

**VILLA SOL
COMMUNITY
DEVELOPMENT DISTRICT**

**JULY 13, 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

July 6, 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, July 13, 2021 at 1:00 P.M.** at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744. The following is the advance agenda for the meeting.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. District Engineer**
- 5. Attorney's Report**
 - A. Gate Service Proposals – Envera**
- 6. District Managers Report**
 - A. Approval of the Minutes of the May 11, 2021 Meeting**
 - B. Financial Statements**
 - C. Check Registers**
 - D. Consideration of Resolution 2021-7 Designating Secretary and Treasurer**
 - E. Consideration of Meeting Schedule for Fiscal Year 2022**
 - F. Consideration of Security Camera Monitoring Proposals [Will be provided under separate cover]**
- 7. Field Operations**
 - A. Field Management Report**
- 8. Supervisor Requests & Comments**
- 9. Adjournment**

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

Sincerely,
Bob Koncar
District Manager/ms

Fifth Order of Business

5A.



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	
Entrance - Virtual Gate Guard TOTAL:		\$2,806.36

100% Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
100% Discount TOTAL:		\$-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

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
Entrance - Virtual Gate Guard TOTAL:			\$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
Entrance - Access Control TOTAL:			\$191.00

Entrance - (6) Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
6	Service & Maintenance Plan	\$75.00	\$450.00
Entrance - (6) Barrier Gates TOTAL:			\$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
Pool - Active Video Surveillance TOTAL:			\$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, 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 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

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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.
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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
Entrance - Virtual Gate Guard TOTAL:			\$6,075.00

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
Entrance - Access Control TOTAL:			\$191.00

Entrance - (6) Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
6	Service & Maintenance Plan	\$75.00	\$450.00
Entrance - (6) Barrier Gates TOTAL:			\$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
Pool - Active Video Surveillance TOTAL:			\$415.00

Monthly Investment Total: \$7,131.00

SERVICE & MAINTENANCE PLAN

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- 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, 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

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- 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
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Quote #: Q-08814-1
Date: 5/10/2021
Expires On: 5/31/2021

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INSTALLATION INVESTMENT

Installation Investment Total: \$0.00

THIRD PARTY FINANCING OPTIONS

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MONTHLY INVESTMENT

Entrance - Passive Video Surveillance

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$196.00	\$196.00
1	Video Pulls	\$200.00	\$200.00
Entrance - Passive Video Surveillance TOTAL:			\$396.00

Entrance - Access Control

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$41.00	\$41.00

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	\$200.00	\$200.00
Entrance - Access Control TOTAL:			\$241.00

Entrance - (6) Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
6	Service & Maintenance Plan	\$75.00	\$450.00
Entrance - (6) Barrier Gates TOTAL:			\$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
Pool - Active Video Surveillance TOTAL:			\$415.00

Monthly Investment Total: \$1,502.00

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Sixth Order of Business

6A.

D. Designation of Officers

- Ms. Suit outlined the designation of officers noting they can retain the current seats or nominate someone to serve in a seat.
- The consensus of the Board is to retain the current officer structure.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, Resolution 2021-7 Designating Officers as Ramon Bermudez – Chairman. Servando Comas – Vice Chairman, Michael Edgecombe, Mark Gosdin and Camilo Nin – Assistant Secretaries was adopted.
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**** TOHO Project Update**

- Mr. Scarborough, TOHO Superintendent, provided an update on the project noting it should be complete in approximately six weeks and an additional two weeks to remove the temporary road.
 - Mr. Edgecombe inquired if when the temporary road is removed the site will be returned as it was with sod.
 - Mr. Scarborough noted it would be.
 - Mr. Gosdin addressed the timeline noting it is considerably longer than they were originally told.
 - Mr. Bermudez inquired if they found anything they were not expecting.
 - Mr. Scarborough noted they found a lot more ground water than anticipated.
 - Mr. Bermudez inquired if there is anything the residents need to be aware of.
 - Mr. Scarborough noted when turning out of the temporary road they have now posted a “No Left Turn” sign.
 - Mr. Comas inquired if they have found any issues with the original 2017 construction.
 - Mr. Scarborough noted everything has been as it should be. They have not yet reached the bottom of the structure to find what has made it settle as it did.
- Mr. Bermudez thanked Mr. Scarborough for coming in to provide the update.
- Un unidentified speaker noted a couple of observations – one of the pumps is not going through the filter before discharging the stormwater and at the entrance at the staging area

the are getting off CDD property. He would want them to keep an eye on the dirt in the road and keep it clean, so it is not being tracked everywhere.

FOURTH ORDER OF BUSINESS Public Hearings

A. Consider Adoption of the Fiscal Year 2022 Budget

i. Fiscal Year 2022 Budget

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the public hearing was opened.

- It was noted there is no increase in assessments for FY 2022.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the public hearing was closed.

ii. Consideration of Resolution 2021-5 Relating to the Annual Appropriations and Adopting the Fiscal Year 2022 Budget

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, Resolution 2021-5 a resolution of the Board of Supervisors of the VillaSol Community Development District relating to the annual budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 and referencing the maintenance and benefit special assessments to be levied by the District for the said fiscal year was adopted.

iii. Consideration of Resolution 2021-6 Levying and Imposing a Non-Ad Valorem Maintenance Assessment

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, Resolution 2021-6 a resolution levying and imposing non-ad valorem special assessments for the VillaSol Community Development District for Fiscal Year 2021/2022 was adopted.

FIFTH ORDER OF BUSINESS Engineer’s Report

- Mr. Armans addressed the work on the pipe between the two homes noting the work has been completed. There is one piece they are still waiting on, installing the sealing at each end. Once that is installed and the site restored, they will do a final inspection.
- The next pipe to be repaired is Schedule A which is the pipe that runs west. The plan was to monitor the pipes until closer to the end of the year and then do the CCTV of the

May 11, 2021

remaining area in question to prioritize the projects for next year. No specific repairs are schedule at this time; they are all being monitored.

- Mr. Comas addressed an area behind two appears where there is a dip that has been covered and taped off.
 - Mr. Armans noted they can look at it. They can get quotes to see what the cost will be. They need to maintain the barricades around the other locations, and he has noticed a couple have fallen and suggested someone check on those barricades regularly to make sure they are up.

SIXTH ORDER OF BUSINESS

Attorney's Report

- Mr. Clark addressed the items distributed via email.
 - ❖ Memorandum concerning the Governor's COVID-19 Executive Order of May 3rd. All local government restrictions based on COVID-19 have been suspended. He recommends that any restriction previously placed on use of facilities in terms of opening, size of occupancy, and things of that nature, they will need to return to business as before.
 - ❖ Proposed Amendment to Recreation Rule
- The changes would need to be considered later in a public hearing.
 - ❖ Private Activity Bond Restriction
- Mr. Clark addressed the Envera contract terminating in one month, the Board will need to consider what it is going to do, if anything, to replace the function of the gate house. He explained the public use function and public road function outlining where it comes from.
 - Gates were addressed with it being noted there are two choices – remove the gates entirely so there is free access and the other would be to create some type of soft gate which lets people in but creates the appearance of security. It cannot be a gate with a code that is only provided to residents. A third option would be to hire a guard and replace the remote guard.
 - An unidentified speaker inquired if they could find a private lender and be out of those type of bonds so everything could be private.
 - Mr. Clark noted there is a lock out period on the bonds where they cannot be paid off without penalty. Secondly, they may not receive a loan from a private lender and third, they will pay more money for it.

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- An unidentified speaker inquired about obtaining the bond documents – he was directed to the website to make a public records request.
- Mr. Clark noted he was asked to consider what steps the Board could take to keep order and to deal with an episode of violence that occurred at the Clubhouse in March. They have a set of rules that have been in place for awhile about the Clubhouse and Recreational Facilities. As they have evolved, they have mainly been restrictions on things you cannot do. There are provisions that can be placed in there and he has provided some of that language to enforce those rules against bad behavior. If people come in and abuse the facilities by disobeying the rules, by doing damage, by acting violently toward other people, there are ways they can restrict those people from future use of the facilities. Because they are a government they have a due process they have to do – provide notice to those people and they come before the Board to describe the incident/situation and then the Board has a number of options that he has laid out on what they can do. What it also does in the event of an act of violence or criminal activity it sets a process whereby the District Manager or representative or member of the Board can contact the Sheriff and have the person trespassed or removed on the spot while you wait for the incident to come before a hearing before the Board.
 - Mr. Gosdin noted it is comprehensive and he thinks they need to spend some time looking at this to see what was revised and what they have.
 - Mr. Edgcombe noted they need to review what their measures are and what measures they will take so they can actually have it in place.
 - Mr. Nin addressed the last meeting, giving people time to speak, and better communication noting not everyone is going to like everything.
 - Mr. Comas inquired if it is something that would be that point forward or something they can go back on.
 - Mr. Clark noted it would be from the point forward and will be implemented with a public hearing and adoption of amendments.

Mr. Gosdin to set a public hearing for July 13, 2021 to amend the District's Recreation Rules.
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May 11, 2021

- Mr. Clark noted they could pass a motion authorizing District Management, District staff, and the Board of Supervisors to request a trespass order from the Sheriff. If the Board wants to do this, he will need to put it into a document for the Sheriff that contains the authority. If they want to do it immediately it will help, he still thinks this process needs to be implemented but this will help if they find themselves with a similar situation between now and the next meeting.

Mr. Edgecombe seconded the motion and with all in favor, the motion was approved.

On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in favor, authorizing the Chair to deliver a document to the Osceola County Sheriff's Department granting authority to the District Manager, District Staff and any member of the Board of Supervisors to request that a person be trespassed from a District Facility, the motion was approved.

- Questions were raised from the audience on the trespass order and discussion followed.
- An unidentified speaker addressed the off-duty patrol through the community. Mr. Gosdin noted the CDD was paying for that, but it got to where they were not getting anybody. Discussion followed on scheduling and off-duty assignments.
- Mr. Bermudez addressed the repair being done by TOHO and the prior repair they paid \$10,000 for.
 - Mr. Clark inquired you want me to make a public records request for the cost of their work?
 - Mr. Armans noted TOHO said they sent someone to CCTV the pipe and said it was fine, the CDD paid for the repair.
 - Mr. Clark requested they send them the numbers they are dealing with and then once the repair is done, he will reach out to ask for a reimbursement.

SEVENTH ORDER OF BUSINESS District Manager's Report

A. Approval of the Minutes of March 9, 2021 Meeting

On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all in favor, the minutes of the March 9, 2021 meeting were approved as amended.

B. Financial Statements

- Ms. Suit noted the financial statements are included in the agenda package and inquired if there are any questions.

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the March financial statements were approved.

C. Check Registers

- Ms. Suit noted the check registers are included in the agenda package and inquired if there are any questions.

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the February and March check registers were approved.

D. Discussion and Consideration of Reopening Clubhouse for Rentals

- Ms. Suit noted as Mr. Clark addressed that they have to open the clubhouse.
- Mr. Comas inquired if during Clubhouse rentals guests have to wear mask. It was noted they do not, but it can be recommended.
- Mr. Bermudez addressed the CDD's liability.
 - Mr. Clark outlined the bill passed in session that was a liability waiver.
 - Cleaning was discussed.
 - Mr. Bermudez inquired if they should include rental agreements that the CDD is not responsible to provide materials that have to do with COVID-19 rules and regulations?
 - Mr. Clark noted it is still prudent to have waivers in the contracts.

E. Acceptance of the Audit for FY 2020

- Ms. Suit outlined the audit for FY 2020 noting it was a clean audit.
- Discussion followed on the deficit spending which necessitated the increase in assessments.

On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, the audit for fiscal year ended September 30, 2020 was accepted.

F. Report on Number of Registered Voters - 883

- Ms. Suit reported there are 883 registered voters in the District.

EIGHTH ORDER OF BUSINESS

Field Operations

A. Field Manager’s Report

B. Gate Damages Status Report

- Ms. Montagna reviewed the Field Manager’s Report noting there are a few proposals.
 - The pump for the pool burned up. The proposals are for two 5-hp pumps at a cost of \$7,330 and the other being for a new 10-hp pump at \$3,929. and will take 10 to 12-weeks or longer to receive. There is currently a temporary pump to keep the water circulating to prevent the pool from turning green.
 - The air conditioner is out – a new unit is \$5,497 or replace the compressor which is also \$88 per pound for refrigerant at \$2,505.40.
 - A Churchill’s employee addressed the pool pumps and flow rate. A rebuilt motor would be \$2,547.
 - A warranty for a rebuilt motor was addressed.

The numerous speakers and crosstalk made the meeting inaudible.

- Discussion ensued on a three-phase motor and getting an estimate from an electrician.

The numerous speakers and crosstalk made the meeting inaudible.

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the Churchills Pools proposal to rebuild motor in the amount of \$2,547.00 was approved.

- Ms. Montagna addressed the proposals for the Clubhouse AC unit. A new unit is \$5,497.79 or replace the compressor at \$2,505.40 plus \$88 per pound for refrigerant.

On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, to purchase a new Clubhouse AC unit in the amount of \$5,497.79 was approved.

May 11, 2021

- Ms. Montagna addressed the three proposals from Exercise Systems.
- This item tabled to the next meeting for additional proposals.
- Mr. Bermudez addressed a request from BrightView to establish a metal container for equipment storage.
 - Ms. Montagna noted they would want some agreement regarding the CDD having no responsibility for the equipment.
 - Mr. Clark noted it needs a Use Agreement with the ability to terminate if it becomes an eyesore, the CDD will want them to have insurance and hold the CDD harmless.

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, authorizing District Counsel to draft a Use Agreement with BrightView Landscaping allowing the placement of equipment storage unit on CDD property was approved.

- Ms. Montagna reported BrightView did not provide the tree removal or irrigation proposals requested but should have them to Mr. Blanco next week.

C. Ratification of Chair Authorized Expenditures

- i. **Churchills**
 - a. **Spa Filter Pump - \$499.00**
 - b. **Pool Chair Cover - \$467.00**
- ii. **BrightView**
 - a. **Tree Removal - \$700.00**
 - b. **Irrigation - \$775.00 and \$764.31**

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the Chair authorized expenditures in the total amount of \$3,205.31 was ratified.

D. Gate Service Proposals

- Ms. Suit noted Mr. Clark provided the termination notice to Envera and they came back with three proposals – two were in the agenda package and one that was emailed to the Board.
- An Envera Representative addressed the proposals.
- Mr. Bermudez addressed the requests for video and the time it takes to receive.
 - Envera addressed the instances of where they would not be able to fulfill the request.

May 11, 2021

- Mr. Edgecombe addressed a code for residents to provide for guests for permanent access.
 - Envera noted for CDD's you have to have a means for people entering to push a button and open the gate. They cannot restrict access.
- Mr. Bermudez inquired if it is possible to have the ID system.
 - Envera noted they can try but they cannot bar anyone from entering.
 - Mr. Clark noted they can do this as long as the CDD does not acquire the information.
- Mr. Nin noted the gate system is not working for the CDD.
- Discussion continued on a system for the gate with it being noted the contract expires on June 22, 2021 for the gate contract prior to the next meeting. There is a separate contract for the monitoring at the amenity center.
- Mr. Comas inquired on the plan for after June 22 – are they going to continue month-to-month? Is the price going to increase? What are the options?
 - Envera noted they are waiting on the CDD to tell them what they want to do. At this point they are planning to retrieve the kiosk since they have a cancellation notice. If they can transition to another service or something along those lines, or if they need more time to think about it and do month-to-month, they need to tell her.
 - Mr. Edgecombe inquired if month-to-month would cause the price to change.
 - Envera noted she does not think so.
 - Mr. Edgecombe inquired if they can be provided a certainty as opposed to it may change.
 - Envera noted typically there is no change.
 - Mr. Clark noted if the Board wanted to do that the action would be to continue month-to-month at the same price and if they increase it then it does not continue.
 - Mr. Bermudez inquired if they go month-to-month what would be the term to end it.
 - Mr. Clark noted he would say month-to-month with a 30-day notice.

On MOTION by Mr. Edgecombe seconded by Mr. Bermudez, with Mr. Edgecombe, Mr. Bermudez, Mr. Comas and Mr. Nin voting aye and Mr. Gosdin voting nay, to continue Envera Service month-to-month at current price with a 30-day notice to opt out was approved.

- Envera noted a month-to-month for an extension is fine, but they do not do month-to-month contracts it is typically 36-months.
 - Mr. Clark noted if they continue with a different system with Envera they will be looking for a shorter term. He requested she communicate with him with regard to the paperwork for the month-to-month service and the Board will discuss again in July.
- Mr. Gosdin addressed his concerns with the gate noting the monitoring only proposal makes senses but have swing arms and gates, scan cards, or buttons is throwing good money after bad.
- Mr. Edgecombe noted he agrees with Mr. Gosdin, but they do need to give the appearance of security.
- Mr. Bermudez addressed self-monitoring.
- A resident addressed a neighborhood watch.

E. Lake Maintenance Proposals

- No action.

NINTH ORDER OF BUSINESS

Supervisor Requests & Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Kristen Suit
Assistant Secretary

Ramon Bermudez
Chairman

6B.

MEMORANDUM

TO: Board of Supervisors, VillaSol CDD
FROM: Fernand Thomas, District Accountant
CC: Robert Koncar, District Manager, Trumaine Easy, Accounting Director
DATE: June 28, 2021
SUBJECT: May Financial Report

Attached, please find the May Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 67% 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.

General Funds:

- Total revenues are at 95% of the annual budget.
- Non-Ad Valorem Assessments are at 96% collected.
- For the current month, expenditures are approximately 66% of the annual budget.

Debt Service Funds:

Series 2018 A1-A2

- Total revenues are approximately 97% of the year-to-date budget and includes prepayments.
- Non-Ad Valorem Assessments are at 96% collected.
- Interest and Principal are paid in full.

Construction Fund:

- Expenditures recorded are construction requisitions.

VillaSol
Community Development District

Financial Report

May 31, 2021

Prepared by



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VillaSol
Community Development District

Financial Statements

(Unaudited)

May 31, 2021

Balance Sheet
May 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 444,308	\$ -	\$ 444,308
Due From Other Funds	-	28,636	28,636
Investments:			
Money Market Account	104,507	-	104,507
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	86,297	86,297
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
TOTAL ASSETS	\$ 555,561	\$ 220,144	\$ 775,705
<u>LIABILITIES</u>			
Accounts Payable	\$ 33,985	\$ -	\$ 33,985
Accrued Expenses	4,998	-	4,998
Due To Other Funds	28,636	-	28,636
TOTAL LIABILITIES	67,619	-	67,619
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
Restricted for:			
Debt Service	-	220,144	220,144
Assigned to:			
Operating Reserves	113,156	-	113,156
Unassigned:	368,040	-	368,040
TOTAL FUND BALANCES	\$ 487,942	\$ 220,144	\$ 708,086
TOTAL LIABILITIES & FUND BALANCES	\$ 555,561	\$ 220,144	\$ 775,705

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-21 ACTUAL
REVENUES				
Interest - Investments	\$ 4,500	\$ 199	4.42%	\$ 22
Room Rentals	4,000	564	14.10%	(19)
Special Assmnts- Tax Collector	813,093	782,806	96.28%	15,324
Special Assmnts- Discounts	(32,524)	(27,169)	83.54%	395
Other Miscellaneous Revenues	500	571	114.20%	-
Access Cards	6,000	2,560	42.67%	231
TOTAL REVENUES	795,569	759,531	95.47%	15,953
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	4,200	70.00%	1,000
FICA Taxes	459	321	69.93%	77
ProfServ-Arbitrage Rebate	600	1,800	300.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	21,712	79.82%	765
ProfServ-Legal Services	25,000	16,971	67.88%	-
ProfServ-Mgmt Consulting Serv	47,000	31,333	66.67%	3,917
ProfServ-Property Appraiser	400	170	42.50%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	5,806	90.58%	(2,671)
Auditing Services	6,250	6,250	100.00%	6,250
Communication - Telephone	3,600	1,483	41.19%	125
Postage and Freight	1,600	591	36.94%	146
Insurance - General Liability	21,832	19,847	90.91%	-
Printing and Binding	4,000	1,010	25.25%	7
Legal Advertising	1,000	205	20.50%	-
Miscellaneous Services	1,000	1,058	105.80%	60
Misc-Assessment Collection Cost	16,262	15,189	93.40%	314
Misc-Web Hosting	4,000	1,164	29.10%	-
Office Supplies	463	825	178.19%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	179,401	135,260	75.40%	9,990

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-21 ACTUAL
<u>Field</u>				
ProfServ-Field Management	48,000	32,000	66.67%	4,000
Misc-Property Taxes	540	-	0.00%	-
Total Field	48,540	32,000	65.93%	4,000
<u>Landscape Services</u>				
Contracts-Lake and Wetland	6,900	5,191	75.23%	649
Total Landscape Services	6,900	5,191	75.23%	649
<u>Utilities</u>				
Utility - General	46,500	27,694	59.56%	6,142
Total Utilities	46,500	27,694	59.56%	6,142
<u>Gatehouse</u>				
Contracts-Security Services	88,045	60,154	68.32%	7,315
R&M-Gatehouse	5,000	7,537	150.74%	220
Misc-Access Control Software	2,000	-	0.00%	-
Misc-Bar Codes	2,400	1,333	55.54%	-
Total Gatehouse	97,445	69,024	70.83%	7,535
<u>Road and Street Facilities</u>				
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%	-
Total Road and Street Facilities	194,900	118,519	60.81%	-
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,440	1,027	71.32%	132
Contracts-Security Services	6,663	4,998	75.01%	1,666
Contracts-Pools	7,020	6,106	86.98%	777
Contracts-Sheriff	14,000	148	1.06%	-
Utility - Refuse Removal	2,736	3,005	109.83%	377
R&M-Clubhouse	10,000	5,390	53.90%	77
R&M-Parks	500	-	0.00%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-21 ACTUAL
R&M-Pools	3,000	3,940	131.33%	1,560
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	10,000	2,577	25.77%	-
Total Parks and Recreation - General	56,359	27,191	48.25%	4,589
<u>Common Area</u>				
Contracts-Landscape	64,524	40,172	62.26%	4,666
R&M-Common Area	3,500	6,237	178.20%	875
R&M-Other Landscape	3,500	-	0.00%	-
Total Common Area	71,524	46,409	64.89%	5,541
TOTAL EXPENDITURES	701,569	461,288	65.75%	38,446
Excess (deficiency) of revenues				
Over (under) expenditures	94,000	298,243	0.00%	(22,493)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	94,000	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	94,000	-	0.00%	-
Net change in fund balance	\$ 94,000	\$ 298,243	0.00%	\$ (22,493)
FUND BALANCE, BEGINNING (OCT 1, 2020)	189,699	189,699		
FUND BALANCE, ENDING	\$ 283,699	\$ 487,942		

VillaSol CDDCommunity 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)
- ▶ Prepaid Items represents payment for ProfService-Trustee 10/01/2021-02/28/2022.
- ▶ 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.

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
May 31, 2021

Expenditures

Administration

ProfServ-Arbitrage Rebate	\$600	\$1,800	300%	Three years of arbitrage calculation.
ProfServ-Engineering	\$27,200	\$21,712	80%	Exit gate repair, inspection of erosion site, and repair of clubhouse pipe.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
ProfService-Trustee	\$6,410	\$5,806	91%	Trustee fees for the period from 10/1/20-09/30/2021
Auditing Services	\$6,250	\$6,250	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	\$1,058	106%	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.

Gatehouse

R&M-Gatehouse	\$5,000	\$7,537	151%	Repaired main gate at 313 Campus street and replacement of Led lights at visitor entrance..
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Parks and Recreation-General

Contracts-Pools	\$7,020	\$6,106	87%	Contracts for pools and fountain services paid through current month.
Utility-Resuse Removal	\$2,736	\$3,005	110%	Waste refuse removal service through current month.
R&M Pools	\$3,000	\$3,940	131%	Renew filter cartridges and annual purchase of pools chemical.

Common Area

R&M-Common Area	\$3,500	\$6,237	178%	Removal of palm tree and bush hog around lake.
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Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-21 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 7	7.00%	\$ 1
Special Assmnts- Tax Collector	221,580	213,326	96.27%	4,176
Special Assmnts- Discounts	(8,863)	(7,404)	83.54%	108
TOTAL REVENUES	212,817	205,929	96.76%	4,285
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,432	4,139	93.39%	86
Total Administration	4,432	4,139	93.39%	86
<u>Debt Service</u>				
Principal Debt Retirement A-1	115,000	115,000	100.00%	115,000
Principal Debt Retirement A-2	15,000	15,000	100.00%	15,000
Interest Expense Series A-1	55,695	55,695	100.00%	27,848
Interest Expense Series A-2	16,381	16,381	100.00%	8,191
Total Debt Service	202,076	202,076	100.00%	166,039
TOTAL EXPENDITURES	206,508	206,215	99.86%	166,125
Excess (deficiency) of revenues				
Over (under) expenditures	6,309	(286)	0.00%	(161,840)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	6,309	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	6,309	-	0.00%	-
Net change in fund balance	\$ 6,309	\$ (286)	0.00%	\$ (161,840)
FUND BALANCE, BEGINNING (OCT 1, 2020)	220,430	220,430		
FUND BALANCE, ENDING	\$ 226,739	\$ 220,144		

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

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

VillaSol
Community Development District

Supporting Schedules

May 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
04/12/21	36,954	754	23	37,732	29,651	8,080
04/12/21	7,974	-	163	8,137	6,394	1,743
05/11/21	19,603	(503)	400	19,500	15,324	4,176
TOTAL	\$ 942,231	\$ 20,011	\$ 33,889	\$ 996,131	\$ 782,806	\$ 213,326
% COLLECTED				96%	96%	96%
TOTAL OUTSTANDING				\$ 38,542	\$ 30,287	\$ 8,254

Cash and Investment Report
May 31, 2021

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$444,308
Money Market Account	Bank United	Money Market	0.20%	\$104,507
			SubTotal	<u>\$548,815</u>
DEBT SERVICE FUND				
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%	\$86,297
			SubTotal	<u>\$191,508</u>
			Total	<u>\$740,323</u>

VillaSol CDD

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF
 Statement No. 05-2021
 Statement Date 5/31/2021

G/L Balance (LCY)	444,307.95	Statement Balance	453,111.67
G/L Balance	444,307.95	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	453,111.67
Subtotal	444,307.95	Outstanding Checks	8,803.72
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	444,307.95	Ending Balance	444,307.95
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/24/2021	Payment	005042	INFRAMARK, LLC	8,803.72	0.00	8,803.72
Total Outstanding Checks.....				8,803.72		8,803.72

VillaSol
Community Development District

Check Register

April 1- May 31, 2021

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/1/2021 to 5/31/2021
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 005021								
001	04/02/21	CHURCHILLS POOLS	29907	APRIL 2021 POOL/FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
001	04/02/21	CHURCHILLS POOLS	29907	APRIL 2021 POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	\$777.26
CHECK # 005022								
001	04/06/21	CLARK & ALBAUGH, LLP	17440	GEN MATTERS THRU MARCH 2021	GEN MATTERS THRU Mar 2021	531023-51401	\$4,477.92	
							Check Total	\$4,477.92
CHECK # 005023								
001	04/07/21	INNERSYNC STUDIO LTD	19289	WEBSITE/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							Check Total	\$388.13
CHECK # 005024								
001	04/16/21	US BANK	6074770	TRUSTEE FEES 3/1/21-2/28/22	ProfServ-Trustee Fees	531045-51301	\$6,411.13	
							Check Total	\$6,411.13
CHECK # 005025								
001	04/19/21	DEWBERRY ENGINEERS INC	1948093	ENGG SVCS THRU MARCH 2021	ProfServ-Engineering	531013-51501	\$3,340.00	
							Check Total	\$3,340.00
CHECK # 005026								
001	04/28/21	BRIGHTVIEW LANDSCAPE SVC	7264767	FEB LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$4,666.00
CHECK # 005027								
001	04/28/21	CHURCHILLS POOLS	29835	CHEMICAL DELIVERIES -	R&M-Pools	546074-57201	\$267.50	
							Check Total	\$267.50
CHECK # 005028								
001	04/28/21	ENVERA SYSTEMS	700213	SEC SVC 4/1-6/30/21	Contracts-Security Services	534037-53904	\$1,665.84	
							Check Total	\$1,665.84
CHECK # 005029								
001	04/28/21	FED EX	7-301-08003	MAR POSTAGE	Postage and Freight	541006-51301	\$124.99	
							Check Total	\$124.99
CHECK # 005030								
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Postage and Freight	541006-51301	\$9.18	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Printing and Binding	547001-51301	\$132.80	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Misc-Bar Codes	549008-53904	\$452.74	
							Check Total	\$8,511.39
CHECK # 005031								
001	04/28/21	OSCEOLA NEWS GAZETTE	33762	NOTICE OF MEETING 4/15-4/22/21	Legal Advertising	548002-51301	\$174.92	
							Check Total	\$174.92
CHECK # 005032								
001	04/28/21	TERMINIX PROCESSING CENTER	406433110	PEST CONTROL 3/1/21	PEST CONTROL 12/2/2020	546015-57201	\$77.00	
							Check Total	\$77.00
CHECK # 005033								
001	05/03/21	CHURCHILLS POOLS	29845	POOL / FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
001	05/03/21	CHURCHILLS POOLS	29845	POOL / FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
							Check Total	\$777.26
CHECK # 005034								
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7280817	IRR REPAIRS	R&M-Common Area	546016-57208	\$764.31	
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7286095	REMOVAL OF DEAD PINE	R&M-Common Area	546016-57208	\$775.00	
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7287666	APRIL LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$6,205.31
CHECK # 005035								
001	05/05/21	CLARK & ALBAUGH, LLP	17488	GEN MATTERS THRU APRIL 2021	GEN MATTERS THRU Mar 2021	531023-51401	\$938.50	
							Check Total	\$938.50
CHECK # 005036								
001	05/05/21	DEWBERRY ENGINEERS INC	1874538A	ENGG SVCS THRU AUG 2020	ProfServ-Engineering	531013-51501	\$2,247.28	
							Check Total	\$2,247.28
CHECK # 005037								
001	05/05/21	ENVERA SYSTEMS	700214	GATE ACCESS 4/1-4/30/21	Contracts-Security Services	534037-53904	\$7,315.13	
001	05/05/21	ENVERA SYSTEMS	701808	ADD RES AS OF 3/31/21	Contracts-Security Services	534037-53904	\$22.00	
							Check Total	\$7,337.13
CHECK # 005038								
001	05/05/21	EXERCISE SYSTEMS INC	24619	QRTLQ PREVENTIVE MAINT 4/27/21	QRTLQ PREVENTIVE MAINT FIT CENTER	546015-57201	\$175.00	
							Check Total	\$175.00
CHECK # 005039								
001	05/05/21	SOLITUDE LAKE MANAGEMENT	PI-A00579585	APRIL LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/1/2021 to 5/31/2021
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check Total							\$648.90
CHECK # 005042							
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	Postage and Freight	541006-51301	\$5.10
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	Printing and Binding	547001-51301	\$6.95
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	INSTALL TRASH CAN	546016-57208	\$875.00
Check Total							\$8,803.72
CHECK # DD359							
001	04/02/21	TOHO WATER AUTHORITY	030721 ACH	BILL PRD 2/7-3/7/21	Utility - General	543001-53903	\$179.96
Check Total							\$179.96
CHECK # DD360							
001	04/03/21	BRIGHT HOUSE NETWORKS	068176902031821 ACH	BILL PRD 3/17-4/16/21	Communication - Telephone	541003-51301	\$247.61
Check Total							\$247.61
CHECK # DD361							
001	04/03/21	KUA	031521 ACH	BILL PRD 2/5-3/8/21	Utility - General	543001-53903	\$3,223.63
Check Total							\$3,223.63
CHECK # DD364							
001	04/01/21	WASTE MANAGEMENT	9884334-0180-5	APRIL REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$451.28
Check Total							\$451.28
CHECK # DD365							
001	04/14/21	BRIGHT HOUSE NETWORKS	077902902033021 ACH	SERVICE FOR 3/28-4/27/2021	R&M-Gatehouse	546035-53904	\$209.96
Check Total							\$209.96
CHECK # DD366							
001	05/04/21	BRIGHT HOUSE NETWORKS	068176902041821	BILL PRD 4/17-5/16/21 OFFC	Communication - Telephone	541003-51301	\$247.89
Check Total							\$247.89
CHECK # DD367							
001	05/04/21	KUA	041421 ACH	BILL PRD 3/8-4/7/21	Utility - General	543001-53903	\$2,976.82
Check Total							\$2,976.82
CHECK # DD368							
001	05/04/21	TOHO WATER AUTHORITY	040621 ACH	BILL PRD 3/7-4/6/21	Utility - General	543001-53903	\$193.37
Check Total							\$193.37
CHECK # DD372							
001	05/19/21	BRIGHT HOUSE NETWORKS	077902902043021	BILL PRD 4/28-5/27/21	R&M-Gatehouse	546035-53904	\$219.96
Check Total							\$219.96
CHECK # 005040							
001	05/13/21	MARK A. GOSDIN	PAYROLL	May 13, 2021 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD369							
001	05/13/21	RAMON E. BERMUDEZ	PAYROLL	May 13, 2021 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD370							
001	05/13/21	SERVANDO JR COMAS	PAYROLL	May 13, 2021 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD371							
001	05/13/21	MICHAEL J. EDGECOMBE	PAYROLL	May 13, 2021 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 005041							
001	05/13/21	CAMILO NIN CURY	PAYROLL	May 13, 2021 Payroll Posting			\$184.70
Check Total							\$184.70
Fund Total							\$66,889.16

Total Checks Paid	\$66,889.16
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6C.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 04/1/2021 to 5/31/2021
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 005021								
001	04/02/21	CHURCHILLS POOLS	29907	APRIL 2021 POOL/FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
001	04/02/21	CHURCHILLS POOLS	29907	APRIL 2021 POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	\$777.26
CHECK # 005022								
001	04/06/21	CLARK & ALBAUGH, LLP	17440	GEN MATTERS THRU MARCH 2021	GEN MATTERS THRU Mar 2021	531023-51401	\$4,477.92	
							Check Total	\$4,477.92
CHECK # 005023								
001	04/07/21	INNERSYNC STUDIO LTD	19289	WEBSITE/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							Check Total	\$388.13
CHECK # 005024								
001	04/16/21	US BANK	6074770	TRUSTEE FEES 3/1/21-2/28/22	ProfServ-Trustee Fees	531045-51301	\$6,411.13	
							Check Total	\$6,411.13
CHECK # 005025								
001	04/19/21	DEWBERRY ENGINEERS INC	1948093	ENGG SVCS THRU MARCH 2021	ProfServ-Engineering	531013-51501	\$3,340.00	
							Check Total	\$3,340.00
CHECK # 005026								
001	04/28/21	BRIGHTVIEW LANDSCAPE SVC	7264767	FEB LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$4,666.00
CHECK # 005027								
001	04/28/21	CHURCHILLS POOLS	29835	CHEMICAL DELIVERIES -	R&M-Pools	546074-57201	\$267.50	
							Check Total	\$267.50
CHECK # 005028								
001	04/28/21	ENVERA SYSTEMS	700213	SEC SVC 4/1-6/30/21	Contracts-Security Services	534037-53904	\$1,665.84	
							Check Total	\$1,665.84
CHECK # 005029								
001	04/28/21	FED EX	7-301-08003	MAR POSTAGE	Postage and Freight	541006-51301	\$124.99	
							Check Total	\$124.99
CHECK # 005030								
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Postage and Freight	541006-51301	\$9.18	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Printing and Binding	547001-51301	\$132.80	
001	04/28/21	INFRAMARK, LLC	62668	APRIL 2021 MGMT FEES	Misc-Bar Codes	549008-53904	\$452.74	
							Check Total	\$8,511.39
CHECK # 005031								
001	04/28/21	OSCEOLA NEWS GAZETTE	33762	NOTICE OF MEETING 4/15-4/22/21	Legal Advertising	548002-51301	\$174.92	
							Check Total	\$174.92
CHECK # 005032								
001	04/28/21	TERMINIX PROCESSING CENTER	406433110	PEST CONTROL 3/1/21	PEST CONTROL 12/2/2020	546015-57201	\$77.00	
							Check Total	\$77.00
CHECK # 005033								
001	05/03/21	CHURCHILLS POOLS	29845	POOL / FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
001	05/03/21	CHURCHILLS POOLS	29845	POOL / FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
							Check Total	\$777.26
CHECK # 005034								
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7280817	IRR REPAIRS	R&M-Common Area	546016-57208	\$764.31	
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7286095	REMOVAL OF DEAD PINE	R&M-Common Area	546016-57208	\$775.00	
001	05/05/21	BRIGHTVIEW LANDSCAPE SVC	7287666	APRIL LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$6,205.31
CHECK # 005035								
001	05/05/21	CLARK & ALBAUGH, LLP	17488	GEN MATTERS THRU APRIL 2021	GEN MATTERS THRU Mar 2021	531023-51401	\$938.50	
							Check Total	\$938.50
CHECK # 005036								
001	05/05/21	DEWBERRY ENGINEERS INC	1874538A	ENGG SVCS THRU AUG 2020	ProfServ-Engineering	531013-51501	\$2,247.28	
							Check Total	\$2,247.28
CHECK # 005037								
001	05/05/21	ENVERA SYSTEMS	700214	GATE ACCESS 4/1-4/30/21	Contracts-Security Services	534037-53904	\$7,315.13	
001	05/05/21	ENVERA SYSTEMS	701808	ADD RES AS OF 3/31/21	Contracts-Security Services	534037-53904	\$22.00	
							Check Total	\$7,337.13
CHECK # 005038								
001	05/05/21	EXERCISE SYSTEMS INC	24619	QRTLQ PREVENTIVE MAINT 4/27/21	QRTLQ PREVENTIVE MAINT FIT CENTER	546015-57201	\$175.00	
							Check Total	\$175.00
CHECK # 005039								
001	05/05/21	SOLITUDE LAKE MANAGEMENT	PI-A00579585	APRIL LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	\$648.90
CHECK # 005042								
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	Postage and Freight	541006-51301	\$5.10	
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	Printing and Binding	547001-51301	\$6.95	
001	05/24/21	INFRAMARK, LLC	63665	MAY 2021 MGMT FEES	INSTALL TRASH CAN	546016-57208	\$875.00	
							Check Total	\$8,803.72
CHECK # DD359								
001	04/02/21	TOHO WATER AUTHORITY	030721 ACH	BILL PRD 2/7-3/7/21	Utility - General	543001-53903	\$179.96	
							Check Total	\$179.96
CHECK # DD360								
001	04/03/21	BRIGHT HOUSE NETWORKS	068176902031821 ACH	BILL PRD 3/17-4/16/21	Communication - Telephone	541003-51301	\$247.61	
							Check Total	\$247.61
CHECK # DD361								
001	04/03/21	KUA	031521 ACH	BILL PRD 2/5-3/8/21	Utility - General	543001-53903	\$3,223.63	
							Check Total	\$3,223.63
CHECK # DD364								
001	04/01/21	WASTE MANAGEMENT	9884334-0180-5	APRIL REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$451.28	
							Check Total	\$451.28
CHECK # DD365								
001	04/14/21	BRIGHT HOUSE NETWORKS	077902902033021 ACH	SERVICE FOR 3/28-4/27/2021	R&M-Gatehouse	546035-53904	\$209.96	
							Check Total	\$209.96
CHECK # DD366								
001	05/04/21	BRIGHT HOUSE NETWORKS	068176902041821	BILL PRD 4/17-5/16/21 OFFC	Communication - Telephone	541003-51301	\$247.89	
							Check Total	\$247.89
CHECK # DD367								
001	05/04/21	KUA	041421 ACH	BILL PRD 3/8-4/7/21	Utility - General	543001-53903	\$2,976.82	
							Check Total	\$2,976.82
CHECK # DD368								
001	05/04/21	TOHO WATER AUTHORITY	040621 ACH	BILL PRD 3/7-4/6/21	Utility - General	543001-53903	\$193.37	
							Check Total	\$193.37
CHECK # DD372								
001	05/19/21	BRIGHT HOUSE NETWORKS	077902902043021	BILL PRD 4/28-5/27/21	R&M-Gatehouse	546035-53904	\$219.96	
							Check Total	\$219.96
CHECK # 005040								
001	05/13/21	MARK A. GOSDIN	PAYROLL	May 13, 2021 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD369								
001	05/13/21	RAMON E. BERMUDEZ	PAYROLL	May 13, 2021 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD370								
001	05/13/21	SERVANDO JR COMAS	PAYROLL	May 13, 2021 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD371								
001	05/13/21	MICHAEL J. EDGECOMBE	PAYROLL	May 13, 2021 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005041								
001	05/13/21	CAMILO NIN CURY	PAYROLL	May 13, 2021 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$66,889.16

Total Checks Paid	\$66,889.16
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6D.

RESOLUTION 2021-7

A RESOLUTION OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT REMOVING KRISTEN SUIT AS SECRETARY AND APPOINTING BOB KONCAR AS SECRETARY AND REMOVING ALAN BALDWIN AS TREASURER AND APPOINTING TRUMAINE EASY AS TREASURER

WHEREAS, the Board of Supervisors of the VillaSol Community Development District desire to remove remove Kristen Suit as Secretary and appoint Bob Koncar as Secretary, and remove Alan Baldwin as Treasurer and appoint Trumaine Easy as Treasurer;

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

1. Bob Koncar is appointed Secretary.
2. Trumaine Easy is appointed Treasurer.

Adopted this 13th day of July 2021

Chairman

Secretary

6E.

**NOTICE OF MEETINGS
VILLASOL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the VillaSol Community Development District will hold their meetings for Fiscal Year 2022 at the VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, Florida on the second Tuesday of the following months, unless otherwise noted, as follows:

November 9, 2021 – 1:00 p.m.
January 11, 2022 – 5:00 p.m.
March 8, 2022 - 1:00 p.m.
May 10, 2022 – 5:00 p.m. (Tentative Budget)
July 12, 2022 - 1:00 p.m. (Final Budget Adoption)
September 13, 2022 – 5:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bob Koncar
District Manager

Seventh Order of Business

7A.



VILLA SOL CDD FIELD INSPECTION REPORT

June 30, 2021

FREDDY BLANCO

FIELD SERVICES MANAGER



VILLA SOL GENERAL UPDATES

- 1 The annual flower installation is completed.
- 2 The speed bump at the exit was repaired.
- 3 Additional proposals are included to replace treadmills at the Fitness Center.
- 4 Proposal included to pressure wash the roof at the Recreation Center.
- 5 Reviewed and processed invoices on a weekly basis.
- 6 Returned phone calls and responded to emails as necessary.

Please refer to the list for PENDING ITEMS

For status, **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 italic indicates vendor's response – Underlined is info. or questions for the BOS.

LANDSCAPE REVIEW JUNE



DOGGIE STATIONS (THROUGHOUT THE COMMUNITY.)

Status – **Pending**

The doggie pot stations need cleaning service and small bag refill as well.

Brightview will refill bags and provide cleaning service





GRASS DAMAGE
(PUERTA DEL SOL BLVD.)

Status – **Pending**
Please provide proposal to repair grass damage.

Brightview will install sod at no cost.



BROKEN SPRINKLER
(ACROSS THE STREET FROM THE RECREATION CENTER.)

Status – **Pending**

ENVERA REPORT

Location: Location Name	Work Order Number	Description	Technician Notes	Scheduled Start	Completed Date	Status
VillaSol- VGG- MAIN- ISP-BW- PRI	00032146	please have Villa sol Automation checked today. Test with field support	Reconnected ALPR loop to ADAM Device. Watching more than 10 auto verify transactions	6/18/2021 13:00	6/18/2021	Completed
VillaSol- VGG- MAIN- ISP-BW- PRI	00031819	Reported: 6/13/2021at 1;30 pm, Left Exit Arm Malfunction during Rain Storm. Stuck partially Open. Left Exit has been coned off. Steps taken: Envera Service Notified.	Power cycled barrier arm and tested successfully. Also adjusted barrier arm while on site.	6/14/2021 9:30	6/14/2021	Completed
VillaSol- VGG- MAIN- ISP-GTT- SP-SEC	00030487	Reported: Please schedule a tech to remove Century Link Ad-tran and cisco router. Then provision Firewall with New Spectrum Static. Please have tech reach out to Mike/Field Support so he can update Nagios and	Adjusted our equipment and reconnected second Internet provider. Pick up centrally link equipment. Checked connection with Mike.	5/17/2021 11:45	5/17/2021	Completed

		<p>other systems for the change. New Static Block: 45.3.144.170-.174 New Static IP: 45.3.144.170 New Gateway: 45.3.144.169 Subnet: 255.255.255.248 Steps taken:</p>				
VillaSol-VGG-MAIN-ISP-GTT-SP-SEC	00030295	<p>Reported: 5/10/2021 at 7:45 am both visitor and resident entrance barrier arms are stuck in the closed. Steps taken: Report sent/ Call to Freddy / Moved to Envera Service</p>	<p>The resident barrier arm had a barrier arm speed too fast error code, visitor side had Derating error code. Per Edwin from magnetics tech-support this was due to improper spring tension. Adjusted spring tension on both barrier arms cleared area codes and tested successfully. Also adjusted barrier arm tower on visitor side.</p>	5/10/2021 11:00	5/10/2021	Completed
VillaSol-VGG-MAIN-ISP-BW-PRI	00028954	<p>LED and foam Have to be replaced on visitor entrance BA</p>	<p>The front set of lights on the visitor side were damaged due to being struck. Backside lights were not working due to bad wiring. Repaired wiring tested</p>	5/10/2021 11:15	5/10/2021	Completed

			backside light successfully. Replace front set lights and tested successfully. Replace foam.			
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.	4/6/2021 8:00	4/6/2021	Completed
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 detectors show fault, No way to reset. Kiosk loops have to be replaced!	4/5/2021 11:30	4/5/2021	Completed



FACILITY REPORT

Villa Sol – Main Pool, Spa & Fountain

Service Month: To June 24th 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:

Rebuilt pump motor and new impeller installed 06.16.21

SPA:

No issues.

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. Stones instead of mulch around equipment would be preferable.

PROPOSALS



PRESSURE WASHER TOTAL CLEANER LLC
 311 N BUENA VISTA AVE
 ORLANDO, FL 32835 US
 3217329407
 PRESSUREWTCLLC@HOTMAIL.COM
 www.pressurewashertotalcleaner.com

ADDRESS

Freddy Blanco
 Inframark
 313 Campus St
 Celebration, Fl 34747

Estimate 1335

DATE 07/01/2021

DESCRIPTION	QTY	RATE	AMOUNT
SOFT WASH TILE ROOF CLEANING @ VILLA SOL CLUB HOUSE	6,500	0.20	1,300.00

50% DEPOSIT REQUIRED TO START.
 CC PAYMENTS ARE SUBJECT TO A 3% SURCHARGE.

TOTAL \$1,300.00

Accepted By

Accepted Date



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	Freight-in bound	\$295.00	1	\$295.00
D&I	SERVICE	Delivery & 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: _____

Sub-Total	\$3,744.00
Tax	
Total	\$3,744.00

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: 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

Sub-Total	\$4,789.00
Tax	\$272.94
Total	\$5,061.94

Quote



Date: 06/28/2021
 Quote No.: 10223
 Salesperson: bc

Southeastern Fitness Equipment

45 W. Crystal Lake St. #181
 Orlando, FL 32806
 407.355.9901
 southeastfit.com

Bill To:
 Inframark
 TBA

Qty	Item	Description	Unit Price	Total
1	V Series T	Cybex V Series Treadmill	\$4,995.00	\$4,995.00
1	Freight/Install	Freight Delivery & Install	\$135.00	\$135.00

Subtotal \$5,130.00
 Sales Tax \$324.68
Total \$5,454.68

Please contact us for more information about payment options.

Thank you for your business.

Quote



Date: 06/28/2021
 Quote No.: 10220
 Salesperson: bc

Southeastern Fitness Equipment

45 W. Crystal Lake St. #181
 Orlando, FL 32806
 407.355.9901
 southeastfit.com

Bill To:
 Inframark
 TBA

Qty	Item	Description	Unit Price	Total
1	T150	Body Solid T150 Commercial Treadmill	\$3,195.00	\$3,195.00
1	Freight/Install	Freight Delivery & Install	\$135.00	\$135.00

Total \$3,330.00

Please contact us for more information about payment options.

Thank you for your business.

Quote



Date: 06/28/2021
 Quote No.: 10221
 Salesperson: bc

Southeastern Fitness Equipment
 45 W. Crystal Lake St. #181
 Orlando, FL 32806
 407.355.9901
 southeastfit.com

Bill To:
 Inframark
 TBA

Qty	Item	Description	Unit Price	Total
1	M6 DC	Circle M6 DC Treadmill "LED"	\$3,595.00	\$3,595.00
1	Freight/Install	Freight Delivery & Install	\$135.00	\$135.00

Subtotal \$3,730.00
 Sales Tax \$233.68
Total \$3,963.68

Please contact us for more information about payment options.

Thank you for your business.

Quote



Date: 06/28/2021
 Quote No.: 10222
 Salesperson: bc

Southeastern Fitness Equipment

45 W. Crystal Lake St. #181
 Orlando, FL 32806
 407.355.9901
 southeastfit.com

Bill To:
 Inframark
 TBA

Qty	Item	Description	Unit Price	Total
1	OST	Life Fitness Activate Treadmill	\$4,400.00	\$4,400.00
1	Freight/Install	Freight Delivery & Install	\$135.00	\$135.00

Subtotal \$4,535.00
 Sales Tax \$286.00
Total \$4,821.00

Please contact us for more information about payment options.

Thank you for your business.

From: Jose Vidal <jose@buyandsellfitness.com>
Sent: Friday, June 18, 2021 2:56 PM
To: Blanco, Freddy <freddy.blanco@inframark.com>
Subject: Treadmill

Good afternoon Freddy,

Thank you for contacting Buy & Sell Fitness.

Please see bellow a commercial treadmills that we have in stock. These units are used and will require a 20amp dedicated circuit in order to work.

<https://www.buyandsellfitness.com/collections/newusedtreadmills/products/precor-trm-835-treadmill-w-p30-console-used>

<https://www.buyandsellfitness.com/collections/newusedtreadmills/products/technogym-excite-run-700-treadmill-refurbished>

If you have any questions please let me know.

Thank you.

--

JOSE VIDAL / SALES
Jose@buyandsellfitness.com

BUY & SELL FITNESS
1155 Charles ST # 165
Longwood, FL 32750
(800) 900-0526
<http://www.buyandsellfitness.com>

PRECOR TRM 835 TREADMILL W/ P10 CONSOLE - USED



\$2,599.00 ~~\$3,299.00~~

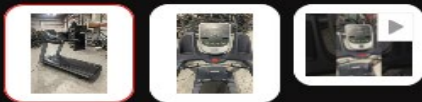
SKU: PRE-TRM-835-T

Qty

Add to Cart

← Previous Product

Next Product →



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TECHNOGYM EXCITE RUN 700 TREADMILL



\$2,595.00

SKU: TER-700-T-R

Qty

Add to Cart

As low as \$119.74 / Month *

Buy it now

← Previous Product

Next Product →



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Servusat, LLC
 P.O Box # 771417,
 Orlando, FL. 32877-1417
 407-729-6819 - 321-746-7597
 Sales@Servusat.com
 Support@Servusat.com
 www.Servusat.com

Estimate

Number E761
Date 6/21/2021

BILL TO
 VillaSol CDD
 Inframark
 2050 Puerta del Sol Blvd
 Kissimmee, FL, 34744
 USA

Terms

Project

IT Services - NEW SERVER

Description	Amount	Quantity
Special Order (See Notes...)		1.00
New System Installation & Setup		1.00
Operating System Upgrade		1.00
Operating System Updates Install		1.00
Software Installation & Setup Service		1.00
Professional System Tune-up		1.00
Data Backup Virus Check up Service		1.00
Data Back-up Transfer		1.00
Security Setting turn on		1.00
Special Software Installation & Setup (See Notes)		1.00
Local Server Computer Special Setup		1.00
Local Network Client Setup		1.00
Monitor Installation and Setup		1.00
Battery Back-up Installation & Setup		1.00
System Test-up		1.00
Total Services.....	\$2,315.85	1.00

DISCLAIMER & TERMS: Payments within 30 Days. We Accept Debit, Credit Cards, Checks and Cash. Special Orders Payment in Advance. All Software and Hardware are provided by Customer. We are NOT Responsible for any lost Data and / or Information that may be stored in your Electronic Devices. 30 Days Service Warranty: (We Don't Cover: Virus, Spyware, Malware, etc.) Be conducting business with Servusat, LLC, client grants permission to utilize jobs performed for marketing purposes; Servusat, LLC also owns the rights to the pictures and/or videos used of services rendered in connection to the jobs performed at my residence or place of business. I also release Servusat, LLC of any claims related to the production, or marketing distribution of multimedia elements such as pictures and videos used for marketing purposes locally, nationally or across the world
THANK YOU FOR YOUR BUSINESS!!!



SERVUSAT

INTEGRATED TECHNOLOGY SOLUTIONS

Servusat, LLC
 P.O Box # 771417,
 Orlando, FL. 32877-1417
 407-729-6819 - 321-746-7597
 Sales@Servusat.com
 Support@Servusat.com
 www.Servusat.com

Estimate

Number E761
Date 6/21/2021

BILL TO
 VillaSol CDD
 Inframark
 2050 Puerta del Sol Blvd
 Kissimmee, FL, 34744
 USA

Terms

Project

IT Services - NEW SERVER

Description	Amount	Quantity
-------------	--------	----------

SPECIAL ORDER DETAILS:
 01 Desktop Computer Small Business Series
 10 Gen Intel Core i5 2.9GHz Turbo 4.0
 12 GB RAM
 256GB SSD
 1TB HDD 7200RPM
 Intel UHD Graphics
 DVR-R W Drive
 802.11 AC Wi-Fi
 Bluetooth 4.2
 RJ45 10/100/1000
 USB 3.0
 Wired Keyboard Mouse
 Windows 10 Home
 (02 Year Manufacturer Limited Warranty)
 30 Days Labor Limited Warranty
 (02 Year Manufacturer Limited Warranty)
 01 24" Dell Class FHS Monitor
 01 6Ft. HDMI cable
 (01 Year Manufacturer Limited Warranty)
 02 APC 600 V.A. Battery Backups
 (03 Year Manufacturer Limited Warranty)
 Terms & Conditions
 Customer Should read and agree our Installation Service Agreement
 60% Downpayment 40% Installation day
 NSF Checks will have \$35.00 Charge
 24 Months Limited Manufacturer Warranty
 90 Days Limited Labor Warranty
 PRICES CAN CHANGE WITH NOTICE



AMOUNT PAID	\$0.00	DISCOUNT	(\$92.63)
AMOUNT DUE	\$2,223.22	SUB TOTAL	\$2,223.22
		TOTAL DUE	\$2,223.22

DISCLAIMER & TERMS: Payments within 30 Days. We Accept Debit, Credit Cards, Checks and Cash. Special Orders Payment in Advance. All Software and Hardware are provided by Customer. We are NOT Responsible for any lost Data and / or Information that may be stored in your Electronic Devices. 30 Days Service Warranty: (We Don't Cover: Virus, Spyware, Malware, etc.) Be conducting business with Servusat, LLC, client grants permission to utilize jobs performed for marketing purposes; Servusat, LLC also owns the rights to the pictures and/or videos used of services rendered in connection to the jobs performed at my residence or place of business. I also release Servusat, LLC of any claims related to the production, or marketing distribution of multimedia elements such as pictures and videos used for marketing purposes locally, nationally or across the world
 THANK YOU FOR YOUR BUSINESS!!!