts, and other financial documents.
- Conduct monthly reviews of budgets with actual expenses and revenues.
- Ensure ethical, legal, and effective work performance.

President, Board of Directors Spanish Action League of Onondaga County

Syracuse, NY July 2008 to 2013

- Chair the board of this service oriented non-profit organization.
- Chair several additional board committees such as financial, fundraising and executive, as well as being a political figure of the Spanish Action League.
- Provide support and advice to the Executive Director. Help the E.D. to oversee all the operational aspects involved in running the organization, which include project planning and development.
- Fundraising, diversify and increase the Spanish Action League funding. Identifying new donors and funding strategies.

### Lead Organizer, USW

March 2004 to 2007, Virgin Islands, Puerto Rico, Haiti and Dominican Republic

- Develop and implement Organizing Projects including writing of proposals, budgeting and staffing in Puerto Rico Virgin Islands and Dominican Republic/ Haiti.
- Experience recruiting and retaining a diverse staff. Supervise, coach and direct organizing department staff and volunteers in campaigns, actions and programs.
- Direct every aspect of multiple organizing campaigns.
- Work in alliance with other international organizations labor leaders and grassroots organizations.
- Recruit voluntary organizers and activists among membership, coordinate political activity and lobbying efforts.

### Lead Organizer

November 2001 –March 2004, Miami, Florida. UNITE!

- Develop an organizing plan for the area and managed multiple campaigns.
- Participated and directed diverse organizing campaigns.
- Staff development and supervision.
- Coordinate ground and leverage campaigns.
- Mobilized local participation in the political process on behalf of the union.
- Responsible for produce media events and public actions, some in coordination with other labor and community groups.

### Lead Organizer UFCW local 481

January 1998-August 2001, San Juan P.R.

- Participate and lead organizing campaigns for public and private sector.
- Identify, recruit and develop workplace leaders for the union.
- Coordinated political and community issues activities etc.
- Perform lobbying activities.
- Lead internal and external campaigns.

### Organizer

- Help develop and implement organizing campaigns.
- Write, produce and distribute flyers, newsletters and other union material.
- Mobilization of members and leaders.

## **Education**

2016 - Syracuse University, BPS in Creative Leadership, Cum Laude

1989 –1995 Universidad de Puerto Rico; Labor Relations

1998-A.F.L.C.I. O Organizing Institute

2000- A.F.L.C.I.O Organizing Institute, Train the Trainers

Contract Negotiation and Contract Language Credits

## **Skills and other**

“Somos el Futuro” Hispanic Legislators Conference from New York State, Board of Directors

NYCLU, Central New York, Board Member

Near West Side Initiative Board of Directors

Member of the City of Syracuse Mayor’s women commission

2020 named in We are mas, Top Latina Strategists and Communicators List

2017, Syracuse University Dean’s List

2017 Women of the University, Syracuse University Awardee

2016, Latina of the Year, Hispanic Heritage Month, Syracuse NY

2010 interfaith works leadership award

2011, 2012 Estrella Award NY Hispanic in Real Estate and Construction Association

2011 Alliance Network Award

Bilingual: English / Spanish written, verbal and simultaneous translation experience.

Speak basic Haitian Kreyol,

Ability to promote team building within a racial and cultural diverse membership.

Served as spokesperson to media for community and labor coalitions.

Experienced in different organizing strategies and labor laws for public and private sector.

References and writing samples available.



## **Fourth Order of Business**

**4A.**

**4Ai.**

**VILLA SOL**  
**Community Development District**

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

Modified Tentative Budget v 2  
Meeting on May 11, 2022

Prepared by:



**Table of Contents**

	<u>Page #</u>
<b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-2
Exhibit A - Allocation of Fund Balances .....	3
Budget Narrative .....	4-10
<b><u>DEBT SERVICE BUDGET</u></b>	
Series 2018	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	11
Amortization Schedule .....	12-13
Budget Narrative .....	14
<b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2022-2021 Non-Ad Valorem Assessment Comparaison.....	15

---

**VillaSol**  
Community Development District

**Operating Budget**  
Fiscal Year 2022

District

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	APR-	PROJECTED	BUDGET
			FY 2021	MAR-2021	SEP-2021	FY 2021	FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 5,290	\$ 2,912	\$ 4,500	\$ 158	\$ 2,342	\$ 2,500	\$ 2,500
Room Rentals	5,201	2,232	4,000	319	1,681	2,000	2,000
Interest - Tax Collector	244	202	-	-	-	-	-
Special Assmnts- Tax Collector	427,642	427,642	813,093	731,436	81,657	813,093	813,093
Special Assmnts- Discounts	(13,124)	(14,020)	(32,524)	(26,971)	-	(26,971)	(32,524)
Other Miscellaneous Revenues	2,000	500	500	571	-	571	-
Access Cards	3,295	5,260	6,000	2,037	1,963	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>707,550</b>	<b>87,643</b>	<b>795,193</b>	<b>789,069</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
P/R-Board of Supervisors	4,600	5,200	6,000	3,200	2,800	6,000	6,000
FICA Taxes	352	398	459	245	214	459	459
ProfServ-Arbitrage Rebate	-	-	600	1,800	-	1,800	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	(3,276)	7,515	27,200	15,360	11,840	27,200	27,200
ProfServ-Legal Services	28,021	21,937	25,000	16,032	8,968	25,000	25,000
ProfServ-Mgmt Consulting Serv	39,655	42,390	47,000	23,500	23,500	47,000	47,000
ProfServ-Property Appraiser	199	172	400	170	230	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	2,066	4,344	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	1,110	2,590	3,700	3,600
Postage and Freight	1,392	1,089	1,600	311	1,289	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	871	3,129	4,000	4,000
Legal Advertising	1,185	648	1,000	30	970	1,000	1,000
Miscellaneous Services	1,807	829	1,000	931	931	1,862	1,000
Misc-Assessmnt Collection Cost	4,061	4,013	16,262	14,728	1,225	15,953	16,262
Misc-Web Hosting	-	2,889	4,000	776	3,224	4,000	2,150
Office Supplies	508	632	463	825	825	1,650	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>107,127</b>	<b>73,329</b>	<b>180,456</b>	<b>177,488</b>
<i>Field</i>							
ProfServ-Field Management	43,360	50,724	48,000	24,000	24,000	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>24,000</b>	<b>24,540</b>	<b>48,540</b>	<b>48,540</b>
<i>Landscape Services</i>							
Contracts-Lake and Wetland	7,910	7,598	6,900	3,893	3,007	6,900	7,800
<b>Total Landscape Services</b>	<b>7,910</b>	<b>7,598</b>	<b>6,900</b>	<b>3,893</b>	<b>3,007</b>	<b>6,900</b>	<b>7,800</b>
<i>Utilities</i>							
Utility - General	42,450	41,370	46,500	21,782	21,782	43,564	46,000
<b>Total Utilities</b>	<b>42,450</b>	<b>41,370</b>	<b>46,500</b>	<b>21,782</b>	<b>21,782</b>	<b>43,564</b>	<b>46,000</b>

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2019	FY 2020	BUDGET	THRU	APR-	PROJECTED	BUDGET
			FY 2021	MAR-2021	SEP-2021	FY 2021	FY 2022
<b>Gatehouse</b>							
Contracts-Security Services	85,913	88,916	88,045	43,792	44,253	88,045	88,045
R&M-Gatehouse	8,685	4,957	5,000	7,107	1,893	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>51,780</b>	<b>49,065</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	756	684	1,440	1,588
Contracts-Security Services	5,389	4,443	6,663	3,376	3,287	6,663	6,663
Contracts-Pools	6,728	8,762	7,020	4,653	2,367	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	2,176	2,176	4,352	4,200
R&M-Clubhouse	2,853	9,536	10,000	5,061	5,061	10,122	11,000
R&M-Parks	761	969	500	-	500	500	500
R&M-Pools	9,970	9,321	3,000	2,113	7,537	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	2,577	2,623	5,200	8,000
<b>Total Parks and Recreation - General</b>	<b>40,911</b>	<b>43,616</b>	<b>56,359</b>	<b>20,860</b>	<b>32,687</b>	<b>53,547</b>	<b>57,891</b>
<b>Common Area</b>							
Contracts-Landscape	64,524	64,524	64,524	31,551	27,996	59,547	55,992
R&M-Common Area	5,168	2,437	3,500	3,823	(323)	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>35,374</b>	<b>31,173</b>	<b>66,547</b>	<b>62,992</b>
<b>TOTAL EXPENDITURES</b>	<b>424,653</b>	<b>460,318</b>	<b>701,569</b>	<b>383,335</b>	<b>311,964</b>	<b>695,299</b>	<b>694,419</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,895	(44,756)	94,000	324,215	(224,321)	99,894	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	5,895	(44,756)	94,000	324,215	(224,321)	99,894	94,650
<b>FUND BALANCE, BEGINNING</b>	<b>228,560</b>	<b>234,455</b>	<b>189,699</b>	<b>189,699</b>	<b>-</b>	<b>189,699</b>	<b>289,593</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 234,455</b>	<b>\$ 189,699</b>	<b>\$ 283,699</b>	<b>\$ 513,914</b>	<b>\$ (224,321)</b>	<b>\$ 289,593</b>	<b>\$ 384,243</b>



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

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 289,593
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>384,243</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>362,255</b>
--	----------------

<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 21,988</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)
---

<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 Modified Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU MAR-2021	PROJECTED APR- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>							
Interest - Investments	\$ 716	\$ 1,156	\$ 100	\$ 7	93	\$ 100	\$ 100
Special Assmnts- Tax Collector	221,579	221,436	221,580	199,327	22,253	221,580	221,580
Special Assmnts- Discounts	(6,800)	(7,121)	(8,863)	(7,350)	-	(8,863)	(8,863)
<b>TOTAL REVENUES</b>	<b>215,495</b>	<b>215,471</b>	<b>212,817</b>	<b>191,984</b>	<b>22,346</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	4,014	334	4,348	4,432
<b>Total Administrative</b>	<b>4,296</b>	<b>4,286</b>	<b>4,432</b>	<b>4,014</b>	<b>334</b>	<b>4,348</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>40,053</b>	<b>166,372</b>	<b>206,424</b>	<b>208,515</b>
Excess (deficiency) of revenues							
Over (under) expenditures	211,199	11,215	6,309	151,931	(144,026)	6,393	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	151,931	(144,026)	6,393	(2,007)
<b>FUND BALANCE, BEGINNING</b>	(1,984)	209,215	220,430	220,430	-	220,430	226,823
<b>FUND BALANCE, ENDING</b>	<b>\$ 209,215</b>	<b>\$ 220,430</b>	<b>\$ 226,739</b>	<b>\$ 372,361</b>	<b>\$ (144,026)</b>	<b>\$ 226,823</b>	<b>\$ 224,816</b>

District

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

<b>Period</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
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**

<b>Period</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
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
-------------------------------

**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>									

**4Aii.**



**RESOLUTION 2021-5**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day of June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the VillaSol Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set May 11, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Villasol Community Development District for the Fiscal Year Ending September 30, 2022”, as adopted by the Board of Supervisors on May 11, 2021.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the VillaSol Community Development District, for the Fiscal Year beginning October 1, 2021, and ending September 30, 2022, the sum of \_\_\_\_\_ **Dollars** (\$ \_\_\_\_\_) to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
TOTAL ALL FUNDS	\$

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 11th day of May, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
VILLASOL COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_

**4Aiii.**

**RESOLUTION 2021-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the VillaSol Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of Osceola County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the VillaSol Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Osceola County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Osceola County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Osceola County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "A."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "A."

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Osceola County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "A."

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Osceola County Tax Collector and shall be collected by Osceola County Tax Collector in the same manner and time as Osceola County taxes. The proceeds therefrom shall be paid to the VillaSol Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the Osceola County property roll by the Property Appraiser

after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Osceola County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Villasol Community Development District.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of May, 2021.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
VILLASOL COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_

## **Seventh Order of Business**



**7A.**



March 9, 2021

- Gary, TOHO, noted the roadway is owned by the CDD but the wooded area they are putting the road through is owned by the HOA.
- The traffic movement and signage were addressed.
- The project is expected to be done within four to five weeks.
- Mr. Gosdin inquired if anyone has consulted with the two homeowners.
- Mr. Waters noted they measured the site and there is 24 feet available. He does not know where the property line is but they will make proper notification to the homeowners and they restore everything back to like, as or better.
- Discussion followed on pedestrian traffic.
- Discussion followed on the pump that will be running 24/7 during the repair. There will be a backup pump also.
- The project hours will be 8:00 a.m. to 5:00 p.m. Monday through Friday, and maybe on Saturdays.

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the District entering into a temporary construction easement agreement with TOHO for Sangria Street repairs subject to District Counsel drafting easement agreements was approved.

- Mr. Comas inquired when the project would begin.
- Mr. Waters noted they would like to start in three weeks.
- Inlet protection was addressed.

#### **FIFTH ORDER OF BUSINESS**

#### **Attorney's Report**

##### **\*\* Discussion of Envera Contract**

- Mr. Clark addressed the need to do something to keep the Envera contract from automatically renewing. There may be a possibility of asking them to go month-to-month while the District determines what the strategy will be going forward.
- Discussion continued on the service the CDD would like to have for the gate and terminating the Envera contract.

On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, authorizing District Counsel to provide Envera with formal 60-day notice of termination was approved.

March 9, 2021

- Mr. Clark will provide formal notice to Envera tomorrow.

**SEVENTH ORDER OF BUSINESS                      Field Operations**

**A.      Field Manager's Report**

- Ms. Montagna reviewed the Field Manager's Report.
  - For the trash cans the one at the mailboxes was installed. The motion was a not to exceed of \$1,000 for two trash cans and the one was \$875.

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, to purchase and install the additional trash can in the amount of \$875.00 was approved.

**B.      Gate Damages Status Report**

- Ms. Montagna reported there has been no change; no one has responded to the letters sent out.

**C.      Gates Services**

- Ms. Montagna reported she spoke with a few companies and they have said they would not want to use Envera's equipment.

**D.      Consideration of Churchill Pool and Spa Maintenance Agreement**

- Ms. Suit outlined the agreement for the pool, spa and fountain.

On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all in favor, the Churchill Pool and Spa Maintenance agreement for three (3) times per week (Monday, Wednesday and Friday) in the amount of \$644.96 monthly plus monthly chemical cost and fountain maintenance service one (1) time per week in the amount of \$132.30 monthly was approved.

**\*\*      SOLitude Lake Management**

- Ms. Suit outlined the SOLitude agreement.
- Ms. Montagna noted it is a 3% increase.
- The Board requested staff explore other vendors for lake maintenance services.

On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all in favor, the SOLitude Lake Maintenance agreement one (1) time per month in the amount of \$648.90 monthly, total annual amount of \$7,786.80 was approved.

- Discussion followed on a roof leak. Mr. Armans noted the recommendation is to have the entire roof inspected.

**SECOND ORDER OF BUSINESS                      Audience Comments**

- Mr. Ariel Correa-Bettancourt noted he submitted his resume.
- A resident addressed security services.
  - It was noted the area he is referencing is HOA not CDD.
- Mr. Herman Perez addressed an area Via Largo.
  - Mr. Armans outlined the berm that was installed noting if water should overflow the berm, they need to contact the County and/or the HOA.
- A resident addressed CDD fees and information.
  - Ms. Suit noted all CDD information is public record.
- A resident noted how much better the Board is doing but it seems they are waiting until the last minute to address renewing contracts. He suggested they start thinking about these items ahead of time. He addressed the Board being the same for a long time because they miss, they deadline because it does not get announced and they should send a letter to residents.
  - Ms. Suit addressed General Elections and qualifying. She further noted the Board has been discussing Envera for over a year and the other contracts are not new.

**THIRD ORDER OF BUSINESS                      Administrative Matters**

**A.      Resignation – Faye Woolery**

<p>On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with Mr. Edgecombe, Mr. Gosdin and Mr. Bermudez voting aye and Mr. Comas voting nay, the resignation of Ms. Faye Woolery was accepted.</p>
--

**B.      Appointment of Supervisor to Fill Vacancy**

- Ms. Suit outlined the options for the Board to fill the vacancy.
- It will be requested that the HOA send an e-blast to the community regarding the vacancy and noting the deadlines for submission of resumes/letters of interest. Ms. Suit will provide a notice with deadline information.
- Discussion continued on the Board vacancy.

**C. Oath of Office**  
None.

**FOURTH ORDER OF BUSINESS** **Engineer’s Report (continued)**

**A. Proposals for High Risk Repairs (Phase 1)**

- i. Schedule A Repair 3010-3012**
- ii. 3010-3012 Villa Preciosa Drive**

- Mr. Armans provided an update on the Schedule A repairs and addressed the Schedule B repairs.
- Mr. Armans addressed a pipe repair noting he reached out to three contractors and received two quotes which were reviewed.

On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all in favor, the Dale Beasley Construction proposal in the amount of \$35,625.40 was approved subject to District Counsel drafting an agreement.

*The record will reflect that Mr. Edgecombe has left the meeting.*

**B. Discussion with TOHO Representative Regarding Sangria Road Closure**

- i. Sangria Plan Sheet**
- ii. Sangria MOT New**

- Previously addressed.

**FIFTH ORDER OF BUSINESS** **Attorney’s Report**

- No further report.

**SIXTH ORDER OF BUSINESS** **District Manager’s Report**

**A. Approval of the Minutes of January 12, 2021 Meeting**

On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in favor, the minutes of the January 12, 2021 meeting were approved. (3-0)

**B. Financial Statements**

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, the January 2021 financial statements were approved. (3-0)

**C. Check Registers**

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the December 2020 and January 2021 check registers were approved.

**D. Discussion and Consideration of Reopening and Amending Clubhouse Rental Policy**

- Ms. Suit noted she has received requests for clubhouse rentals.
- Discussion followed on what other CDD are doing and having District Counsel draft a hold harmless agreement.
- This item tabled to May meeting.

**E. Discussion of Envera Contract**

Previously addressed.

**F. Discussion and Consideration of E-Verify Memorandum of Understanding**

- Ms. Suit outlined the E-Verify legislation noting Mr. Clark is including the language in the new contracts regarding vendors following the E-Verify process.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, authorizing the District Manager to enter into the E-Verify MOU with Homeland Security on behalf of the District was approved. (3-0)

**G. Consideration of LLS Tax Solutions Inc. Arbitrage Services Agreement**

- Ms. Suit outlined the agreement noting it is \$600 per bond series.

On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in favor, the LLS Tax Solution Inc arbitrage services agreement was approved. (3-0)

**H. Discussion and Consideration of FY 2022 Budget**

**i. Resolution 2021-4 – Approving the Budget and Setting the Public Hearing**

- Ms. Suit outlined the proposed FY 2022 budget noting it anticipates no increase in assessments.
- Resolution 2021-4 approves the budget and sets the public hearing for May 11, 2021 at 5:00 p.m.

On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in favor, 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 was adopted. (3-0)

**EIGHTH ORDER OF BUSINESS**                      **Supervisor Requests & Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**                      **Adjournment**

On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in favor, the meeting was adjourned at 3:26 p.m.

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

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



**7B.**

## MEMORANDUM

**TO:** Board of Supervisors, VillaSol CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Kristen Suit, District Manager, Alan Baldwin, Accounting Manager  
**DATE:** April 28, 2021  
**SUBJECT:** March Financial Report

---

Attached, please find the March Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 50% 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 approximately 89% of the annual budget.
- Non-Ad Valorem Assessments are approximately 90% collected.
- For the current month, expenditures are approximately 55% of the annual budget.

### **Debt Service Funds:**

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

- Total revenues are 90% of the year-to-date budget and includes prepayments.
- Non-Ad Valorem Assessments are approximately 90% collected.
- Semiannual interest paid.

### **Construction Fund:**

- Expenditures recorded are construction requisitions.

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

*Financial Report*

*March 31, 2021*

Prepared by



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page #</b>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2-4
Notes to the Financials .....	5-6
Debt Service Fund .....	7
Capital Project Fund(s) .....	8
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments - Schedule .....	9
Cash and Investment Report .....	10
Bank Reconciliation .....	11
Check Register .....	12-13

---

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

**Financial Statements**

(Unaudited)

**March 31, 2021**

**Balance Sheet**  
March 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	\$ 446,047	\$ -	\$ -	\$ 446,047
Due From Other Funds	-	14,817	-	14,817
Investments:				
Money Market Account	104,472	-	-	104,472
Project Fund	-	-	1,428	1,428
Reserve Fund (A-2)	-	17,938	-	17,938
Reserve Fund A	-	87,273	-	87,273
Revenue Fund	-	252,333	-	252,333
Deposits	4,075	-	-	4,075
<b>TOTAL ASSETS</b>	<b>\$ 554,594</b>	<b>\$ 372,361</b>	<b>\$ 1,428</b>	<b>\$ 928,383</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 16,346	\$ -	\$ -	\$ 16,346
Accrued Expenses	9,517	-	-	9,517
Due To Other Funds	14,817	-	-	14,817
<b>TOTAL LIABILITIES</b>	<b>40,680</b>	<b>-</b>	<b>-</b>	<b>40,680</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	4,075	-	-	4,075
<b>Restricted for:</b>				
Debt Service	-	372,361	-	372,361
Capital Projects	-	-	1,428	1,428
<b>Assigned to:</b>				
Operating Reserves	113,156	-	-	113,156
<b>Unassigned:</b>				
	396,683	-	-	396,683
<b>TOTAL FUND BALANCES</b>	<b>\$ 513,914</b>	<b>\$ 372,361</b>	<b>\$ 1,428</b>	<b>\$ 887,703</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 554,594</b>	<b>\$ 372,361</b>	<b>\$ 1,428</b>	<b>\$ 928,383</b>

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAR-21 ACTUAL</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 4,500	\$ 158	3.51%	\$ 22
Room Rentals	4,000	319	7.98%	235
Special Assmnts- Tax Collector	813,093	731,436	89.96%	10,340
Special Assmnts- Discounts	(32,524)	(26,971)	82.93%	(204)
Other Miscellaneous Revenues	500	571	114.20%	571
Access Cards	6,000	2,037	33.95%	410
<b>TOTAL REVENUES</b>	<b>795,569</b>	<b>707,550</b>	<b>88.94%</b>	<b>11,374</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	6,000	3,200	53.33%	800
FICA Taxes	459	245	53.38%	61
ProfServ-Arbitrage Rebate	600	1,800	300.00%	600
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	15,360	56.47%	2,275
ProfServ-Legal Services	25,000	16,032	64.13%	4,478
ProfServ-Mgmt Consulting Serv	47,000	23,500	50.00%	3,917
ProfServ-Property Appraiser	400	170	42.50%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	2,066	32.23%	-
Auditing Services	6,250	-	0.00%	-
Communication - Telephone	3,600	1,110	30.83%	248
Postage and Freight	1,600	311	19.44%	3
Insurance - General Liability	21,832	19,847	90.91%	-
Printing and Binding	4,000	871	21.78%	15
Legal Advertising	1,000	30	3.00%	-
Miscellaneous Services	1,000	931	93.10%	60
Misc-Assessmnt Collection Cost	16,262	14,728	90.57%	116
Misc-Web Hosting	4,000	776	19.40%	-
Office Supplies	463	825	178.19%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>179,401</b>	<b>107,127</b>	<b>59.71%</b>	<b>12,573</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 ACTUAL
<b><u>Field</u></b>				
ProfServ-Field Management	48,000	24,000	50.00%	4,000
Misc-Property Taxes	540	-	0.00%	-
<b>Total Field</b>	<b>48,540</b>	<b>24,000</b>	<b>49.44%</b>	<b>4,000</b>
<b><u>Landscape Services</u></b>				
Contracts-Lake and Wetland	6,900	3,893	56.42%	649
<b>Total Landscape Services</b>	<b>6,900</b>	<b>3,893</b>	<b>56.42%</b>	<b>649</b>
<b><u>Utilities</u></b>				
Utility - General	46,500	21,782	46.84%	6,624
<b>Total Utilities</b>	<b>46,500</b>	<b>21,782</b>	<b>46.84%</b>	<b>6,624</b>
<b><u>Gatehouse</u></b>				
Contracts-Security Services	88,045	43,792	49.74%	7,304
R&M-Gatehouse	5,000	7,107	142.14%	210
Misc-Access Control Software	2,000	-	0.00%	-
Misc-Bar Codes	2,400	881	36.71%	-
<b>Total Gatehouse</b>	<b>97,445</b>	<b>51,780</b>	<b>53.14%</b>	<b>7,514</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%	-
<b>Total Road and Street Facilities</b>	<b>194,900</b>	<b>118,519</b>	<b>60.81%</b>	<b>-</b>
<b><u>Parks and Recreation - General</u></b>				
Contracts-Fountain	1,440	756	52.50%	126
Contracts-Security Services	6,663	3,376	50.67%	-
Contracts-Pools	7,020	4,653	66.28%	614
Contracts-Sheriff	14,000	148	1.06%	-
Utility - Refuse Removal	2,736	2,176	79.53%	737
R&M-Clubhouse	10,000	5,061	50.61%	406
R&M-Parks	500	-	0.00%	-



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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>MAR-21 ACTUAL</b>
R&M-Pools	3,000	2,113	70.43%	-
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	10,000	2,577	25.77%	347
<b>Total Parks and Recreation - General</b>	<b>56,359</b>	<b>20,860</b>	<b>37.01%</b>	<b>2,230</b>
<b><u>Common Area</u></b>				
Contracts-Landscape	64,524	31,551	48.90%	10,043
R&M-Common Area	3,500	3,823	109.23%	315
R&M-Other Landscape	3,500	-	0.00%	-
<b>Total Common Area</b>	<b>71,524</b>	<b>35,374</b>	<b>49.46%</b>	<b>10,358</b>
<b>TOTAL EXPENDITURES</b>	<b>701,569</b>	<b>383,335</b>	<b>54.64%</b>	<b>43,948</b>
Excess (deficiency) of revenues Over (under) expenditures	94,000	324,215	0.00%	(32,574)
<b><u>OTHER FINANCING SOURCES (USES)</u></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	\$ 324,215	0.00%	\$ (32,574)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>189,699</b>	<b>189,699</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 283,699</b>	<b>\$ 513,914</b>		

**VillaSol CDD**Community Development District

---

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

- ▶ Due from Other Funds represents amount due from assessments.
- ▶ District has one MMA . (See Cash & Investments Report for details)
- ▶ Deposit with KUA.

**Liabilities**

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly utility for KUA,TOHO, Churchills Contracts-pools services and Brightview Landscape.

**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.*

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

**Revenues, Expenditures and Fund Balances**

**All Funds**

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

**Expenditures**

**Administration**

P/R Board of Supervisor	\$6,000	\$3,200	53%	Board members attend meetings as of March 2021.
ProfServ-Arbitrage Rebate	\$600	\$1,800	300%	Three years of arbitrage calculation.
ProfServ-Engineering	\$27,200	\$15,360	56%	Exit gate repair, inspection of erosion site, and repair of clubhouse pipe.
ProfServ-Legal Services	\$25,000	\$16,032	64%	Review of analysis on Envera contract termination, drafting first amendment related to Brightview and agenda
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
Insurance - General Liability	\$21,832	\$19,847	91%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$931	93%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Office Supplies	\$463	\$825	178%	Laptop for Board member and Agenda books.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.

**Landscape**

Contracts-Lake and Wetland	\$6,900	\$3,893	56%	Solitude Lake Management monthly fee is \$ 648.90 which is higher than budgeted (\$ 575.00).
----------------------------	---------	---------	-----	--

**Gatehouse**

R&M-Gatehouse	\$5,000	\$7,107	142%	Repaired main gate at 313 Campus street and replacement of Led lights at visitor entrance..
---------------	---------	---------	------	---

**Road and Street Facilities**

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

**Parks and Recreation-General**

Contracts-Fountain	\$1,440	\$756	53%	Churchills Group Holdings, Inc. monthly fee is \$ 126.00 which is higher than budgeted (\$ 120.00).
Contracts-Pools	\$7,020	\$4,653	66%	Contracts for pools and fountain services paid through current month.
Utility-Resuse Removal	\$2,736	\$2,176	80%	Waste refuse removal service through current month.
R&M Pools	\$3,000	\$2,113	70%	Renew filter cartridges and annual purchase of pools chemical.

**Common Area**

R&M-Common Area	\$3,500	\$3,823	109%	Removal of palm tree and bush hog around lake.
-----------------	---------	---------	------	--

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 100	\$ 7	7.00%	\$ 1
Special Assmnts- Tax Collector	221,580	199,327	89.96%	2,818
Special Assmnts- Discounts	(8,863)	(7,350)	82.93%	(56)
<b>TOTAL REVENUES</b>	<b>212,817</b>	<b>191,984</b>	<b>90.21%</b>	<b>2,763</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	4,432	4,014	90.57%	32
<b>Total Administration</b>	<b>4,432</b>	<b>4,014</b>	<b>90.57%</b>	<b>32</b>
<b>Debt Service</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>40,053</b>	<b>19.40%</b>	<b>32</b>
Excess (deficiency) of revenues Over (under) expenditures	6,309	151,931	0.00%	2,731
<b>OTHER FINANCING SOURCES (USES)</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	\$ 151,931	0.00%	\$ 2,731
<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>\$ 372,361</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	8,925	0.00%	-
<b>Total Construction In Progress</b>	<b>-</b>	<b>8,925</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>8,925</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(8,925)	0.00%	-
Net change in fund balance	\$ -	\$ (8,925)	0.00%	\$ -
<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**

**March 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				\$ 1,034,673	\$ 813,093	\$ 221,580
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	13,995	28,573	728,311	572,340	155,971
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
02/08/21	30,385	620	620	31,625	24,853	6,773
02/08/21	1,337	27	20	1,385	1,088	297
03/08/21	12,749	260	148	13,157	10,340	2,818
<b>TOTAL</b>	\$ 877,700	\$ 19,759	\$ 33,302	\$ 930,762	\$ 731,436	\$ 199,327
% COLLECTED				90%	90%	90%
<b>TOTAL OUTSTANDING</b>				\$ 103,911	\$ 81,657	\$ 22,253

**Cash and Investment Report**  
*March 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%	\$446,047
Money Market Account	Bank United	Money Market	0.30%	\$104,472
			SubTotal	<u>\$550,519</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%	\$252,333
			SubTotal	<u>\$358,972</u>
			<b>Total</b>	<b><u>\$909,491</u></b>



**VillaSol CDD**

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF  
 Statement No. 03-2021  
 Statement Date 3/31/2021

<b>G/L Balance (LCY)</b>	446,046.77	<b>Statement Balance</b>	471,041.38
<b>G/L Balance</b>	446,046.77	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	446,046.77	<b>Subtotal</b>	471,041.38
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	24,994.61
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	446,046.77	<b>Ending Balance</b>	446,046.77
<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
3/29/2021	Payment	005013	DEWBERRY ENGINEERS INC	2,275.00	0.00	2,275.00
3/29/2021	Payment	005014	INFRAMARK, LLC	8,596.48	0.00	8,596.48
3/29/2021	Payment	005015	LLS TAX SOLUTIONS INC.	600.00	0.00	600.00
3/29/2021	Payment	005016	TERMINIX PROCESSING CENTER	77.00	0.00	77.00
3/29/2021	Payment	DD363	Payment of Invoice 007495	373.80	0.00	373.80
3/31/2021	Payment	005017	BRIGHTVIEW LANDSCAPE SVC	4,666.00	0.00	4,666.00
3/31/2021	Payment	005018	ENVERA SYSTEMS	7,304.13	0.00	7,304.13
3/31/2021	Payment	005019	SOLITUDE LAKE MANAGEMENT	648.90	0.00	648.90
3/31/2021	Payment	005020	TERMINIX PROCESSING CENTER	329.00	0.00	329.00
<b>Total Outstanding Checks.....</b>				<b>24,994.61</b>		<b>24,994.61</b>

**7C.**

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

**Check Register**

**February 1- March 31, 2021**

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 02/1/2021 to 3/31/2021  
(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 # 004998</b>								
001	02/01/21	DALE BEASLEY CONSTRUCTION	2FINAL RETAINAGE	Retainage on application #1	R&M-Common Area	546016-57208	\$7,370.12	
							<b>Check Total</b>	<b>\$7,370.12</b>
<b>CHECK # 004999</b>								
001	02/05/21	CLARK & ALBAUGH, LLP	17350	GEN MATTERS FROM DEC 2020 THRU JAN 2021	ProfServ-Legal Services	531023-51401	\$3,924.50	
							<b>Check Total</b>	<b>\$3,924.50</b>
<b>CHECK # 005001</b>								
001	02/10/21	ENVERA SYSTEMS	00025861	REPLACE LED LIGHTS AT VISITOR ENTRANCE	R&M-Gatehouse	546035-53904	\$408.00	
							<b>Check Total</b>	<b>\$408.00</b>
<b>CHECK # 005002</b>								
001	02/10/21	WASTE MANAGEMENT	9870765-0180-6	FEB REFUSE REMOVAL	Misc-Contingency	549900-57201	\$368.38	
							<b>Check Total</b>	<b>\$368.38</b>
<b>CHECK # 005003</b>								
001	02/15/21	DEWBERRY ENGINEERS INC	1926494	ENGG SVCS THRU JAN 2021	ProfServ-Engineering	531013-51501	\$2,975.00	
							<b>Check Total</b>	<b>\$2,975.00</b>
<b>CHECK # 005004</b>								
001	02/22/21	BRIGHTVIEW LANDSCAPE SVC	7013198A	BUSH HOG AROUND LAKE	R&M-Common Area	546016-57201	\$1,785.71	
							<b>Check Total</b>	<b>\$1,785.71</b>
<b>CHECK # 005005</b>								
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	Postage and Freight	541006-51301	\$10.62	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	Printing and Binding	547001-51301	\$403.43	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	Office Supplies	551002-51301	\$90.00	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	OFFICE SUPPLIES	551002-51301	\$99.72	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	365 LICENSE FOR BOARD	551002-51301	\$80.49	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	LAPTOP FOR BOARD MEMBER	551002-51301	\$555.08	
001	02/24/21	INFRAMARK, LLC	60523	FEB 2021 MGMT FEES	SUPPLIES FOR CLUB HOUSE	546015-57201	\$119.80	
							<b>Check Total</b>	<b>\$9,275.81</b>
<b>CHECK # 005006</b>								
001	03/02/21	CHURCHILLS POOLS	29781	FEB POOL/FOUNTAIN MAINT	EB POOL/FOUNTAIN MAINT	534078-57201	\$614.25	
001	03/02/21	CHURCHILLS POOLS	29781	FEB POOL/FOUNTAIN MAINT	EB POOL/FOUNTAIN MAINT	534023-57201	\$126.00	
001	03/02/21	CHURCHILLS POOLS	29779	FEB CHEMICAL DELIVERY	R&M-Pools	546074-57201	\$307.37	
							<b>Check Total</b>	<b>\$1,047.62</b>
<b>CHECK # 005007</b>								
001	03/02/21	ENVERA SYSTEMS	699640	SEC SVCS - ADD RES 2/1-3/31/21	Contracts-Security Services	534037-57201	\$22.00	
							<b>Check Total</b>	<b>\$22.00</b>
<b>CHECK # 005008</b>								
001	03/02/21	SOLITUDE LAKE MANAGEMENT	PI-A00549386	FEB LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005009</b>								
001	03/02/21	TERMINIX PROCESSING CENTER	404564075	PEST CONTROL 1/4/21	PEST CONTROL 12/2/2020	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005010</b>								
001	03/05/21	CLARK & ALBAUGH, LLP	17393	GEN MATTERS THRU FEB 2021	ProfServ-Legal Services	531023-51401	\$313.50	
							<b>Check Total</b>	<b>\$313.50</b>
<b>CHECK # 005011</b>								
001	03/05/21	KATRINA S SCARBOROUGH	2018401	NON AD VALOREM ASSESSMENTS	ProfServ-Property Appraiser	531035-51301	\$169.73	
							<b>Check Total</b>	<b>\$169.73</b>
<b>CHECK # 005013</b>								
001	03/29/21	DEWBERRY ENGINEERS INC	1937107	ENGG SVCS THRU FEB 2021	ProfServ-Engineering	531013-51501	\$2,275.00	
							<b>Check Total</b>	<b>\$2,275.00</b>
<b>CHECK # 005014</b>								
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	Postage and Freight	541006-51301	\$3.06	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	Printing and Binding	547001-51301	\$14.62	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	R&M-Common Area	546016-53901	\$315.00	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	TOILET PAPER FOR CLUBHOUSE	549900-57201	\$160.63	
001	03/29/21	INFRAMARK, LLC	61616	MARCH 2021 MGMT FEES	TOILET PAPER	549900-57201	\$186.50	
							<b>Check Total</b>	<b>\$8,596.48</b>
<b>CHECK # 005015</b>								
001	03/29/21	LLS TAX SOLUTIONS INC.	002216	Rebate Requirement Calculation for the period end	ProfServ-Arbitrage Rebate	531002-51301	\$600.00	
							<b>Check Total</b>	<b>\$600.00</b>
<b>CHECK # 005016</b>								
001	03/29/21	TERMINIX PROCESSING CENTER	405445757	PEST CONTROL 2/2/21	PEST CONTROL 12/2/2020	546015-57201	\$77.00	
							<b>Check Total</b>	<b>\$77.00</b>
<b>CHECK # 005017</b>								
001	03/31/21	BRIGHTVIEW LANDSCAPE SVC	7264798	MARCH 2021 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005018</b>								
001	03/31/21	ENVERA SYSTEMS	699202	SEC SVCS BOGGY CRK ENTRANCE	Contracts-Security Services	534037-53904	\$7,304.13	
							<b>Check Total</b>	<b>\$7,304.13</b>
<b>CHECK # 005019</b>								
001	03/31/21	SOLITUDE LAKE MANAGEMENT	PI-A00563119	MARCH 2021 LAKE / POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
For the Period from 02/1/2021 to 3/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	<b>\$648.90</b>
<b>CHECK # 005020</b>								
001	03/31/21	TERMINIX PROCESSING CENTER	022821-3916	TERMITE BAITING SVCS	R&M-Clubhouse	546015-57201	\$329.00	
							<b>Check Total</b>	<b>\$329.00</b>
<b>CHECK # DD348</b>								
001	02/03/21	BRIGHT HOUSE NETWORKS	068176902011821	BILL PRD 1/17/21-2/16/21 OFFICE	Communication - Telephone	541003-51301	\$247.74	
							<b>Check Total</b>	<b>\$247.74</b>
<b>CHECK # DD349</b>								
001	02/02/21	KJA	011521 ACH	BILL PRD 12/7-1/7/21	Utility - General	543001-53903	\$3,283.50	
							<b>Check Total</b>	<b>\$3,283.50</b>
<b>CHECK # DD350</b>								
001	02/02/21	TOHO WATER AUTHORITY	010421 ACH	BILL PRD 12/4-1/4/21	Utility - General	543001-53903	\$108.87	
							<b>Check Total</b>	<b>\$108.87</b>
<b>CHECK # DD351</b>								
001	03/03/21	TOHO WATER AUTHORITY	021221 ACH	BILL PRD 1/4-2/4/21	Utility - General	543001-53903	\$303.22	
							<b>Check Total</b>	<b>\$303.22</b>
<b>CHECK # DD352</b>								
001	03/02/21	KJA	021221 ACH	BILL PRD 1/7-2/5/21	Utility - General	543001-53903	\$3,188.28	
							<b>Check Total</b>	<b>\$3,188.28</b>
<b>CHECK # DD353</b>								
001	03/06/21	BRIGHT HOUSE NETWORKS	068176902021821 ACH	BILL PRD 2/17/21-3/16/21	Communication - Telephone	541003-51301	\$247.61	
							<b>Check Total</b>	<b>\$247.61</b>
<b>CHECK # DD357</b>								
001	02/14/21	BRIGHT HOUSE NETWORKS	077902902013021	BILL PRD 1/28-2/27/21 GATE	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<b>\$209.96</b>
<b>CHECK # DD358</b>								
001	03/17/21	BRIGHT HOUSE NETWORKS	077902902030221 ACH	BILL PRD 2/28-3/27/21 GATE	R&M-Gatehouse	546035-53904	\$209.96	
							<b>Check Total</b>	<b>\$209.96</b>
<b>CHECK # DD362</b>								
001	03/02/21	WASTE MANAGEMENT	9849427-0180-1 ACH	September 2020 and Dec. 2020 REFUSE REMOVAL	Misc-Contingency	549900-57201	\$715.10	
001	03/02/21	WASTE MANAGEMENT	9849427-0180-1	TO CORRECT AMOUNT PAID	Utility - Refuse Removal	543020-57201	(\$352.39)	
							<b>Check Total</b>	<b>\$362.71</b>
<b>CHECK # DD363</b>								
001	03/29/21	WASTE MANAGEMENT	9877778-0180-2 - ACH	REFUSE REMOVAL - DEC. 2020 and MARCH 2021	Utility - Refuse Removal	543020-57201	\$373.80	
							<b>Check Total</b>	<b>\$373.80</b>
<b>CHECK # 005012</b>								
001	03/11/21	MARK A. GOSDIN	PAYROLL	March 11, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
<b>CHECK # DD354</b>								
001	03/11/21	RAMON E. BERMUDEZ	PAYROLL	March 11, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
<b>CHECK # DD355</b>								
001	03/11/21	SERVANDO JR COMAS	PAYROLL	March 11, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
<b>CHECK # DD356</b>								
001	03/11/21	MICHAEL J. EDGECOMBE	PAYROLL	March 11, 2021 Payroll Posting			\$184.70	
							<b>Check Total</b>	<b>\$184.70</b>
							<b>Fund Total</b>	<b>\$62,157.23</b>

**SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202**

<b>CHECK # 005000</b>								
202	02/09/21	VILLASOL CDD C/O US BANK N.A.	0222021-SER 2018	TRFR ASSESS SERIES 2018 TAX COLLECTIONS	TRFR ASSESS SER 2018 TAX COLLECTIONS	131000	\$173,146.49	
							<b>Check Total</b>	<b>\$173,146.49</b>
							<b>Fund Total</b>	<b>\$173,146.49</b>

<b>Total Checks Paid</b>	<b>\$235,303.72</b>
--------------------------	---------------------

**7E.**

VillaSol Community Development District

Basic Financial Statements  
For the Year Ended September 30, 2020



**VillaSol Community Development District****Table of Contents**

---

Independent Auditor's Report	1-2
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	3-6
<b>Basic Financial Statements</b>	
Government-wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	13
Notes to Basic Financial Statements	14-21
<b>Other Reports of Independent Auditors</b>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22-23
Independent Auditor's Report to District Management	24-25
Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes	26





## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
VillaSol Community Development District  
Osceola County, Florida

We have audited the accompanying financial statements of the governmental activities and each major fund of VillaSol Community Development District (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Controller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

CPA's + Trusted Advisors

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of the District, as of September 30, 2020, and the respective changes in financial position and respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as described in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Government Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 29, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 29, 2021

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2020**

---

Our discussion and analysis of VillaSol Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the years ended September 30, 2020 and 2019. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020:

- The District's total assets exceeded its liabilities at September 30, 2020 by \$ 3,857,237 (net position).
- The District's total revenues were \$ 643,234, \$ 627,937 from non-ad valorem assessments, \$ 4,809 from interest income, and \$ 10,488 from miscellaneous income. The District's expenses for this year were \$ 878,382. This resulted in a \$ 235,148 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 420,483, a decrease of \$ 114,831 in comparison with the prior year.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements.

**Government-Wide Financial Statements:** The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The statement of net position presents information on all the District's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2020**

---

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures and changes in fund balances provide reconciliations to facilitate this comparison between governmental fund financial statements and government-wide financial statements.

The governmental fund financial statements can be found on pages 9 through 13 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 14 through 21 of this report.

### Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2020 and 2019:

VillaSol Community Development District Statements of Net Position				
		<u>2020</u>		<u>2019</u>
Current and other assets	\$	450,563	\$	564,231
Capital assets, net		<u>5,711,309</u>		<u>5,956,171</u>
Total assets		<u>6,161,872</u>		<u>6,520,402</u>
Other liabilities		190,112		185,154
Long-term liabilities		<u>2,114,523</u>		<u>2,242,863</u>
Total liabilities		<u>2,304,635</u>		<u>2,428,017</u>
Net position:				
Net investment in capital assets		4,159,354		4,329,268
Restricted		85,188		72,769
Unrestricted (deficit)		<u>(387,305)</u>		<u>(309,652)</u>
Total net position	\$	<u><u>3,857,237</u></u>	\$	<u><u>4,092,385</u></u>

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2020**

---

**Governmental Activities:** Governmental activities for the year ended September 30, 2020 decreased the District's net position by \$ 235,148 as reflected in the table below:

VillaSol Community Development District Statements of Activities		
	2020	2019
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 627,937	\$ 629,297
General revenue:		
Interest income	4,809	7,353
Miscellaneous income	10,488	10,496
Total revenues	643,234	647,146
Expenses:		
Physical environment	664,922	599,953
Interest and other debt service costs	75,425	93,921
General government	138,035	123,918
Total expenses	878,382	817,792
Change in net position	(235,148)	(170,646)
Net Position, Beginning of Year	4,092,385	4,263,031
Net Position, End of Year	\$ 3,857,237	\$ 4,092,385

### Analysis of the Governmental Funds

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General Fund, Debt Service Fund, and Capital Project Fund comprise the total governmental funds.

As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of \$ 420,483 a decrease of \$ 114,831 when compared to the total balance of October 1, 2019.

### Capital Assets and Debt Administration

The District's investment in capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2020 amounted to \$5,711,309 and consists of land and improvements, construction in progress, improvements other than buildings, infrastructure, buildings, and furniture and equipment.

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2020**

---

At the end of the year, the District had total bonded debt outstanding of \$ 2,244,523. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 5 on pages 20 and 21 of this report.

**General Fund Budgetary Highlights**

Both revenues and expenditures were under the budget creating an overall favorable variance of \$ 17,010.

**Economic Factors and Next Year's Budget**

Revenues for the fiscal year 2021 adopted budget for the General Fund of the District are \$ 795,569 while expenditures are \$ 701,569.

**Requests for Information**

This financial report is designed to provide a general overview of VillaSol Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the VillaSol Community Development District, 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

# BASIC FINANCIAL STATEMENTS

**VillaSol Community Development District**  
**Statement of Net Position**  
**September 30, 2020**

---

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash and cash equivalents	\$ 103,341
Investments	335,119
Due from other governments	4,296
Prepays	3,732
Deposits	4,075
Capital assets:	
Non-depreciable	2,819,228
Depreciable, net	<u>2,892,081</u>
Total assets	<u>6,161,872</u>
<b>Liabilities:</b>	
Accounts payable and accrued liabilities	30,080
Accrued interest payable	30,032
Bonds payable, due within one year	130,000
Bonds payable, due in more than one year	<u>2,114,523</u>
Total liabilities	<u>2,304,635</u>
<b>Net Position:</b>	
Net investment in capital assets	4,159,354
Restricted for debt service	85,188
Unrestricted (deficit)	<u>(387,305)</u>
Total net position	<u>\$ 3,857,237</u>

The accompanying notes to basic financial statements are an integral part of these statements.



**VillaSol Community Development District**  
**Statement of Activities**  
**For the Year Ended September 30, 2020**

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Governmental Activities Net Revenues (Expenses) and Change in Net Position</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		<u>Capital Grants and Contributions</u>
<b>Functions/Programs:</b>					
Governmental activities:					
Physical environment	\$ 664,922	\$ 287,760	\$ -	\$ -	\$ (377,162)
Interest and other debt service costs	75,425	214,315	-	-	138,890
General government	<u>138,035</u>	<u>125,862</u>	<u>-</u>	<u>-</u>	<u>(12,173)</u>
Total governmental activities	\$ <u>878,382</u>	\$ <u>627,937</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(250,445)</u>
General revenues:					
Interest income					4,809
Miscellaneous income					<u>10,488</u>
Change in net position					(235,148)
Net position, October 1, 2019					<u>4,092,385</u>
Net position, September 30, 2020					\$ <u>3,857,237</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**VillaSol Community Development District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2020**

	<u>General Fund</u>	<u>Series 2018 Debt Service Fund</u>	<u>Series 2018 Capital Project Fund</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash and cash equivalents	\$ 103,341	\$ -	\$ -	\$ 103,341
Investments	104,335	220,431	10,353	335,119
Due from other governments	4,296	-	-	4,296
Prepays	3,732	-	-	3,732
Deposits	4,075	-	-	4,075
	<u>219,779</u>	<u>220,431</u>	<u>10,353</u>	<u>450,563</u>
Total assets	\$ <u>219,779</u>	\$ <u>220,431</u>	\$ <u>10,353</u>	\$ <u>450,563</u>
<b>Liabilities:</b>				
Accounts payable and accrued liabilities	\$ 30,080	\$ -	\$ -	\$ 30,080
	<u>30,080</u>	<u>-</u>	<u>-</u>	<u>30,080</u>
Total liabilities	<u>30,080</u>	<u>-</u>	<u>-</u>	<u>30,080</u>
<b>Fund Balances:</b>				
Nonspendable:				
Deposits and prepaids	7,807	-	-	7,807
Restricted for:				
Debt service	-	220,431	-	220,431
Capital projects	-	-	10,353	10,353
Assigned for:				
Operating reserve	113,156	-	-	113,156
Unassigned	68,736	-	-	68,736
	<u>189,699</u>	<u>220,431</u>	<u>10,353</u>	<u>420,483</u>
Total fund balances	<u>189,699</u>	<u>220,431</u>	<u>10,353</u>	<u>420,483</u>
Total liabilities and fund balances	\$ <u>219,779</u>	\$ <u>220,431</u>	\$ <u>10,353</u>	\$ <u>450,563</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**VillaSol Community Development District  
 Reconciliation of the Balance Sheet of Governmental Funds  
 to the Statement of Net Position  
 September 30, 2020**

---

**Total Fund Balances of Governmental Funds, Page 9** \$ 420,483

Amounts reported for governmental activities in the statement of net position are difference because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

Governmental capital assets	10,652,200
Less accumulated depreciation	(4,940,891)

Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:

Accrued interest payable	(30,032)
Governmental bonds payable	<u>(2,244,523)</u>

**Net Position of Governmental Activities, Page 7** \$ 3,857,237

The accompanying notes to basic financial statements are an integral part of these statements.

**VillaSol Community Development District  
Statement of Revenues, Expenditures and  
Change in Fund Balances - Governmental Funds  
For the Year Ended September 30, 2020**

	<u>General Fund</u>	<u>Series 2018 Debt Service Fund</u>	<u>Series 2018 Capital Project Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 413,622	\$ 214,315	\$ -	\$ 627,937
Interest income	3,114	1,156	539	4,809
Miscellaneous income	10,488	-	-	10,488
	<u>427,224</u>	<u>215,471</u>	<u>539</u>	<u>643,234</u>
Total revenues				
<b>Expenditures:</b>				
Current:				
General government	133,749	4,286	-	138,035
Physical environment	337,676	-	-	337,676
Capital outlay	-	-	82,384	82,384
Debt service:				
Principal	-	125,000	-	125,000
Interest	-	74,970	-	74,970
	<u>471,425</u>	<u>204,256</u>	<u>82,384</u>	<u>758,065</u>
Total expenditures				
Net change in fund balances	(44,201)	11,215	(81,845)	(114,831)
<b>Fund Balances, October 1, 2019</b>	<u>233,900</u>	<u>209,216</u>	<u>92,198</u>	<u>535,314</u>
<b>Fund Balances, September 30, 2020</b>	<u>\$ 189,699</u>	<u>\$ 220,431</u>	<u>\$ 10,353</u>	<u>\$ 420,483</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**VillaSol Community Development District  
 Reconciliation of the Statement of Revenues, Expenditures and Changes in  
 Fund Balances of Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2020**

---

**Net Change in Fund Balances - Total Governmental  
 Funds, Page 11** \$ (114,831)

Amounts reported for governmental activities in the  
 statement of activities are difference because:

Governmental funds report capital outlays as  
 expenditures. However, in the statement of activities,  
 the cost of those assets is depreciated over their  
 estimated useful lives:

Expenditures for capital assets	\$ 82,384	
Less current year provision for depreciation	<u>(327,246)</u>	(244,862)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		125,000
--	--	---------

Certain items reported in the statement of activities  
 do not require the use of current financial resources  
 and therefore are not reported as expenditures in  
 the governmental funds:

Change in bond discount		(1,660)
Change in accrued interest payable		<u>1,205</u>

**Change in Net Position of Governmental Activities, Page 8** \$ (235,148)

The accompanying notes to basic financial statements are an integral part of these statements.

**VillaSol Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance -**  
**Budget and Actual - General Fund**  
**For the Year Ended September 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 410,537	\$ 410,537	\$ 413,622	\$ 3,085
Interest income	4,500	4,500	3,114	(1,386)
Miscellaneous income	13,000	13,000	10,488	(2,512)
Total revenues	<u>428,037</u>	<u>428,037</u>	<u>427,224</u>	<u>(813)</u>
<b>Expenditures:</b>				
Current:				
General government	134,474	148,874	133,749	15,125
Physical environment	316,874	340,374	337,676	2,698
Total expenditures	<u>451,348</u>	<u>489,248</u>	<u>471,425</u>	<u>17,823</u>
Net change in fund balance	(23,311)	(61,211)	(44,201)	17,010
<b>Fund Balance, October 1, 2019</b>	<u>233,900</u>	<u>233,900</u>	<u>233,900</u>	<u>-</u>
<b>Fund Balance, September 30, 2020</b>	<u>\$ 210,589</u>	<u>\$ 172,689</u>	<u>\$ 189,699</u>	<u>\$ 17,010</u>

The accompanying notes to basic financial statements are an integral part of these statements.

### Note 1 - Organization and Operations

VillaSol Community Development District (the "District") was created February 26, 2001, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, by the Osceola County Board of Commissions. The District was created for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights, and other basic infrastructure projects within or without the boundaries of the District.

The District is governed by a five-member Board of Supervisors (the "Board"), who are elected on a rotating basis for terms between two to four years.

### Note 2 - Summary of Significant Accounting Policies

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

**The financial reporting entity:** The criteria used for including component units consists of identification of legally separate organizations for which the Board of Supervisors of the District are financially accountable. These criteria also include identification of organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting District's basic financial statements to be misleading or incomplete. Based upon this review, there were no potential component units of the District.

#### **Basis of presentation:**

**Financial Statements - Government-Wide Statements:** The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations when and if applicable. The effect of interfund activity has been eliminated from the government-wide financial statements.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants.

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

## Note 2 - Summary of Significant Accounting Policies (continued)

**Financial Statements - Fund Financial Statements:** The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues, and expenditures.

The District reports the following major governmental funds:

**General Fund** - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from non-ad valorem assessments, investment income, and miscellaneous income.

**Debt Service Fund** - This fund is used to account for the accumulation of resources for and the payment of the Series 2018 long-term debt principal, interest, and other financing costs.

**Capital Project Fund** - This fund is used to account for the Series 2018 bond proceeds that are restricted for the construction of various capital improvements.

For the year ended September 30, 2020, the District does not report any proprietary funds.

**Measurement focus, basis of accounting, and presentation:** Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

**Budget:** A budget is adopted for the General Fund and Debt Service Funds on an annual basis. Appropriations lapse at fiscal year-end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b. Public hearings are conducted to obtain taxpayer comments.
- c. Prior to October 1, the budget is legally adopted by the District Board.
- d. The budgets are adopted on a basis consistent with generally accepted accounting principles.



## Note 2 - Summary of Significant Accounting Policies (continued)

**Cash and cash equivalents:** Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

**Investments:** Investments, if held, are stated at their fair value, which is based on quoted market prices. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased.

**Prepaid expenses/expenditures:** Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

**Capital assets:** Capital assets, which include land and improvements, construction in progress, improvements other than buildings, infrastructure, buildings, and furniture and equipment are reported in the applicable governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Depreciation on all capital assets is charged to operations using the straight-line method over the assets' estimated service lives, ranging from 5 to 50 years.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

**Special assessments:** The District's special assessment revenue (non ad-valorem) is levied through Osceola County based on the approved budget submitted to the County by the District on or before September 15 of each tax year. The assessment is included in the County's property tax levy each November 1 and is due on or before March 31.

The District is required to impose special assessments on each parcel of benefitted land within the District in accordance with the Bond Indenture. Certain assessments are collected upon closing on each lot sold and are used to prepay a portion of the Bonds and to pay a portion of the interest owed. The District must also levy and collect additional annual assessments to provide funds for additional debt service on the portion of the Bonds which are not paid for from the prepaid assessments, and to pay for the operations and maintenance of the District.

**Deferred outflow/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any items that qualify for reporting in this category.

## Note 2 - Summary of Significant Accounting Policies (continued)

### Equity classifications:

**Government-wide statements:** Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted - all other net position that do not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, for qualifying expenditures, then unrestricted resources as they are needed.

**Fund statements:** GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District's Board. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

## Note 2 - Summary of Significant Accounting Policies (continued)

Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund. The District classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use restricted fund balances first, followed by committed fund balances, assigned fund balances and finally, unassigned fund balances.

**Use of estimates:** The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Although these estimates are based on management's knowledge of current events and actions it may undertake in the future, they may ultimately differ from the actual results.

**Date of management review:** Subsequent events have been evaluated through March 29, 2021, which is the date the financial statements were available to be issued.

## Note 3 - Deposits and Investments

**Deposits:** The District's deposits must be placed with banks and savings and loans which are qualified as public depositories under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's deposits was \$ 103,341 and the bank balance was \$ 105,780.

**Investments:** The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the United States Treasury. Investments of the Debt Service Funds are governed by the Bond Indenture.

Investments as of September 30, 2020 were \$ 335,119 and were invested in money market funds.

**Credit risk:** Florida Statutes require the money market funds held by the District to have the highest credit quality rating from a nationally recognized rating agency. The money market funds held by the District are rated A+ by Standard and Poor's.

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. As of September 30, 2020, the money market funds are daily liquidity investments.

**Note 3 - Deposits and Investments (continued)**

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020 the District's investments are not subject to custodial credit risk.

**Note 4 - Capital Assets**

Capital asset activity for the year ended September 30, 2020 was as follows:

	Balance at October 1, 2019	Additions	Transfers	Balance at September 30, 2020
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ 2,819,228	\$ -	\$ -	\$ 2,819,228
Construction in progress	246,116	-	(246,116)	-
Total capital assets, not being depreciated	<u>3,065,344</u>	<u>-</u>	<u>(246,116)</u>	<u>2,819,228</u>
Capital assets, being depreciated:				
Improvements other than buildings	4,426,919	16,507	246,116	4,689,542
Infrastructure	2,603,075	10,500	-	2,613,575
Building	288,843	-	-	288,843
Furniture and equipment	185,635	55,377	-	241,012
Total capital assets, being depreciated	<u>7,504,472</u>	<u>82,384</u>	<u>246,116</u>	<u>7,832,972</u>
Total capital assets	<u>10,569,816</u>	<u>82,384</u>	<u>-</u>	<u>10,652,200</u>
Less accumulated depreciation for:				
Improvements other than buildings	2,687,744	196,918	-	2,884,662
Infrastructure	1,702,482	105,053	-	1,807,535
Buildings	75,095	5,777	-	80,872
Furniture and equipment	148,324	19,498	-	167,822
Total accumulated depreciation	<u>4,613,645</u>	<u>327,246</u>	<u>-</u>	<u>4,940,891</u>
Total capital assets, being depreciated, net	<u>2,890,827</u>	<u>(244,862)</u>	<u>-</u>	<u>2,892,081</u>
Governmental activities capital assets, net	<u>\$ 5,956,171</u>	<u>\$ (244,862)</u>	<u>\$ -</u>	<u>\$ 5,711,309</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>327,246</u>

**Note 5 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2020 is comprised of the following bond issue:

\$ 2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1; due in annual installments through May 2034; interest payable semiannually at rates that range from 2.000% to 3.400%.	\$ 1,925,000
\$ 370,000 Special Assessment Revenue Refunding Bonds, Series 2008A-2; due in annual installments through May 2034; interest payable semiannually at rates that range from 4.625% to 5.000%.	340,000
Bond discount	<u>(20,477)</u>
	<u>\$ 2,244,523</u>

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2020:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020	Due Within One Year
Revenue Refunding Bonds:					
Series 2018A-1	\$ 2,035,000	-	\$ 110,000	\$ 1,925,000	\$ 115,000
Series 2018A-2	355,000	-	15,000	340,000	15,000
Bond discount	<u>(22,137)</u>	-	<u>(1,660)</u>	<u>(20,477)</u>	-
	<u>\$ 2,367,863</u>	<u>\$ -</u>	<u>\$ 123,340</u>	<u>\$ 2,244,523</u>	<u>\$ 130,000</u>

b. Summary of Significant Debt Terms of Governmental Activities

**\$ 2,515,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 & 2018A-2** - On February 1<sup>st</sup>, 2018, the District refinanced the Special Assessment Revenue Bonds, Series 2003A by issuing Special Assessment Revenue Refunding Bonds in the amount of \$ 2,145,000 for Series 2018A-1, and \$ 370,000 for 2018A-2 for the purpose of refunding the outstanding Series 2003 Bond and funding certain projects within the boundaries of the District. The Bonds are payable in annual principal installments through May 2034. Interest rates that range from 2.00% to 5.00% are payable semiannually on the first day of each May and November. The Bonds are secured by the pledge of revenues derived from the collection of non-ad valorem special assessments.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bonds. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

**Note 5 - Long-Term Debt (continued)**

The Bonds are subject to mandatory redemption at par on a schedule of annual redemptions through May 2034, the maturity date. The District is required to redeem the Bonds at par prior to schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District in whole or in part at any time after May 1, 2028.

The Bond Indenture requires a reserve fund equal to \$ 88,273 for the Series 2018A-1 and \$ 17,938 for the Series 2018A-2. The Series 2018A-1 reserve requirement was funded with proceeds from the Bonds and the deposit of a reserve insurance policy while the Series 2018A-2 was funded with proceeds from the Bonds. The District is in compliance with the reserve requirement at September 30, 2020.

- c. The annual debt service requirements for the Special Assessment Revenue Bonds, Series 2018A-1 & 2018A-2 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 130,000	\$ 72,076	\$ 202,076
2022	135,000	69,083	204,083
2023	145,000	65,714	210,714
2024	140,000	61,976	201,976
2025	145,000	58,171	203,171
2026-2030	810,000	221,931	1,031,931
2031-2034	<u>760,000</u>	<u>70,685</u>	<u>830,685</u>
	<u>\$ 2,265,000</u>	<u>\$ 619,636</u>	<u>\$ 2,884,636</u>

**Note 6 - Risk Management**

The District purchased an insurance policy that provided coverage of up to a \$ 1,000,000 maximum for each general liability occurrence in combination with a maximum annual aggregate coverage of approximately \$ 2,000,000 for the policy year ending September 30, 2020. Other insurance policies carried by the District during the year included automobile, public officials and property liability and employment practices liability. Deductible amounts ranged from \$ 0 to \$ 2,500. Settlement amounts have not exceeded insurance coverage during the last three (3) fiscal years.

**Note 7 - Risks and Uncertainties**

In March 2020, the *World Health Organization* declared the outbreak of a coronavirus (COVID-19) a pandemic. As a result, the local and global financial markets are experiencing significant declines and creating economic uncertainties. At this time, it is unknown how this negative outlook will impact the District's financial statements. No adjustments have been made to the accompanying financial statements as a result of the current events.

# OTHER REPORTS OF INDEPENDENT AUDITORS





INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors  
VillaSol Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of VillaSol Community Development District (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 29, 2021.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

CPA's + Trusted Advisors



## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 29, 2021



## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

To the Board of Supervisors  
VillaSol Community Development District  
Osceola County, Florida

### Report on the Financial Statements

We have audited the financial statements of VillaSol Community Development District, Florida, (the "District"), as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 29, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The District was established February 26, 2001 by Osceola County Ordinance No. 01-05, pursuant to the provisions of Chapter 190, of the laws of the State of Florida. The District does not have any component units.

CPA's + Trusted Advisors

**Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, require us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 29, 2021



INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors  
VillaSol Community Development District  
Osceola County, Florida

We have examined VillaSol Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2020. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

This report is intended solely for the information and use of the Board of Supervisors, management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*Keefe McCullough*

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
March 29, 2021

CPA's + Trusted Advisors

**7F.**

MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

---

April 27, 2021

Ms. Sandra H. Demarco  
Recording Manager  
Inframark Infrastructure Management Services  
210 N. University Drive  
Suite 702  
Coral Springs, FL 33071

RE: VillaSol Community Development District – Registered Voters

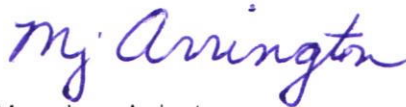
Dear Ms. Demarco:

Thank you for your letter of April 19, 2021 requesting confirmation of the number of registered voters within the VillaSol Community Development District as of April 15, 2021.

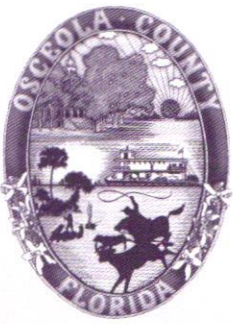
The number of registered voters within the VillaSol CDD is 883 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,



Mary Jane Arrington  
Supervisor of Elections



## **Eighth Order of Business**

**8A.**





# VILLA SOL CDD FIELD INSPECTION REPORT

April 29, 2021

FREDDY BLANCO




FIELD SERVICES MANAGER



# SUMMARY

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.**

## LANDSCAPE REVIEW

Issue	Location	Date of Drive-thru	Status	Field Manager Comments	Photos
Dead pine tree	At Florencia Dr.	4/12/2021	<b>Pending</b>	The proposal to remove dead pine tree is pending approval	
Irrigation leak	At Puerta Del Sol Blvd.	4/12/2021	<b>Pending</b>	Sprinkler heads are broken across the recreational center	
Annual flowers installation	Throughout the community	4/12/2021	<b>Pending</b>	The annual flower installation has not been completed	

<p>Ants treatment service</p>	<p>throughout the community</p>	<p>4/12/2021</p>	<p><b>Ongoing</b></p>	<p>Provide service and future schedule to the fire ants treatment.</p>	
<p>Trash removal service</p>	<p>Throughout the community</p>	<p>4/12/2021</p>	<p><b>Completed</b></p>	<p>The trash can doesn't get cleaned up by the crew. It's not the first time this complain is present regarding this service.</p>	
<p>Doggie pot station</p>	<p>Throughout the community</p>	<p>4/12/2021</p>	<p><b>Completed</b></p>	<p>All doggie pot stations are running without small bags.</p>	
<p>Lack of irrigation</p>	<p>At Puerta Del Sol Blvd.</p>	<p>4/12/2021</p>	<p><b>Pending</b></p>	<p>Lack of irrigation is present.</p>	
<p>Edging service</p>	<p>At Via Otero Dr.</p>	<p>4/12/2021</p>	<p><b>Completed</b></p>	<p>The edging service has not been completed.</p>	



## VILLA DEL SOL CDD

### MAINTENANCE MONTHLY SUMMARY

March and April 2021

#### ***Week of March 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 annual's beds
- We added new bags to dog stations on common grounds

#### ***Week of March 8<sup>th</sup>, 2021***

- Non-mowing week
- Detail and weeding of the annual's 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 March 15<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 annual's beds.
- We added new bags to dog stations on common grounds

#### ***Week of March 22<sup>nd</sup>, 2021***

- Non-mowing week
- Detail and weeding of the annual's 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

### ***Week of March 29<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 annual's beds.
- We added new bags to dog stations on common grounds

### ***Week of April 5<sup>th</sup>, 2021***

- Non-mowing week
- Detail and weeding of the annual 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

### ***Week of April 12<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 annual's beds
- Landscaping detail of the entrance and guard shack area.
- We added new bags to dog stations on common grounds
- Spring Color installed.
- Beginning of weekly



# ENVERA REPORT

Location: Location Name	Work Order Number	Description	Technician Notes	Created Date	Completed Date	Days Open
VillaSol- VGG- MAIN-ISP- BW-PRI	00028954	LED and foam Have to be replaced on visitor entrance BA		4/6/2021		13
VillaSol- VGG- MAIN-ISP- BW-PRI	00028929	At 8AM MEET with paving company. Replace kiosk loop. I am not sure what is the part number for asphalt loop	Replaced Kiosk loop, tested Successfully, Watching visitor transaction 15 minutes. Automation working fine.	4/5/2021	4/6/2021	1
VillaSol- VGG- MAIN-ISP- BW-PRI	00028923	Reported: The greeting is not playing, and kiosk alarms are only being generated when the button is pushed, please investigate. Steps taken:	Kiosk loop issue (I guess because asphalt deformation). loop detector show fault, no way to reset. Kiosk loop have to be replaced!	4/5/2021	4/5/2021	0

VillaSol-VGG-MAIN-ISP-BW-PRI	00028753	Reported: Greeting not playing for visitors. Auto verify message plays many times for the few times it reads a Tag. So, it'll read a tag once every 20 cars then played the verified message 10 more times well after they've gone through the gate. Also, the loop may not be registering visitor. The button which most people are pushing is working. Around 10:08pm the greeting started going off on its own about 2 minutes after a guest was at the gate. At 10:10 the Greeting and Auto verify played for a vehicle, then the greeting played once again after they left. Steps taken:	Found bad connection I'll look detector harness. Grating message start working normally, Automation working fine, auto verify message play normally (only one time) License plate camera working fine. Watching transaction 15 minutes.	3/30/2021 1	3/30/2021	0
VillaSol-VGG-MAIN-ISP-BW-PRI	00028561	Reported: 3/24/2021 at 6:00 am the barrier arm was re-set and now it is stuck in the closed position and not responding to Envera commands. Steps taken: Moved to Service Coordinator	Found derating error code; power cycled and cleared. This error is caused by improper spring tension, so I adjusted the spring tension back to 30° see attached picture and tested barrier arm successfully.	3/24/2021 1	3/24/2021	0
VillaSol-VGG-MAIN-ISP-BW-PRI	00028118	Reported: 3/11/2021 Outgoing Audio Very Low. Cycled, no change, Steps taken: Moved to Service Coordinator.	Adjusted audio and tested successfully. Also, while on site I found there was an analytics error on camera one. Restarted DVR and cleared the error and tested successfully.	3/11/2021 1	3/11/2021	0



Maintenance performed on the 2 ponds:

**February 2021- 2/5**

Both sites were treated for shoreline grasses and site 2 was treated for algae.

2/17 Both sites were treated for shoreline grasses.

**March 2021- 3/5**

Site 1 was treated for shoreline grasses and site 2 was treated for algae.

3/17 Both sites were treated for shoreline grasses and floating weeds.



**FACILITY REPORT**

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

**Service Month:** To April 16<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:**

New ADA cover supplied.

Filter pump motor failed (this is rebuilt motor from June 2020 – no warranty), temporary pump

Installed, options to replace as is/rebuild/replace with 2x smaller pumps with option to put 1 pump on timer when pool closed to save energy.

**SPA:**

Filter pump motor replaced.

**FOUNTAIN:**

No issues.

**NOTES:**

Recommend ensuring no sprinklers spray into equipment area – THIS IS A MAJOR ISSUE AS ONE IS RIGHT BY MOTOR CORNER OF EQUIPMENT PACK. Also please check times as irrigation came on during motor install with electrical systems exposed.

Stones instead of mulch around equipment would be preferable.

**PHOTOS:**



# PROPOSALS

## Quotes to replace the broken treadmill

**Exercise Systems, Inc.**

**Corporate**  
3818 Shadowind Way  
Gotha, Florida, 34734

**Show Room**  
6881 Kingspointe Parkway, Suite 10  
Orlando, FL 32819  
Phone:407-996-8890/877-370-0220

## Sales Proposal



Quote Number: 0047626  
Date 4/27/2021

Quote Expires on: 6/26/2021  
Questions? Please call  
John Young

VILLA SOL  
c/o Accounts Payable  
610 Sycamore St  
Celebration FL 34747

Villa Sol  
3050 Puerts Del Sol Blvd  
Kissimmee, FL 34744  
407-896-4442

Model #	MFG	Description	Price	Qty	Ext
T-645L	SportsArt	SportsArt T645L Performance Series Commercial CLUB Treadmill, Fully Programmable State-of-the Art Dot Matric Display with Cardio Advisor, Self Lubricating Deck System , 4 HP AC Motor List Price: \$6,495 Warranty Commercial Frame: Lifetime Drive Motor: Lifetime Parts: 5 Years Labor: 3 Years Wear Items: 5 Years	\$6,495.00	1	\$6,495.00
DIS	SERVICE	Discount- Preferred Pricing	(\$2,200.00)	1	(\$2,200.00)
Frght	SERVICE	Freight-Inbound ..no tax	\$375.00	1	\$375.00
D&I	SERVICE	Pick up and remove trade-in Delivery & Installation new equipment-	\$250.00	0	\$0.00

Terms: 50% DOWN/ BALANCE COD  
Signed: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_

**Sub-Total** \$4,670.00  
**Tax**  
**Total** \$4,670.00

Your complete source for all your commercial fitness equipment needs  
Sales, Service and Facility Design

**Exercise Systems, Inc.****Corporate**3818 Shadowind Way  
Gotha, Florida, 34734**Show Room**6881 Kingspointe Parkway, Suite 10  
Orlando, FL 32819  
Phone:407-996-8890/877-370-0220

# Sales Proposal



Quote Number: 0047368

Date 2/2/2021

Quote Expires on: 5/3/2021

Questions? Please call

John Young

VILLA SOL  
c/o Accounts Payable  
610 Sycamore St  
Celebration FL 34747

Villa Sol  
3050 Puerts Del Sol Blvd  
Kissimmee, FL 34744  
407-896-4442

Model	MFG	Description	Price	Qty	Ext
L7-90 PT	Landice	LANDICE L7 PRO TRAINER COMMERCIAL TREADMILL: VFX Shock Absorption System, LCD Display, 5 Built-in programs, 2 User-defined programs, contact hear rate, integrated reading/accessory rack; personal cooling fan, water bottle holder, 4 HP continuous duty drive motor, rust-free aluminum frame, 35" x 76" footprint, 0.5 to 11.0 mph speed range, 15% grade elevation. Made in USA List Price-\$3,950	\$4,499.00	1	\$4,499.00
DIS	SERVICE	Discount- Preferred Pricing	(\$1,050.00)	1	(\$1,050.00)
Frght	SERVICE	IFreight-in bound	\$295.00	1	\$295.00
D&I	SERVICE	IDelivery & Installation- NO CHARGE	\$250.00	0	\$0.00
		WARRANTY 5 YEARS PARTS AND 2 YEARS LABOR TAX EXEMPT			

Terms: TERMS 50% DOWN/BALANCE COD

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

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

<b>Sub-Total</b>	\$3,744.00
<b>Tax</b>	
<b>Total</b>	<b>\$3,744.00</b>

Your complete source for all your commercial fitness equipment needs  
Sales, Service and Facility Design

**Exercise Systems, Inc.**

**Corporate**

3818 Shadowind Way  
Gotha, Florida, 34734

**Show Room**

6881 Kingspointe Parkway, Suite 10  
Orlando, FL 32819  
Phone: 407-996-8890/877-370-0220

# Sales Proposal



Quote Number: 0047625

Date 4/27/2021

Quote Expires on: 6/26/2021

Questions? Please call

John Young

VILLA SOL  
c/o Accounts Payable  
610 Sycamore St  
Celebration FL 34747

Villa Sol  
3050 Puerts Del Sol Blvd  
Kissimmee, FL 34744  
407-896-4442

Model #	MFG	Description	Price	Qty	Ext
L-10	Landice	LANDICE L10 CLUB -PRO SPORTS COMMERCIAL TREADMILL: VFX Shock Absorption System, LCD Display, Cooling Display Fans , Water Bottle and Accessory Tray, 5 HP AC motor, , 34" x 83" footprint, 0.5 to 12.5 mph speed range, 15% grade elevation. Made in USA List Price-\$5,950	\$5,599.00	1	\$5,599.00
DIS	SERVICE	Discount- Preferred Pricing	(\$1,200.00)	1	(\$1,200.00)
Frght	SERVICE	Freight- in bound	\$390.00	1	\$390.00
D&I	SERVICE	Delivery & Installation- NO CHARGE	\$250.00	0	\$0.00
		WARRANTY COMMERCIAL 5 YEARS PARTS AND 2 YEARS LABOR			

Terms: 50% DOWN/ BALANCE COD  
Signed: \_\_\_\_\_  
Name: \_\_\_\_\_ Title: \_\_\_\_\_  
**Your complete source for all your commercial fitness equipment needs  
Sales, Service and Facility Design**

<b>Sub-Total</b>	\$4,789.00
<b>Tax</b>	\$272.94
<b>Total</b>	<b>\$5,061.94</b>

**8C.**

**8C.i**

**8C.i.a**

# CHURCHILLSPOOLS

*Working hard for your leisure*

**Inframark**

Villa Sol  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744

**Estimate #2231**

**From Churchills**  
407 557 2730  
mail@churchillspools.com  
www.churchillspools.com  
1101 Miranda Ln #131  
Kissimmee  
FL 34741

**Bill To** 210 N University Drive #702  
Coral Springs, Florida 33071

**Sent On** 03/02/2021

**Job Title** Spa pump motor

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
MTR_1.0	SPA FILTER PUMP:  At service 03.01.21 spa filter pump motor found non-operational, will not restart, requires replacement ASAP.  Renew pump motor inc. shaft seal, diffuser gasket & pump case O ring Manufacturers 12 month warranty.	1	\$499.00	\$499.00*

*Ramon E. Ramuc*  
CDS CHAIRMAN  
3-31-2021  
\* Non-taxable

**Total** \$499.00

All parts and/or materials remain the property of Churchill's until payment is made in full. The customer agrees and grants to Churchill's or its nominees free and unencumbered access for the removal of any parts and materials when the invoice payment terms have been exceeded.

This is an estimate, the estimated price is valid for 30 days. By signing/returning this document you certify that you have authority to approve these work items and you are able to furnish payment for the work. You are also agreeing that you have read these terms and agree not to hold Churchills or its nominees responsible for warranties offered by the equipment manufacturers. Churchills and its nominees offer a 30 day labor warranty on all repairs.



# CHURCHILLSPOLS

*Working hard for your leisure*

## Inframark

Villa Sol  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744

## Estimate #2231

**From** Churchills  
407 557 2730  
mail@churchillspools.com  
www.churchillspools.com  
1101 Miranda Ln #131  
Kissimmee  
FL 34741

**Bill To** 210 N University Drive #702  
Coral Springs, Florida 33071

**Sent On** 03/02/2021

**Job Title** Spa pump motor

## Notes Continued...

Additional warranties are offered by the respective equipment/parts manufacturer.

A deposit may be required, no fee for cash or check payment.

NOTE: Payment by link on estimate, credit card/PayPal will incur convenience fee of 3.5% or net proceeds only applied as account credit).

To accept the estimated work please respond to e-mail.

**8C.i.b**

# CHURCHILLSPOOLS

*Working hard for your leisure* . . . .

### Villa Sol

Villa Sol  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744

### Estimate #2244

From Churchill's  
407 557 2730  
mail@churchillspools.com  
www.churchillspools.com  
1101 Miranda Ln #131  
Kissimmee  
FL 34741

Bill To 210 N University Drive #702  
Coral Springs, Florida 33071

Sent On 03/26/2021

Job Title ADA Cover

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT COST	TOTAL
Cover_ADA	Supply and install HD cover to ADA equipment/lift.	1	\$467.00	\$467.00*

*Ramon E. Ponce*  
 CBD CHAIRMAN  
 3-31-2021

**Total** \$467.00

\* Non-taxable

All parts and/or materials remain the property of Churchill's until payment is made in full. The customer agrees and grants to Churchill's or its nominees free and unencumbered access for the removal of any parts and materials when the invoice payment terms have been exceeded.

This is an estimate, the estimated price is valid for 30 days. By signing/returning this document you certify that you have authority to approve these work items and you are able to furnish payment for the work. You are also agreeing that you have read these terms and agree not to hold Churchills or its nominees responsible for warranties offered by the equipment manufacturers. Churchills and its nominees offer a 30 day labor warranty on all repairs.

# CHURCHILLSPOOLS

*Working hard for your leisure . . . .*

## Villa Sol

Villa Sol  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744

**Estimate #2244**

**From Churchills**  
407 557 2730  
mail@churchillspools.com  
www.churchillspools.com  
1101 Miranda Ln #131  
Kissimmee  
FL 34741

**Bill To** 210 N University Drive #702  
Coral Springs, Florida 33071

**Sent On** 03/26/2021

**Job Title** ADA Cover

## Notes Continued...

Additional warranties are offered by the respective equipment/parts manufacturer.

A deposit may be required, no fee for cash or check payment.

NOTE: Payment by link on estimate, credit card/PayPal will incur convenience fee of 3.5% or net proceeds only applied as account credit).

To accept the estimated work please respond to e-mail.

**8C.ii**

# **8C.ii.a**

## Proposal for Extra Work at Villa Sol CDD

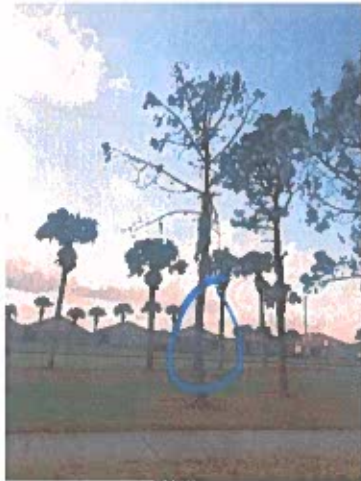
Property Name	Villa Sol CDD	Contact	Freddy Blanco
Property Address	2896 Boggy Creek Rd Kissimmee, FL 34744	To	VillaSol CDD
		Billing Address	Attn: Anna Golovan 210 N University Dr. - Ste. 702 Coral Springs, FL 33071
Project Name	Remove dead Pine tree at the open field on Florencia Dr.		
Project Description	Remove pine tree, flush cut and disposal		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove dead pine tree, flush cut and disposal

### Images

Pine tree Villa Sol CDD



**For internal use only**

**SO#** 7454954  
**JOB#** 345203017  
**Service Line** 300

**Total Price** \$700.00

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
103 West 7th Street, Orlando, FL 32824 ph. (407) 292-9600 fax (407) 291-4966

# TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions of work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

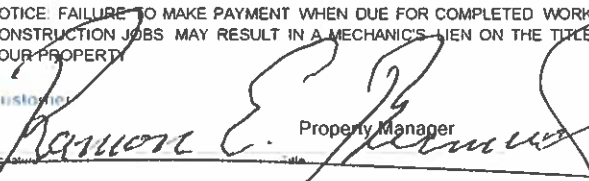
The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

**Acceptance of this Contract**

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:	
Signature:	Property Manager
Printed Name:	Freddy Blanco
Date:	March 04, 2021
BrightView Landscape Services, Inc. "BrightView"	
Signature:	Account Manager Exterior
Printed Name:	Sergio Libanoro
Date:	March 04, 2021

Job #: 345203017      Proposed Price: \$700.00  
 SO #: 7454954



## Proposal for Extra Work at Villa Sol CDD

Property Name	Villa Sol CDD	Contact	Freddy Blanco
Property Address	2896 Boggy Creek Rd Kissimmee, FL 34744	To	VillaSol CDD
		Billing Address	Attn: Anna Golovan 210 N University Dr. - Ste. 702 Coral Springs, FL 33071

Project Name: Villa Sol CDD - Controller A  
 Project Description: Replace malfunctioning controller in park area.

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Replace controller A, and new rain sensor	\$645.00	\$645.00
2.00	HOUR	Irrigation Technician	\$65.00	\$130.00

For Internal use only

SO# 7458728  
 JOB# 345203017  
 Service Line 150

**Total Price** \$775.00

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
 103 West 7th Street, Orlando, FL 32824 ph. (407) 292-9600 fax (407) 291-4966

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

### Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:  Property Manager

Printed Name: Freddy Blanco Date: March 09, 2021

BrightView Landscape Services, Inc. "BrightView"  
Irrigation Manager

Signature:  Title: Troy R. Tomes  
Printed Name: Troy R. Tomes Date: March 09, 2021

Job #: 345203017 Proposed Price: \$775.00  
SO #: 7458728

**8C.ii.b**

## Proposal for Extra Work at Villa Sol CDD

Property Name	Villa Sol CDD	Contact	Freddy Blanco
Property Address	2896 Boggy Creek Rd Kissimmee, FL 34744	To	VillaSol CDD
		Billing Address	Attn: Anna Golovan 210 N University Dr. - Ste. 702 Coral Springs, FL 33071

Project Name Mainline Leak in Park

Project Description Repair 3" Mainline broken at tee in park area. The leak was causing water to seep across sidewalk.

### Scope of Work

Dug up and repaired 3" mainline broken at a Tee. Turned water back on, and checked repair to ensure repair held.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Fittings for repairing mainline	\$179.31	\$179.31
9.00	HOUR	Irrigation Technician	\$65.00	\$585.00

For internal use only

SO#  
 JOB# 345203017  
 Service Line 150

**Total Price**                      **\$764.31**

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
 103 West 7th Street, Orlando, FL 32824 ph. (407) 292-9600 fax (407) 291-4966

# TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms** written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U S
- License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1 000 000 limit of liability
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer: *Ramon E. Brumby*  
 Signature: *Ramon E. Brumby*  
 Title: *PROPERTY MANAGER*  
 Printed Name: *Freddy Blanco*  
 Date: *March 09, 2021*  
 Signature: *Freddy Blanco*  
 Title: *Irrigation Manager*

Signature: *Troy R. Tomes*  
 Title: *Troy R. Tomes*  
 Printed Name: *Troy R. Tomes*  
 Date: *March 09, 2021*

Job #: 345203017 Proposed Price: \$764.31  
 SO #

**8D.**

## Slaughter, Mona

---

**From:** Suit, Kristen  
**Sent:** Thursday, April 29, 2021 11:20 AM  
**To:** Slaughter, Mona  
**Subject:** FW: VillaSol - Envera Proposals for Gates- MAY AGENDA ITEM  
**Attachments:** Q-08644 VillaSol ALPR Kiosk.pdf; Q-08614 VillaSol 2 Button Kiosk.pdf  
  
**Importance:** High

---

**From:** Wendy Wilson <[wwilson@enverasystems.com](mailto:wwilson@enverasystems.com)>  
**Sent:** Thursday, April 8, 2021 5:05 PM  
**To:** Suit, Kristen <[kristen.suit@inframark.com](mailto:kristen.suit@inframark.com)>  
**Subject:** VillaSol - Envera Cancellation

Hi Kristin,

We have received the updated cancellation notice which reflects the contract end date of 6/22/21. I am enclosing two proposal options for the boards consideration:

- Retain all existing services for a savings of \$168/month with a new agreement
- Transition to a Two-Button Kiosk system for a savings of \$2,857/month with a new agreement

I looked at invoicing from our service department from 2019-2020 and found the community spends about \$433/month on gate repairs with us. We are hoping that with the savings options above, this will help offset some of these costs. Of course, the best course is to bill back the offenders for damages. Is the community successful in collecting?

I also did an analysis of the gate strike activity for about a 75 day period beginning 1/1/21. During that time we processed 41,424 visitors through the visitor lane. During that same period, the community had 24 gate strikes in that lane, representing .06% of the total volume. Typically resident traffic is at least three times visitor traffic, and there were only 6 gate strikes in the resident lane (approximately .005% of total volume). I just wanted to share that data as while the volume of strikes does seem quite high, when you look at it proportional to the volume of entries, it is actually quite low.

I will be out of the office tomorrow, but please let me know if you have some time to discuss further next week via phone. I would greatly appreciate the opportunity to attend the May 11<sup>th</sup> board meeting as well. We have been fortunate to serve VillaSol since 2014, and I am committed to do whatever we can to continue to earn their business.

Thank you!

Kind regards,

**Wendy Wilson**

Senior Account Manager / System Designer

NTS BASA/FASA Certified

**Envera Systems** | Next Generation Security

---



Cell: (941) 929-4654  
[wwilson@enverasystems.com](mailto:wwilson@enverasystems.com)  
[www.enverasystems.com](http://www.enverasystems.com)

---

**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.





**Quote #:** Q-08614-3  
**Date:** 4/30/2021  
**Expires On:** 6/30/2021

**Envera Systems**

*Next Generation Security*  
 4171 W Hillsboro Blvd Ste 7  
 Coconut Creek, FL 33073  
 Phone: (855) 936-8372 | Email: info@enverasystems.com

**Prepared for**

VillaSol CDD  
 3050 Pureta Del Sol Blvd  
 Kissimmee, Florida 34744

SECURITY CONSULTANT	PHONE	EMAIL
Wendy Wilson	941-929-4654	wwilson@enverasystems.com

Requires New 36 Month Agreement

**INSTALLATION INVESTMENT**

Entrance - Virtual Gate Guard

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	
2	Ground Loop - Reno Detector Harness	
1	License Plate Camera - 2 MP	
<b>Entrance - Virtual Gate Guard TOTAL:</b>		\$2,806.36

100% Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
<b>100% Discount TOTAL:</b>		\$-2,806.36

**Installation Investment Total: \$0.00**

**THIRD PARTY FINANCING OPTIONS**

36 Months Financing at 3.99%Monthly Payment: \$0.00

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at [enverasystems.com/financing](http://enverasystems.com/financing)

## MONTHLY INVESTMENT

### Entrance - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Push-Button Entry	\$500.00	\$500.00
488	Per Home (Address) Monitoring - 24 Hours*	\$4.25	\$2,074.00
1	Service & Maintenance Plan	\$196.00	\$196.00
<b>Entrance - Virtual Gate Guard TOTAL:</b>			\$2,770.00

### Entrance - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$150.00	\$150.00
1	Service & Maintenance Plan	\$41.00	\$41.00
<b>Entrance - Access Control TOTAL:</b>			\$191.00

### Entrance - (6) Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
6	Service & Maintenance Plan	\$75.00	\$450.00
<b>Entrance - (6) Barrier Gates TOTAL:</b>			\$450.00

### Pool - Active Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Actively Monitored Outdoor Cameras	\$100.00	\$300.00
1	Service & Maintenance Plan	\$115.00	\$115.00
<b>Pool - Active Video Surveillance TOTAL:</b>			\$415.00

**Monthly Investment Total: \$3,826.00**

## SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warranted for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.

- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, power outage, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

## **TERMS & CONDITIONS**

- Monthly pricing is based on 488 current homes, with a maximum of 489 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - \*Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera's Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management



**Quote #:** Q-08644-1  
**Date:** 4/5/2021  
**Expires On:** 5/31/2021

**Envera Systems**

*Next Generation Security*  
 4171 W Hillsboro Blvd Ste 7  
 Coconut Creek, FL 33073  
 Phone: (855) 936-8372 | Email: info@enverasystems.com

**Prepared for**

VillaSol CDD  
 3050 Purerta Del Sol Blvd  
 Kissimmee, Florida 34744

SECURITY CONSULTANT	PHONE	EMAIL
Wendy Wilson	941-929-4654	wwilson@enverasystems.com

Requires New 36 Month Agreement.

**INSTALLATION INVESTMENT**

**Installation Investment Total: \$0.00**

**THIRD PARTY FINANCING OPTIONS**

**36 Months Financing at 3.99% Monthly Payment: \$0.00**

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at [enverasystems.com/financing](http://enverasystems.com/financing)

**MONTHLY INVESTMENT**

Entrance - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated License Plate Technology	\$500.00	\$500.00
489	Per Home (Address) Monitoring - 24 Hours*	\$11.00	\$5,379.00
1	Service & Maintenance Plan	\$196.00	\$196.00
<b>Entrance - Virtual Gate Guard TOTAL:</b>			<b>\$6,075.00</b>

Entrance - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$150.00	\$150.00

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$41.00	\$41.00
<b>Entrance - Access Control TOTAL:</b>			\$191.00

Entrance - (6) Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
6	Service & Maintenance Plan	\$75.00	\$450.00
<b>Entrance - (6) Barrier Gates TOTAL:</b>			\$450.00

Pool - Active Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Actively Monitored Outdoor Cameras	\$100.00	\$300.00
1	Service & Maintenance Plan	\$115.00	\$115.00
<b>Pool - Active Video Surveillance TOTAL:</b>			\$415.00

**Monthly Investment Total: \$7,131.00**

### SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

### TERMS & CONDITIONS

- Monthly pricing is based on 489 current homes, with a maximum of 489 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.

- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - \*Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera's Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management