

**VILLA SOL COMMUNITY
DEVELOPMENT DISTRICT**

**January 11, 2022
AGENDA PACKAGE**

**Call In Number:
646-838-1601
Conference ID: 283 439 223#**



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

January 4, 2022

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, January 11, 2022 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. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. Guest Speakers – SEC Puerta Del Sol Blvd. and Simpson Rd.**
- 5. District Engineer**
- 6. Attorney's Report**
- 7. District Managers Report**
 - A. Approval of the Minutes of the November 9, 2021 Meeting**
 - B. Financial Statements – November 2021**
 - C. Check Registers – October through November 2021**
- 8. Field Operations**
 - A. Field Reports**
 - B. 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,
Gabriel Mena
District Manager

Seventh Order of Business

7A

MINUTES OF MEETING
VILLASOL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held Tuesday, November 9, 2021 at 1:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, FL 34744.

Present and constituting a quorum were:

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Mark Gosdin	Assistant Secretary
Michael Edgecombe	Assistant Secretary (via phone)
Camilo Nin	Assistant Secretary

Also present were:

Bob Koncar	District Manager
Scott Clark	District Counsel
Peter Armans	District Engineer
Gabe Mena	Assistant District Manager
Freddy Blanco	Field Manager

Audience

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Bermudez called the meeting to order and established a quorum.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**
(Limited to a Maximum of 3 Minutes)

- Mr. Werksman addressed the Board.
 - Passed out a sheet of questions five months ago and has not gotten a response.
 - Raised question of new infrastructure material for computers and pool pump.
- Mr. Congrove, Inspector from Toho Water Authority, and Mr. Jayne gave an update.
 - Progress is being made. Estimated timeline of getting residents back into accessing their driveways is December 10, 2021.

November 9, 2021

VillaSol CDD

- 40 • The board directed management to work with the HOA to notify residents
- 41 affected by the construction that there are water bottles at the Clubhouse for them,
- 42 due to possible issues with drinking water.

43 **FOURTH ORDER OF BUSINESS** **District Engineer**

- 44 • Mr. Armans addressed the CCTV report. A map provided was divided into zones based
- 45 on recommended priority; provided three quotes from separate companies.
- 46 • The recommendation is to select Dale Beasley or Atlantic Pipe Services.
- 47 • The Board raised some concerns over inaccurate map/missing properties and thus
- 48 incomplete proposals.
- 49 • Mr. Armans suggested the timeline may be approximately eight weeks (two
- 50 weeks per zone) to CCTV and additional time to process data.
- 51 • Mr. Armans will obtain updated proposals with additional/missing zones and
- 52 bring back to the board.
- 53 • 2979 Marbella Drive
- 54 • Engineer provided a schematic and a quote to repair issues with a buried manhole
- 55 at this address.
- 56 • Resident has offered to split the cost if the CDD repairs all, or resident will repair
- 57 his own section.
- 58 • Mr. Armans suggested action be taken soon; the problem will get worse over
- 59 time.
- 60

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the cost of repairing the CDD portion of the sidewalk at 2979 Marbella Drive at \$7508.10 was approved.

- 61
- 62
- 63
- 64 • The question was raised regarding 2948 Casa Bella Drive. Mr. Armans will
- 65 obtain an additional quote to correct this area.
- 66 • Mr. Armans was directed to obtain additional quotes for areas that need work.
- 67 • Mr. Armans will bring a quote for CCTV for all areas, Casa Bella Drive and the
- 68 intersection, schedule A repairs.
- 69 • Siesta View Drive (in front of 2075/2077) - road flooded with sewage on a dry day
- 70 with no rain. This was reported to Toho and the Board has requested an update.
- 71 Mr. Armans will investigate further.

November 9, 2021

VillaSol CDD

- 72 • Mr. Gosdin raised concerns about possible issues with the drainage around this pond.
- 73 • Mr. Armans informed the board of the new legislation for stormwater needs analysis. A
- 74 proposal will be obtained for this in the future.

75

FIFTH ORDER OF BUSINESS

Attorney’s Report

A. Public Hearing on Revisions to Amenity and Towing Rules

i. General Policies

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- 80 • Mr. Clark stated there are two rule amendments will be covered in the Public Hearing.

81

82 On MOTION by Mr. Comas seconded by Mr. Bermudez, with all in
83 favor, the Public Hearing on General Policies was opened.

84

- 85 • Mr. Clark reviewed the changes encompassed in the update to the general policies.
- 86 • The Board requested public comments.
- 87 • Mr. Perez requested the rules be posted on the website for residents to access.
- 88 • A discussion regarding a 10:00 p.m. closure of the gym and clubhouse parking lot
- 89 took place. Anyone entering after 10:00 p.m. will be trespassing.

90

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

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93 On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all
94 in favor, the amendments to amenity and general Clubhouse rules
95 were adopted.

96

B. Parking Amendments

- 98 • Mr. Clark provided an update that the CDD does have the power to tow, and
- 99 clarified under what circumstances towing would be enforced. Moving from
- 100 individual violation notices to authorizing a tow company to tow on set
- 101 regulations.

102

103 On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with
104 all in favor, the Public Hearing on Parking Amendments was
105 opened.

106

- 107 • A resident stated there is a school bus being parked.
- 108 • Mr. Perez, again, requested polices and rules be posted on the website, and tow
- 109 signed be updated.

November 9, 2021

VillaSol CDD

- 110 • Mr. Godin raised concern of what streets meet the “50-foot Right of Way”
- 111 definition. Dewberry was asked to investigate and will provide a map.

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On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, the Public Hearing on towing rule changes was closed.

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On MOTION by Mr. Gosdin seconded by Mr. Edgecombe, with all in favor, Resolution 2022-02, Adopting Amended Rules and Regulations for Streets and Roadways within VillaSol CDD was adopted.

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

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A. Approval of the Minutes of the September 14, 2021 Meeting

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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the September 14, 2021 Meeting Minutes, as amended, were approved.

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B. Financial Statements

- 131 • A discussion ensued regarding a pool pump.

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On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the Financial Statements, as presented, were approved.

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C. Check Register

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On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, the Check Register, as presented, was approved.

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D. Examination of Retention Pond behind Riachuelo Lane

- 142 • Mr. Bermudez stated there have been complaints about trash piling up in ponds around the
- 143 District.

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E. Ramco Protective Proposals

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- Ms. Klocman from Envera is present. Ms. Klocman introduced Ms. Lyons.

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- The Board had some objections to usefulness of these security services. District Counsel advised that the gate is part of the Bonds, so the CDD should not dismantle the gate.

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November 9, 2021

VillaSol CDD

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- The Board wanted to table this discussion and is aware of advertising costs being incurred for a Public Hearing.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, tabling this discussion for a Public Hearing at the January 2022 meeting was approved.

F. Audit Engagement Letter

- The audit services price is the same as last fiscal year.

On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in favor, the audit engagement letter with Keefe McCullough was approved.

G. Resolution 2022-01 Designating Secretary

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, Resolution 2022-01, Designating Mr. Mena as Secretary was adopted.

H. Assigning Fund Balance Fiscal Year 2021

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, Assigning Fund Balance Fiscal Year 2021 was approved.

SEVENTH ORDER OF BUSINESS Field Operations

A. Field Management Report

i. Proposals

- The proposals in the agenda were discarded. A new proposal was presented to the Board.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the \$7670.00 proposal from AD Lawn Services was approved.

- There are missing dumbbells from the weight room in the Clubhouse.

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, a not-to-exceed amount of \$200.00 to replace missing dumbbells was approved.

November 9, 2021

VillaSol CDD

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EIGHTH ORDER OF BUSINESS

Supervisor Requests & Comments

- Mr. Comas stated the door with the card scanner is not closing properly.

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NINTH ORDER OF BUSINESS

Adjournment

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

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Gabriel Mena
Assistant Secretary

Ramon Bermudez
Chairman

7B.



MEMORANDUM

TO: Board of Supervisors, VillaSol CDD
FROM: Fernand Thomas, District Accountant
CC: Gabe Mena, District Manager, Helena Randel, Accounting Supervisor
DATE: December 28, 2021
SUBJECT: November Financial Report

Attached, please find the November Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 100% 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 approximately at 12% of the annual budget.
- Non-Ad Valorem Assessments are approximately 12% collected.
- For the current month, expenditures are at 15% of the annual budget.

Debt Service Funds:

Series 2018 A1-A2

- Total revenues are approximately 12% of the year-to-date budget and includes prepayments.
- Non-Ad Valorem Assessments are approximately 12% collected.
- Interests are 50% paid.

VillaSol
Community Development District

Financial Report
November 30, 2021

Prepared by



Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1-2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3-6
Notes to the Financials	7-8
Debt Service Fund	9
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	10
Cash and Investment Report	11
Bank Reconciliation	12
Check Register	13-17

VillaSol
Community Development District

Financial Statements

(Unaudited)

November 30, 2021

VILLASOL

Community Development District

Governmental Funds

Balance Sheet
November 30, 2021

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

<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	\$ 271,210	\$ -	\$ 271,210
Due From Other Funds	-	24,453	24,453
Investments:			
Money Market Account	104,593	-	104,593
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	88,590	88,590
Prepaid Items	441	-	441
Deposits	4,075	-	4,075
TOTAL ASSETS	\$ 380,319	\$ 218,254	\$ 598,573
<u>LIABILITIES</u>			
Accounts Payable	\$ 30,960	\$ -	\$ 30,960
Due To Other Funds	24,453	-	24,453
TOTAL LIABILITIES	55,413	-	55,413

VILLASOL

Community Development District

Governmental Funds

Balance Sheet
November 30, 2021

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

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	441	-	441
Deposits	4,075	-	4,075
Restricted for:			
Debt Service	-	218,254	218,254
Assigned to:			
Operating Reserves	175,392	-	175,392
Unassigned:	144,998	-	144,998
TOTAL FUND BALANCES	\$ 324,906	\$ 218,254	\$ 543,160
TOTAL LIABILITIES & FUND BALANCES	\$ 380,319	\$ 218,254	\$ 598,573

VILLASOL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-21 ACTUAL
REVENUES				
Interest - Investments	\$ 2,500	\$ 30	1.20%	\$ 15
Room Rentals	2,000	473	23.65%	(127)
Special Assmnts- Tax Collector	813,093	95,430	11.74%	95,430
Special Assmnts- Discounts	(32,524)	(3,866)	11.89%	(3,866)
Access Cards	4,000	885	22.13%	112
TOTAL REVENUES	789,069	92,952	11.78%	91,564

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	1,000	16.67%	1,000
FICA Taxes	459	77	16.78%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	10,540	38.75%	7,990
ProfServ-Legal Services	25,000	3,733	14.93%	1,767
ProfServ-Mgmt Consulting	47,000	7,833	16.67%	3,917
ProfServ-Property Appraiser	400	-	0.00%	-
ProfServ-Special Assessment	5,150	-	0.00%	-
ProfServ-Trustee Fees	6,410	2,671	41.67%	-
Auditing Services	6,250	-	0.00%	-
Communication - Telephone	3,600	496	13.78%	248
Postage and Freight	1,600	69	4.31%	57
Insurance - General Liability	21,832	18,614	85.26%	-

VILLASOL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-21 ACTUAL
Printing and Binding	4,000	306	7.65%	153
Legal Advertising	1,000	196	19.60%	-
Miscellaneous Services	1,000	630	63.00%	561
Misc-Assessment Collection Cost	16,262	1,831	11.26%	1,831
Misc-Web Hosting	2,150	388	18.05%	-
Office Supplies	400	105	26.25%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	177,488	48,664	27.42%	17,601
<u>Field</u>				
ProfServ-Field Management	48,000	8,000	16.67%	4,000
Misc-Property Taxes	540	-	0.00%	-
Total Field	48,540	8,000	16.48%	4,000
<u>Landscape Services</u>				
Contracts-Lake and Wetland	7,800	1,298	16.64%	649
Total Landscape Services	7,800	1,298	16.64%	649
<u>Utilities</u>				
Utility - General	46,000	6,427	13.97%	3,158
Total Utilities	46,000	6,427	13.97%	3,158

VILLASOL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-21 ACTUAL
<u>Gatehouse</u>				
Contracts-Security Services	88,045	14,674	16.67%	7,337
R&M-Gatehouse	8,000	440	5.50%	220
Misc-Access Control Software	1,100	239	21.73%	-
Misc-Bar Codes	2,000	-	0.00%	-
Total Gatehouse	99,145	15,353	15.49%	7,557
<u>Road and Street Facilities</u>				
R&M-Roads & Alleyways	10,000	10,822	108.22%	10,822
R&M-Signage	863	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	-	0.00%	-
Total Road and Street Facilities	194,563	10,822	5.56%	10,822
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,588	265	16.69%	132
Contracts-Security Services	6,663	1,666	25.00%	-
Contracts-Pools	7,740	1,290	16.67%	645
Contracts-Sheriff	7,500	-	0.00%	-
Utility - Refuse Removal	4,200	879	20.93%	438
R&M-Clubhouse	11,000	1,420	12.91%	256
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	573	5.91%	-
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	8,000	798	9.98%	80
Total Parks and Recreation - General	57,891	6,891	11.90%	1,551

VILLASOL

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-21 ACTUAL
<u>Common Area</u>				
Contracts-Landscape	55,992	9,332	16.67%	4,666
R&M-Common Area	3,500	-	0.00%	-
R&M-Other Landscape	3,500	-	0.00%	-
Total Common Area	62,992	9,332	14.81%	4,666
TOTAL EXPENDITURES	694,419	106,787	15.38%	50,004
Excess (deficiency) of revenues				
Over (under) expenditures	94,650	(13,835)	0.00%	41,560
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	94,650	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	94,650	-	0.00%	-
Net change in fund balance	\$ 94,650	\$ (13,835)	0.00%	\$ 41,560
FUND BALANCE, BEGINNING (OCT 1, 2021)	338,741	338,741		
FUND BALANCE, ENDING	\$ 433,391	\$ 324,906		

VillaSol CDD**Balance Sheet**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)
- ▶ Prepaid Items represents payment for Waste Management services 12/01/2021-12/31/2021.
- ▶ Deposit with KUA.

Liabilities

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly services for Waste management services .
- ▶ Due to Other Funds represents debt service portion of assessment received, transfer will be done in December 2021.

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
November 30, 2021

Expenditures

Administration

ProfServ-Engineering	\$27,200	\$10,540	39%	General engineering: CDD meeting:2979 Marbella and other sevicees.
ProfService-Trustee	\$6,410	\$2,671	42%	Portion of Trustee fees for 10/01/2021-02/28/2022.
Insurance - General Liability	\$21,832	\$18,614	85%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$630	63%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.

Gatehouse

Misc-Access Control Software	\$1,100	\$239	22%	Software installation/setup.
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Parks and Recreation-General

Contracts-Security Services	\$6,663	\$1,666	25%	Contracts for security paid first quarter.
Utility-Resuse Removal	\$4,200	\$879	21%	Waste refuse removal service through current month.

VILLASOL

Community Development District

Series 2018 A1 and A2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-21 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 3	3.00%	\$ 1
Special Assmnts- Tax Collector	221,580	26,006	11.74%	26,006
Special Assmnts- Discounts	(8,863)	(1,054)	11.89%	(1,054)
TOTAL REVENUES	212,817	24,955	11.73%	24,953
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,432	499	11.26%	499
Total Administration	4,432	499	11.26%	499
<u>Debt Service</u>				
Principal Debt Retirement A-1	115,000	-	0.00%	-
Principal Debt Retirement A-2	20,000	-	0.00%	-
Interest Expense Series A-1	53,395	26,698	50.00%	26,698
Interest Expense Series A-2	15,688	7,844	50.00%	7,844
Total Debt Service	204,083	34,542	16.93%	34,542
TOTAL EXPENDITURES	208,515	35,041	16.81%	35,041
Excess (deficiency) of revenues Over (under) expenditures	4,302	(10,086)	0.00%	(10,088)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,302	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	4,302	-	0.00%	-
Net change in fund balance	\$ 4,302	\$ (10,086)	0.00%	\$ (10,088)
FUND BALANCE, BEGINNING (OCT 1, 2021)	228,340	228,340		
FUND BALANCE, ENDING	\$ 232,642	\$ 218,254		

VillaSol
Community Development District

Supporting Schedules

November 30, 2021

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

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 FY2022				\$ 1,034,673	\$ 813,093	\$ 221,580
Allocation %				100%	79%	21%
11/22/21	\$ 98,044	\$ 4,085	\$ 2,001	\$ 104,130	\$ 81,830	\$ 22,300
11/26/21	\$ 16,142	\$ 834	\$ 329	\$ 17,305	\$ 13,599	\$ 3,706
TOTAL	\$ 114,186	\$ 4,919	\$ 2,330	\$ 121,436	\$ 95,430	\$ 26,006
% COLLECTED				11.74%	11.74%	11.74%
TOTAL OUTSTANDING				\$ 913,237	\$ 717,664	\$ 195,574

Cash and Investment Report
November 30, 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%	\$271,210
Money Market Account	Bank United	Money Market	0.15%	\$104,593
			SubTotal	<u>\$375,803</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%	\$88,590
			SubTotal	<u>\$193,801</u>
			Total	<u>\$569,604</u>

Bank Account No. 1613 SunTrust Bank N.A. GF
 Statement No. 11-2021
 Statement Date 11/30/2021

G/L Balance (LCY)	271,210.11	Statement Balance	273,760.11
G/L Balance	271,210.11	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	273,760.11
Subtotal	271,210.11	Outstanding Checks	2,550.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	271,210.11	Ending Balance	271,210.11
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
11/22/2021	Payment	005144	DEWBERRY ENGINEERS INC	2,550.00	0.00	2,550.00
Total Outstanding Checks.....				2,550.00		2,550.00

VillaSol
Community Development District

Check Register

Oct 1- Nov 30, 2021

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(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 # 005116							
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	GEN LIABILITY	155000	\$4,500.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	PRIVACY & NETWORK LIABILITY	155000	\$1,300.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	PUBLIC OFFICIALS	155000	\$8,220.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	COMMERCIAL PROPERTY	155000	\$4,594.00
Check Total							\$18,614.00
CHECK # 005117							
001	10/04/21	BRIGHTVIEW LANDSCAPE SVC	7507707	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
Check Total							\$4,666.00
CHECK # 005118							
001	10/04/21	CHURCHILLS POOLS	30270	SEPT POOL/FOUNTAIN MAINT	R&M-Pools	546074-57208	\$777.26
Check Total							\$777.26
CHECK # 005119							
001	10/04/21	ENVERA SYSTEMS	706399	CCTV 10/1-12/31/21	Contracts-Security Services	534037-53904	\$1,665.84
001	10/04/21	ENVERA SYSTEMS	706400	GATE ACCESS 10/1-10/31/21	Contracts-Security Services	534037-53904	\$7,337.13
Check Total							\$9,002.97
CHECK # 005120							
001	10/04/21	ORLANDO SENTINEL	038844818000	NOTICE OF CLASS LISTING 6/30/21	Legal Advertising	548002-51301	\$117.50
Check Total							\$117.50
CHECK # 005121							
001	10/04/21	SOLITUDE LAKE MANAGEMENT	PI-A00669556	SEPT LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90
Check Total							\$648.90
CHECK # 005123							
001	10/07/21	ACCESS CONTROL TECHNOLOGIES	S232325	ROSSLARE CONTROLLER @ CLUBHOUSE	Misc-Access Control Software	549003-57201	\$152.00
Check Total							\$152.00
CHECK # 005124							
001	10/07/21	OSCEOLA NEWS GAZETTE	328028	NOTICE OF MEETING 9/30/21	Legal Advertising	548002-51301	\$50.24
Check Total							\$50.24
CHECK # 005125							
001	10/14/21	DEPT OF ECONOMIC OPPORTUNITY	84695	FY 2021/22 DISTRICT FILING FEES	Annual District Filing Fee	554007-51301	\$175.00
Check Total							\$175.00
CHECK # 005126							
001	10/18/21	CLARK & ALBAUGH, LLP	17679	GEN MATTERS THRU SEPT 2021	ProfServ-Legal Services	531023-51401	\$3,249.00
Check Total							\$3,249.00
CHECK # 005127							
001	10/18/21	DEWBERRY ENGINEERS INC	2024581	ENGG SVCS THRU SEPT 2021	ProfServ-Engineering	531013-51501	\$1,890.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check Total							\$1,890.00
CHECK # 005128							
001	10/18/21	INNERSYNC STUDIO LTD	19743	WEBSITE/COMPLIANCE SVCS	WEB SITE HOSTING/COMPLIANCE SVCS	549915-51301	\$388.13
Check Total							\$388.13
CHECK # 005129							
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Postage and Freight	541006-51301	\$11.66
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Printing and Binding	547001-51301	\$153.80
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Office Supplies	551002-51301	\$105.00
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	SEC MY ADT/INSTALL ALARM	546015-57201	\$447.52
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	SEC MY ADT/INSTALL ALARM	546015-57201	\$635.42
Check Total							\$9,270.07
CHECK # 005130							
001	10/25/21	ORLANDO SENTINEL	041132822000	NOTICE OF MEETING 8/16-8/17/21	Legal Advertising	548002-51301	\$400.00
001	10/25/21	ORLANDO SENTINEL	043495213000	NOTICE OF MEETING 10/8/21	Legal Advertising	548002-51301	\$196.25
Check Total							\$596.25
CHECK # 005131							
001	10/29/21	BRIGHTVIEW LANDSCAPE SVC	7553577	OCT LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
Check Total							\$4,666.00
CHECK # 005132							
001	10/29/21	CHURCHILLS POOLS	30329	OCT POOL/FOUNTAIN MAINT	POOL	534078-57201	\$644.96
001	10/29/21	CHURCHILLS POOLS	30329	OCT POOL/FOUNTAIN MAINT	FOUNTAIN	534023-57201	\$132.30
001	10/29/21	CHURCHILLS POOLS	30386	CHEMICAL DELIVERY	R&M-Pools	546074-53901	\$556.65
Check Total							\$1,333.91
CHECK # 005133							
001	10/29/21	SERVUSAT, LLC	3378	SOFTWARE INSTALLATION / SETUP	Misc-Access Control Software	549003-53904	\$238.68
Check Total							\$238.68
CHECK # 005134							
001	10/29/21	SOLITUDE LAKE MANAGEMENT	PI-A00687747	OCT LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90
Check Total							\$648.90
CHECK # 005135							
001	10/29/21	TERMINIX PROCESSING CENTER	412676229	PEST CONTROL 9/4/21	R&M-Clubhouse	546015-57201	\$81.00
Check Total							\$81.00
CHECK # 005136							
001	10/29/21	THE HOME DEPOT	100521-9241	SEP/OCT PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$718.19
Check Total							\$718.19
CHECK # 005137							
001	11/05/21	CLARK & ALBAUGH, LLP	17715	GEN MATTERS THRU OCT 2021	ProfServ-Legal Services	531023-51401	\$1,965.50

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$1,965.50</u>
CHECK # 005138								
001	11/05/21	OSCEOLA COUNTY TAX COLLECTOR	110121-C00B0	FIRE RESCUE NON AD VAL ASSESS FY 21/22	Misc-Assessmnt Collection Cost	549070-51301	\$96.71	
001	11/05/21	OSCEOLA COUNTY TAX COLLECTOR	110121-C00B1	FIRE RESCUE NON AD VAL ASSESS FY 21/22	Misc-Assessmnt Collection Cost	549070-51301	\$400.65	
							Check Total	<u>\$497.36</u>
CHECK # 005141								
001	11/11/21	CHURCHILLS POOLS	30387	CHEMICALS	Contracts-Pools	534078-57201	\$573.27	
							Check Total	<u>\$573.27</u>
CHECK # 005142								
001	11/11/21	TERMINIX PROCESSING CENTER	413406507	PEST CONTROL	PEST CONTROL 10/1/21	546015-57201	\$81.00	
							Check Total	<u>\$81.00</u>
CHECK # 005143								
001	11/18/21	FED EX	7-559-94388	NOV POSTAGE	Postage and Freight	541006-51301	\$49.32	
							Check Total	<u>\$49.32</u>
CHECK # 005144								
001	11/22/21	DEWBERRY ENGINEERS INC	2037847	ENGG SVCS THRU OCT 2021	ProfServ-Engineering	531013-51501	\$2,550.00	
							Check Total	<u>\$2,550.00</u>
CHECK # 005145								
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Postage and Freight	541006-51301	\$7.95	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Printing and Binding	547001-51301	\$1.15	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Misc-Web Hosting	549915-51301	\$151.52	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	PAINT CURB SECTIONS	546081-54101	\$3,850.00	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	SIDEWALK REPAIRS	546081-54101	\$6,972.00	
							Check Total	<u>\$16,899.29</u>
CHECK # DD397								
001	10/04/21	TOHO WATER AUTHORITY	090521 ACH	BILL PRD 8/5-9/5/21	Utility - General	543001-53903	\$346.96	
							Check Total	<u>\$346.96</u>
CHECK # DD398								
001	10/04/21	BRIGHT HOUSE NETWORKS	068176902091821 ACH	BILL PRD 9/17-10/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.54	
							Check Total	<u>\$248.54</u>
CHECK # DD400								
001	10/02/21	KUA	091421 ACH	BILL PRD 8/6-9/5/21	Utility - General	543001-53903	\$3,013.37	
							Check Total	<u>\$3,013.37</u>
CHECK # DD401								
001	11/03/21	TOHO WATER AUTHORITY	100521 ACH	BILL PRD 9/5-10/5/21	Utility - General	543001-53903	\$286.95	
							Check Total	<u>\$286.95</u>
CHECK # DD402								
001	11/01/21	KUA	101421 ACH	BILL PRD 9/5-10/6/21	Utility - General	543001-53903	\$2,937.65	

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$2,937.65</u>
CHECK # DD403								
001	11/03/21	BRIGHT HOUSE NETWORKS	068176902101821	BILL PRD 10/17-11/16/21 OFFICE	OFFICE	541003-51301	\$248.05	
							Check Total	<u>\$248.05</u>
CHECK # DD404								
001	10/19/21	WASTE MANAGEMENT	9925452-0180-6 ACH	REFUSE REMOVAL (ACH 10/19)	Misc-Contingency	549900-57201	\$441.17	
							Check Total	<u>\$441.17</u>
CHECK # DD409								
001	11/25/21	WASTE MANAGEMENT	9932382-0180-6 ACH	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$437.93	
							Check Total	<u>\$437.93</u>
CHECK # DD410								
001	10/15/21	BRIGHT HOUSE NETWORKS	077902902093021	BILL PRD 9/28-10/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96	
							Check Total	<u>\$219.96</u>
CHECK # DD411								
001	11/14/21	BRIGHT HOUSE NETWORKS	077902902103021	BILL PRD 10/28-11/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96	
							Check Total	<u>\$219.96</u>
CHECK # 005139								
001	11/12/21	MARK A. GOSDIN	PAYROLL	November 12, 2021 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 005140								
001	11/12/21	CAMILO NIN CURY	PAYROLL	November 12, 2021 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD405								
001	11/12/21	RAMON E. BERMUDEZ	PAYROLL	November 12, 2021 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD406								
001	11/12/21	SERVANDO JR COMAS	PAYROLL	November 12, 2021 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD407								
001	11/12/21	MICHAEL J. EDGECOMBE	PAYROLL	November 12, 2021 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u><u>\$91,223.78</u></u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 10/01/21 to 11/30/21
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

CHECK # 005122

202	10/04/21	VILLASOL CDD C/O US BANK N.A.	09232021-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$36,829.84	
							Check Total	<u>\$36,829.84</u>
							Fund Total	<u>\$36,829.84</u>

Total Checks Paid	\$128,053.62
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7C

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(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 # 005116							
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	GEN LIABILITY	155000	\$4,500.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	PRIVACY & NETWORK LIABILITY	155000	\$1,300.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	PUBLIC OFFICIALS	155000	\$8,220.00
001	10/01/21	PUBLIC RISK INSURANCE AGENCY	76364	RENEW POLICY 10/1/21-10/1/22	COMMERCIAL PROPERTY	155000	\$4,594.00
Check Total							\$18,614.00
CHECK # 005117							
001	10/04/21	BRIGHTVIEW LANDSCAPE SVC	7507707	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
Check Total							\$4,666.00
CHECK # 005118							
001	10/04/21	CHURCHILLS POOLS	30270	SEPT POOL/FOUNTAIN MAINT	R&M-Pools	546074-57208	\$777.26
Check Total							\$777.26
CHECK # 005119							
001	10/04/21	ENVERA SYSTEMS	706399	CCTV 10/1-12/31/21	Contracts-Security Services	534037-53904	\$1,665.84
001	10/04/21	ENVERA SYSTEMS	706400	GATE ACCESS 10/1-10/31/21	Contracts-Security Services	534037-53904	\$7,337.13
Check Total							\$9,002.97
CHECK # 005120							
001	10/04/21	ORLANDO SENTINEL	038844818000	NOTICE OF CLASS LISTING 6/30/21	Legal Advertising	548002-51301	\$117.50
Check Total							\$117.50
CHECK # 005121							
001	10/04/21	SOLITUDE LAKE MANAGEMENT	PI-A00669556	SEPT LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90
Check Total							\$648.90
CHECK # 005123							
001	10/07/21	ACCESS CONTROL TECHNOLOGIES	S232325	ROSSLARE CONTROLLER @ CLUBHOUSE	Misc-Access Control Software	549003-57201	\$152.00
Check Total							\$152.00
CHECK # 005124							
001	10/07/21	OSCEOLA NEWS GAZETTE	328028	NOTICE OF MEETING 9/30/21	Legal Advertising	548002-51301	\$50.24
Check Total							\$50.24
CHECK # 005125							
001	10/14/21	DEPT OF ECONOMIC OPPORTUNITY	84695	FY 2021/22 DISTRICT FILING FEES	Annual District Filing Fee	554007-51301	\$175.00
Check Total							\$175.00
CHECK # 005126							
001	10/18/21	CLARK & ALBAUGH, LLP	17679	GEN MATTERS THRU SEPT 2021	ProfServ-Legal Services	531023-51401	\$3,249.00
Check Total							\$3,249.00
CHECK # 005127							

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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001	10/18/21	DEWBERRY ENGINEERS INC	2024581	ENGG SVCS THRU SEPT 2021	ProfServ-Engineering	531013-51501	\$1,890.00	
							Check Total	\$1,890.00
CHECK # 005128								
001	10/18/21	INNERSYNC STUDIO LTD	19743	WEBSITE/COMPLIANCE SVCS	WEB SITE HOSTING/COMPLIANCE SVCS	549915-51301	\$388.13	
							Check Total	\$388.13
CHECK # 005129								
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Postage and Freight	541006-51301	\$11.66	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Printing and Binding	547001-51301	\$153.80	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	Office Supplies	551002-51301	\$105.00	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	SEC MY ADT/INSTALL ALARM	546015-57201	\$447.52	
001	10/22/21	INFRAMARK, LLC	68920	OCT MGMT FEES	SEC MY ADT/INSTALL ALARM	546015-57201	\$635.42	
							Check Total	\$9,270.07
CHECK # 005130								
001	10/25/21	ORLANDO SENTINEL	041132822000	NOTICE OF MEETING 8/16-8/17/21	Legal Advertising	548002-51301	\$400.00	
001	10/25/21	ORLANDO SENTINEL	043495213000	NOTICE OF MEETING 10/8/21	Legal Advertising	548002-51301	\$196.25	
							Check Total	\$596.25
CHECK # 005131								
001	10/29/21	BRIGHTVIEW LANDSCAPE SVC	7553577	OCT LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$4,666.00
CHECK # 005132								
001	10/29/21	CHURCHILLS POOLS	30329	OCT POOL/FOUNTAIN MAINT	POOL	534078-57201	\$644.96	
001	10/29/21	CHURCHILLS POOLS	30329	OCT POOL/FOUNTAIN MAINT	FOUNTAIN	534023-57201	\$132.30	
001	10/29/21	CHURCHILLS POOLS	30386	CHEMICAL DELIVERY	R&M-Pools	546074-53901	\$556.65	
							Check Total	\$1,333.91
CHECK # 005133								
001	10/29/21	SERVUSAT, LLC	3378	SOFTWARE INSTALLATION / SETUP	Misc-Access Control Software	549003-53904	\$238.68	
							Check Total	\$238.68
CHECK # 005134								
001	10/29/21	SOLITUDE LAKE MANAGEMENT	PI-A00687747	OCT LAKE/POND MGMT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							Check Total	\$648.90
CHECK # 005135								
001	10/29/21	TERMINIX PROCESSING CENTER	412676229	PEST CONTROL 9/4/21	R&M-Clubhouse	546015-57201	\$81.00	
							Check Total	\$81.00
CHECK # 005136								
001	10/29/21	THE HOME DEPOT	100521-9241	SEP/OCT PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$718.19	
							Check Total	\$718.19

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 # 005137								
001	11/05/21	CLARK & ALBAUGH, LLP	17715	GEN MATTERS THRU OCT 2021	ProfServ-Legal Services	531023-51401	\$1,965.50	
							Check Total	<u>\$1,965.50</u>
CHECK # 005138								
001	11/05/21	OSCEOLA COUNTY TAX COLLECTOR	110121-C00B0	FIRE RESCUE NON AD VAL ASSESS FY 21/22	Misc-Assessmnt Collection Cost	549070-51301	\$96.71	
001	11/05/21	OSCEOLA COUNTY TAX COLLECTOR	110121-C00B1	FIRE RESCUE NON AD VAL ASSESS FY 21/22	Misc-Assessmnt Collection Cost	549070-51301	\$400.65	
							Check Total	<u>\$497.36</u>
CHECK # 005141								
001	11/11/21	CHURCHILLS POOLS	30387	CHEMICALS	Contracts-Pools	534078-57201	\$573.27	
							Check Total	<u>\$573.27</u>
CHECK # 005142								
001	11/11/21	TERMINIX PROCESSING CENTER	413406507	PEST CONTROL	PEST CONTROL 10/1/21	546015-57201	\$81.00	
							Check Total	<u>\$81.00</u>
CHECK # 005143								
001	11/18/21	FED EX	7-559-94388	NOV POSTAGE	Postage and Freight	541006-51301	\$49.32	
							Check Total	<u>\$49.32</u>
CHECK # 005144								
001	11/22/21	DEWBERRY ENGINEERS INC	2037847	ENGG SVCS THRU OCT 2021	ProfServ-Engineering	531013-51501	\$2,550.00	
							Check Total	<u>\$2,550.00</u>
CHECK # 005145								
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Postage and Freight	541006-51301	\$7.95	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Printing and Binding	547001-51301	\$1.15	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	Misc-Web Hosting	549915-51301	\$151.52	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	PAINT CURB SECTIONS	546081-54101	\$3,850.00	
001	11/24/21	INFRAMARK, LLC	70046	NOV MGMT FEES	SIDEWALK REPAIRS	546081-54101	\$6,972.00	
							Check Total	<u>\$18,899.29</u>
CHECK # DD397								
001	10/04/21	TOHO WATER AUTHORITY	090521 ACH	BILL PRD 8/5-9/5/21	Utility - General	543001-53903	\$346.96	
							Check Total	<u>\$346.96</u>
CHECK # DD398								
001	10/04/21	BRIGHT HOUSE NETWORKS	068176902091821 ACH	BILL PRD 9/17-10/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.54	
							Check Total	<u>\$248.54</u>
CHECK # DD400								
001	10/02/21	KUA	091421 ACH	BILL PRD 8/6-9/5/21	Utility - General	543001-53903	\$3,013.37	
							Check Total	<u>\$3,013.37</u>
CHECK # DD401								

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 10/01/21 to 11/30/21
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	11/03/21	TOHO WATER AUTHORITY	100521 ACH	BILL PRD 9/5-10/5/21	Utility - General	543001-53903	\$286.95
						Check Total	\$286.95
CHECK # DD402							
001	11/01/21	KUA	101421 ACH	BILL PRD 9/5-10/6/21	Utility - General	543001-53903	\$2,937.65
						Check Total	\$2,937.65
CHECK # DD403							
001	11/03/21	BRIGHT HOUSE NETWORKS	068176902101821	BILL PRD 10/17-11/16/21 OFFICE	OFFICE	541003-51301	\$248.05
						Check Total	\$248.05
CHECK # DD404							
001	10/19/21	WASTE MANAGEMENT	9925452-0180-6 ACH	REFUSE REMOVAL (ACH 10/19)	Misc-Contingency	549900-57201	\$441.17
						Check Total	\$441.17
CHECK # DD409							
001	11/25/21	WASTE MANAGEMENT	9932382-0180-6 ACH	NOV REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$437.93
						Check Total	\$437.93
CHECK # DD410							
001	10/15/21	BRIGHT HOUSE NETWORKS	077902902093021	BILL PRD 9/28-10/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96
						Check Total	\$219.96
CHECK # DD411							
001	11/14/21	BRIGHT HOUSE NETWORKS	077902902103021	BILL PRD 10/28-11/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96
						Check Total	\$219.96
CHECK # 005139							
001	11/12/21	MARK A. GOSDIN	PAYROLL	November 12, 2021 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005140							
001	11/12/21	CAMILO NIN CURY	PAYROLL	November 12, 2021 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD405							
001	11/12/21	RAMON E. BERMUDEZ	PAYROLL	November 12, 2021 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD406							
001	11/12/21	SERVANDO JR COMAS	PAYROLL	November 12, 2021 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD407							
001	11/12/21	MICHAEL J. EDGECOMBE	PAYROLL	November 12, 2021 Payroll Posting			\$184.70
						Check Total	\$184.70
Fund Total							\$91,223.78

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 10/01/21 to 11/30/21
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

CHECK # 005122

202	10/04/21	VILLASOL CDD C/O US BANK N.A.	09232021-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$36,829.84	
							Check Total	<u>\$36,829.84</u>
							Fund Total	<u>\$36,829.84</u>

Total Checks Paid	\$128,053.62
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Eighth Order of Business

8A



Villa Sol 12/10/21, 11:17 AM

Friday, December 10, 2021

17 Item Identified



Item 1
Assigned To AD Lawn Service
Trimming service complete at the parking lot.



Item 2
Assigned To AD Lawn Service
Trimming service complete at the parking lot



Item 3
Assigned To Inframark
Provide Proposal for install a No parking sign at the recreation center.



Item 4
Assigned To AD Lawn Service
Trimming service complete around the recreation center.



Item 5
Assigned To AD Lawn Service
Trimming service complete
around the recreation center.



Item 6
Assigned To Inframark (Club
Attendant)
Repair chain link fence around the
Tennis Court.



Item 7
Assigned To Inframark
Provide Proposal for installation of
life rings cabinet.



Item 8
Assigned To Inframark (Club
Attendant)
Provide weeds control to the pool
deck.



Item 9
Assigned To AD Lawn Service
Playground mulch installation
service completed.



Item 10
Assigned To Inframark (Club
Attendant)
Provide installation service of new
basketball net.



Item 11

Assigned To Inframark (Club Attendant)

Provide a schedule for cleaning service to all the gutters at the recreation center.



Item 12

Assigned To Inframark (Club Attendant)

Provide schedule for replacement of burnt light bulbs



Item 13

Assigned To Inframark

Provide schedule for replacement of broken ceiling bath Fan.



Item 14

Assigned To Inframark

Provide Proposal for installation of new sign at Riachuelo Ln.



Item 15
Assigned To Brightview
Brightview crew still use the conservation area to park the truck and trailer at Via Tuscany Way.



Item 16
Assigned To Inframark
Provide Proposal for installation of news speed bumps at the main entrance.



Item 17

Assigned To Brightview

Provide Irrigation leak service repair asap at Puerta del sol Blvd. near to the security guard house.

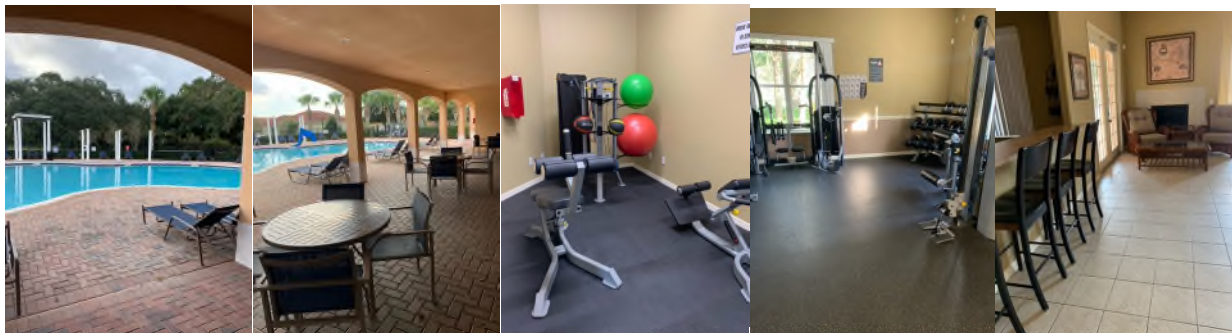
Blanco

Freddy Blanco
Inframark

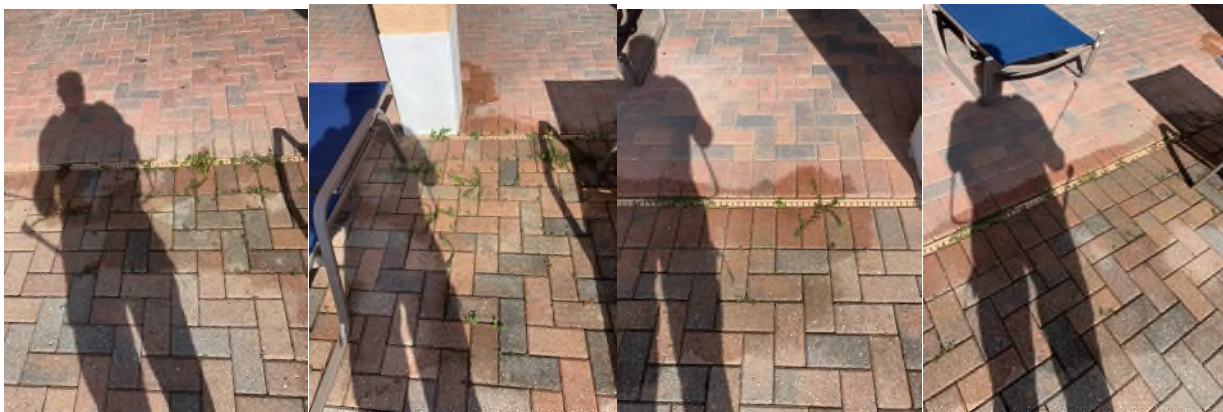
VILLA SOL CDD
Weekly Updates
12/04/2021 – 12/12/2021



- ❖ All general cleaning tasks were performed at the Clubhouse; trash was picked up throughout the community.



- ❖ Sprayed weed control in pool area cobblestone.



- ❖ Commenced painting clubhouse .



REPORTED CONCERNS - STATUS / UPDATE

❖ Florida Building Code:

FBC 454.1.2.3.5 (10)

By January 1, 2022 all pools shall add: "POOL MAXIMUM DEPTH (insert numeral) FEET", IN 2 INCH (51MM) LETTERS with previously listed pool rules.

As there is no 'standard' pool sign as of yet that incorporates this new requirement pool owners will need to have signage made and in place for January 1, 2022.

❖ Treadmill has stopped working.



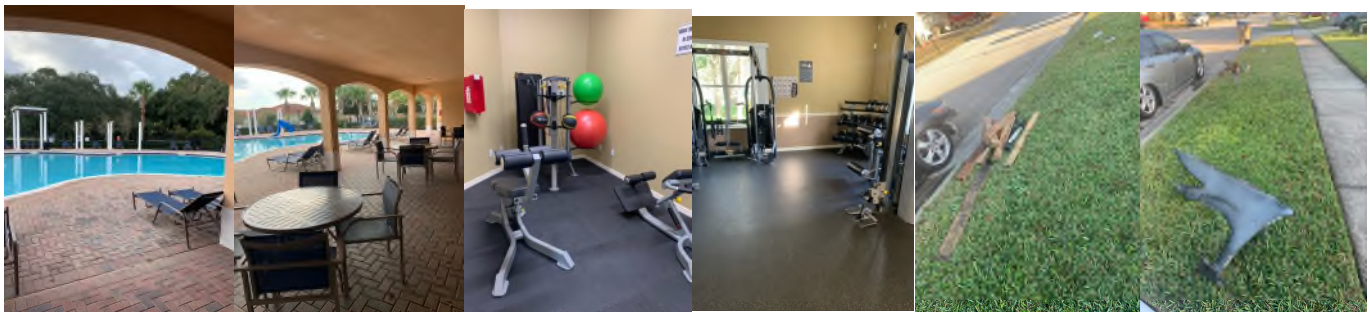
Please let us know if we missed anything that should have been included on this update.

thank you

VILLA SOL CDD
Weekly Updates
12/13/2021 – 12/19/2021



- ❖ All general cleaning tasks were performed at the Clubhouse; trash was picked up throughout the community.



- ❖ Painting was continued on clubhouse.



- ❖ The pulley belt that was sliding from the gate of the exit of the community of Villa Sol was changed.



REPORTED CONCERNS - STATUS / UPDATE

❖ Florida Building Code:

FBC 454.1.2.3.5 (10)

By January 1, 2022 all pools shall add: "POOL MAXIMUM DEPTH (insert numeral) FEET", IN 2 INCH (51MM) LETTERS with previously listed pool rules.

As there is no 'standard' pool sign as of yet that incorporates this new requirement pool owners will need to have signage made and in place for January 1, 2022.

**Please let us know if we missed anything
that should have been included on this update.**

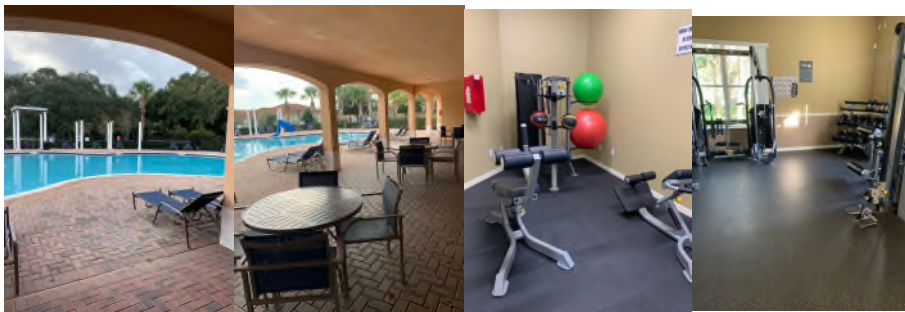


*thank
you*

VILLA SOL CDD
Weekly Updates
12/20/2021 – 12/26/2021



- ❖ All general cleaning tasks were performed at the Clubhouse; trash was picked up throughout the community.



- ❖ Painting was continued on clubhouse.



- ❖ Cleaned out hand dryer.



REPORTED CONCERNS - STATUS / UPDATE

❖ Florida Building Code:

FBC 454.1.2.3.5 (10)

By January 1, 2022 all pools shall add: "POOL MAXIMUM DEPTH (insert numeral) FEET", IN 2 INCH (51MM) LETTERS with previously listed pool rules.

As there is no 'standard' pool sign as of yet that incorporates this new requirement pool owners will need to have signage made and in place for January 1, 2022.

**Please let us know if we missed anything
that should have been included on this update.**



*thank
you*

Quality Site Assessment

General Information

Property Name: Villa Sol CDD

Date: Wednesday, December 08, 2021

Next Inspection Date:

Client Attendees:

Brightview Attendees: Sergio Libanoro

CUSTOMER FOCUS AREA:

Areas damaged by the water company during the construction and due to the lack of irrigation water because they cut the main line that feeds the CDD area and Sangria St. on the HOA area

MAINTENANCE ITEMS:

- 1) Turf it has some brown patch due to lack of water
- 2) The annuals are dying due to lack of water
- 3) The annuals are dying due to lack of water
- 4) Walter viburnum are declining due to lack of water
- 5) we have removed some of the dead Walters Viburnum
- 6) Discoloration on the turf due to lack of water
- 7) damaged sod
- 8) Damaged sod
- 9) The area where the keep their equipment and materials has to be re done
- 10) the sidewalk has several cracks
- 11) Damaged sod
- 12) Damaged sod due to lack of water
- 13) damaged sod and sidewalk due to heavy equipment
- 14) This area has to be re done
- 15) discoloration on the turf due to lack of water
- 16) Damaged sod
- 17) Damaged sod
- 18) Damaged sod
- 19) Damaged sod
- 20) Damaged sod due to lack of water
- 21) Damaged sod due to lack of water
- 22) Damaged sod due to lack of water
- 23) HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water
- 24) HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water

Quality Site Assessment

25) HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Make sure before the water company leave the community the reconnected all the irrigation lines that they have cut and regrade the ground & replace the sod or any other damages they have caused

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Turf it has some brown patch due to lack of water



[1 / 25]

Maintenance Items

The annuals are dying due to lack of water



[2 / 25]

Maintenance Items

The annuals are dying due to lack of water



[3 / 25]

Maintenance Items

Walter viburnum are declining due to lack of water



[4 / 25]

Quality Site Assessment

Maintenance Items

we have removed some of the dead Walters Viburnum



[5 / 25]

Maintenance Items

Discoloration on the turf due to lack of water



[6 / 25]

Maintenance Items

damaged sod



[7 / 25]

Maintenance Items

Damaged sod



[8 / 25]

Quality Site Assessment

Maintenance Items

The area where the keep their equipment and materials has to be re done



[9 / 25]

Maintenance Items

the sidewalk has several cracks



[10 / 25]

Maintenance Items

Damaged sod



[11 / 25]

Maintenance Items

Damaged sod due to lack of water



[12 / 25]

Quality Site Assessment

Maintenance Items

damaged sod and sidewalk due to heavy equipment



[13 / 25]

Maintenance Items

This area has to be re done



[14 / 25]

Maintenance Items

discoloration on the turf due to lack of water



[15 / 25]

Maintenance Items

Damaged sod



[16 / 25]

Quality Site Assessment

Maintenance Items

Damaged sod



[17 / 25]

Maintenance Items

Damaged sod



[18 / 25]

Maintenance Items

Damaged sod



[19 / 25]

Maintenance Items

Damaged sod due to lack of water



[20 / 25]

Quality Site Assessment

Maintenance Items

Damaged sod due to lack of water



[21 / 25]

Maintenance Items

Damaged sod due to lack of water



[22 / 25]

Maintenance Items

HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water



[23 / 25]

Maintenance Items

HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water



[24 / 25]

Quality Site Assessment

Maintenance Items

HOA area, on Sangria St. we can see the discoloration on the turf and plants due to the lack of water



[25 / 25]

Recommendations

Make sure before the water company leave the community the reconnected all the irrigation lines that they have cut and regrade the ground & replace the sod or any other damages they have caused

IMAGE NOT PROVIDED

[1 / 1]

8B



Inframark
 313 Campus Street, Celebration, FL 34747
 Phone: 407-566-1935

Date 12/27/2021
Work Order # WOV512272021
Customer ID Villa Sol CDD

Proposal For
 Villa Sol CDD

Quotation valid until: 01/28/2022
Prepared by Freddy Blanco

Life ring cabinet installation service.

Quantity	Description	Unit Price	Taxable?	Amount
2	Life ring cabinet (to be use at the pool area) Holds 24-inch Ring Buoy. The door features a lift latch handle that limits unwanted access. Each cabinet comes with a 60 foot emergency heaving line and foot anchor. Measurements: 27 x 27 x 6.5 inches	\$ 520.50	No	\$ 1,041.00

Full payment due within 30 days of finalizing project.

If you have any questions concerning this quotation, please contact Freddy Blanco
Freddy.Blanco@inframark.com 407-947-2489

Subtotal	\$	1,041.00
Tax Rate		0.00%
Sales Tax	\$	-
Other		

Thank you for your business!

TOTAL	1,041.00
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Description:

Life Ring Cabinet holds a standard 24 Inch ring buoy which can be easily removed in an emergency from the pre-installed hook. The newly improved cabinet has an unbreakable clear polycarbonate door designed to make the buoy easily identifiable in an emergency. Unit can be easily hung on a wall or on a fence with your own hardware.

