

**VILLA SOL COMMUNITY  
DEVELOPMENT DISTRICT**

**March 8, 2022**

**AGENDA PACKAGE**

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Call In Number: 646-838-1601**

**Conference ID: 283 439 223#**



**313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747**

## VillaSol Community Development District

Ramon Bermudez, Chairman  
Servando Comas, Vice Chairman  
Mark Gosdin, Assistant Secretary  
Michael Edgecombe, Assistant Secretary  
Camilo Nin, Assistant Secretary

Gabriel Mena, District Manager  
Scott Clark, District Counsel  
Rey Malavé, District Engineer  
Freddy Blanco, Field Manager

### Meeting Agenda March 8, 2022 – 5:00 p.m.

VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744  
Call-In Number: 646-838-1601, Conference ID: 283 439 223#

---

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. Business Items**
  - A.** Presentation of Proposed Budget for Fiscal Year 2022/2023
    - i.** Consideration of Resolution 2022-03, Approving Proposed Budget and Setting the Public Hearing
  - B.** Acceptance of the Fiscal Year 2021 Final Audit
  - C.** Consideration of Resolution 2022-04, General Election Qualifying Period
  - D.** Consideration of Resolution 2022-05, Designating Treasurer and Assistant Treasurer
- 5. District Engineer**
  - A.** Consideration of Special Districts Stormwater Needs Analysis Proposal
  - B.** Consideration of Beasley Proposal – Stormwater Repairs
  - C.** Consideration of Beasley Proposal – Casabella and Via Largo Repairs Proposal
- 6. Attorney's Report**
- 7. District Managers Report**
  - A.** Acceptance of the Meeting Minutes of the January 11, 2022
  - B.** Financial Statements – December 2021 through January 2022
  - C.** Check Registers – December 2021 through January 2022
- 8. Field Operations**
  - A.** Field Reports
  - B.** Inframark Proposals
  - C.** Continued Security Discussion
    - i.** Ramco Protective Proposal
- 9. Supervisor Requests & Comments**
- 10. Adjournment**

**Next Meeting is Scheduled for May 10, 2022, at 5:00 p.m.**

Inframark  
313 Campus St  
Celebration FL 34747  
407-566-1935

VillaSol Clubhouse  
3050 Puerta Del Sol Blvd.  
Kissimmee FL 34744

# **Fourth Order of Business**

**4Ai**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2023; a copy of which is attached hereto, and

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

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

1. The budget proposed by the District Manager for Fiscal Year 2023 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: May 10, 2022  
Hour: 5:00 p.m.  
Place: VillaSol Clubhouse,  
3050 Puerta Del Sol Boulevard,  
Kissimmee, Florida 34744

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

**Adopted this 8<sup>th</sup> day of March 2022.**

---

Ramon Bermudez  
Chairman

---

Gabriel Mena  
Secretary

**4B**

VillaSol Community Development District

Basic Financial Statements  
For the Year Ended September 30, 2021



## VillaSol Community Development District

### Table of Contents

---

Independent Auditor's Report	1-2
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	3-6
<b>Basic Financial Statements</b>	
Government-wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	13
Notes to Basic Financial Statements	14-21
<b>Other Reports of Independent Auditors</b>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	22-23
Independent Auditor's Report to District Management	24-26
Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes	27



## INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities and each major fund of VillaSol Community Development District (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of the District, as of September 30, 2021, and the respective changes in financial position and respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 22, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
February 22, 2022

Our discussion and analysis of VillaSol Community Development District's (the "District") financial performance provides an overview of the District's financial activities for the years ended September 30, 2021 and 2020. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

### **Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2021:

- The District's total assets exceeded its liabilities at September 30, 2021 by \$ 3,823,424 (net position).
- The District's total revenues were \$ 1,006,559, \$ 1,000,599 from non-ad valorem assessments, \$ 283 from interest income, and \$ 5,677 from miscellaneous income. The District's expenses for this year were \$ 1,040,372. This resulted in a \$ 33,813 decrease in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 575,299, an increase of \$ 154,816 in comparison with the prior year.

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

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

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

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

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

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

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

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

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2021**

---

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

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

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

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. The following table reflects the condensed government-wide statement of net position as of September 30, 2021 and 2020:

VillaSol Community Development District Statements of Net Position			
		<u>2021</u>	<u>2020</u>
Current and other assets	\$	586,526	\$ 450,563
Capital assets, net		<u>5,393,092</u>	<u>5,711,309</u>
Total assets		<u>5,979,618</u>	<u>6,161,872</u>
Other liabilities		175,011	190,112
Long-term liabilities		<u>1,981,183</u>	<u>2,114,523</u>
Total liabilities		<u>2,156,194</u>	<u>2,304,635</u>
Net position:			
Net investment in capital assets		3,952,006	4,159,354
Restricted		94,346	85,188
Unrestricted (deficit)		<u>(222,928)</u>	<u>(387,305)</u>
Total net position	\$	<u><u>3,823,424</u></u>	\$ <u><u>3,857,237</u></u>

**VillaSol Community Development District  
Management's Discussion and Analysis  
September 30, 2021**

---

**Governmental Activities:** Governmental activities for the year ended September 30, 2021 decreased the District's net position by \$ 33,813 as reflected in the table below:

VillaSol Community Development District Statements of Activities		
	2021	2020
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 1,000,599	\$ 627,937
General revenue:		
Interest income	283	4,809
Miscellaneous income	5,677	10,488
Total revenues	1,006,559	643,234
Expenses:		
Physical environment	787,909	664,922
Interest and other debt service costs	72,488	75,425
General government	179,975	138,035
Total expenses	1,040,372	878,382
Change in net position	(33,813)	(235,148)
Net Position, Beginning of Year	3,857,237	4,092,385
Net Position, End of Year	\$ 3,823,424	\$ 3,857,237

**Analysis of the Governmental Funds**

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

As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of \$ 575,299 an increase of \$ 154,816 when compared to the total balance of October 1, 2020.

**Capital Assets and Debt Administration**

The District's investment in capital assets, less accumulated depreciation, for its governmental activities as of September 30, 2021 amounted to \$ 5,393,092 and consists of land and improvements, construction in progress, improvements other than buildings, infrastructure, buildings, and furniture and equipment.

At the end of the year, the District had total bonded debt outstanding of \$ 2,116,183. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

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

### **General Fund Budgetary Highlights**

Both revenues and expenditures were under the budget creating an overall favorable variance of \$ 63,259.

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

Revenues for the fiscal year 2022 adopted budget for the General Fund of the District are \$ 789,069 while expenditures are \$ 694,419.

### **Requests for Information**

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

# BASIC FINANCIAL STATEMENTS

**VillaSol Community Development District**  
**Statement of Net Position**  
**September 30, 2021**

---

	<b>Governmental Activities</b>
<b>Assets:</b>	
Cash and cash equivalents	\$ 276,551
Investments	296,078
Due from other governments	7,151
Prepays	2,671
Deposits	4,075
Capital assets:	
Non-depreciable	2,819,228
Depreciable, net	<u>2,573,864</u>
Total assets	<u>5,979,618</u>
<b>Liabilities:</b>	
Accounts payable and accrued liabilities	11,227
Accrued interest payable	28,784
Bonds payable, due within one year	135,000
Bonds payable, due in more than one year	<u>1,981,183</u>
Total liabilities	<u>2,156,194</u>
<b>Net Position:</b>	
Net investment in capital assets	3,952,006
Restricted for debt service	94,346
Unrestricted (deficit)	<u>(222,928)</u>
Total net position	<u>\$ 3,823,424</u>

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



VillaSol Community Development District  
Statement of Activities  
For the Year Ended September 30, 2021

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Governmental Activities Net Revenues (Expenses) and Change in Net Position</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		<u>Capital Grants and Contributions</u>
<b>Functions/Programs:</b>					
Governmental activities:					
Physical environment	\$ 787,909	\$ 799,527	\$ -	\$ -	\$ 11,618
Interest and other debt service costs	72,488	-	-	-	(72,488)
General government	<u>179,975</u>	<u>201,072</u>	<u>-</u>	<u>-</u>	<u>21,097</u>
Total governmental activities	\$ <u>1,040,372</u>	\$ <u>1,000,599</u>	\$ <u>-</u>	\$ <u>-</u>	<u>(39,773)</u>
General revenues:					
Interest income					283
Miscellaneous income					<u>5,677</u>
Change in net position					(33,813)
Net position, October 1, 2020					<u>3,857,237</u>
Net position, September 30, 2021					\$ <u>3,823,424</u>

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

**VillaSol Community Development District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2021**

	<u>General Fund</u>	<u>Series 2018 Debt Service Fund</u>	<u>Series 2018 Capital Project Fund</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>				
Cash and cash equivalents	\$ 276,551	\$ -	\$ -	\$ 276,551
Investments	104,567	191,511	-	296,078
Due from other governments	7,151	-	-	7,151
Due from other funds	-	36,830	-	36,830
Prepays	2,671	-	-	2,671
Deposits	4,075	-	-	4,075
	<u>395,015</u>	<u>228,341</u>	<u>-</u>	<u>623,356</u>
Total assets	\$ <u>395,015</u>	\$ <u>228,341</u>	\$ <u>-</u>	\$ <u>623,356</u>
<b>Liabilities:</b>				
Accounts payable and accrued liabilities	\$ 11,227	\$ -	\$ -	\$ 11,227
Due to other funds	36,830	-	-	36,830
	<u>48,057</u>	<u>-</u>	<u>-</u>	<u>48,057</u>
Total liabilities	<u>48,057</u>	<u>-</u>	<u>-</u>	<u>48,057</u>
<b>Fund Balances:</b>				
Nonspendable:				
Deposits and prepaids	6,746	-	-	6,746
Restricted for:				
Debt service	-	228,341	-	228,341
Capital projects	-	-	-	-
Assigned for:				
Operating reserve	175,392	-	-	175,392
Unassigned	164,820	-	-	164,820
	<u>346,958</u>	<u>228,341</u>	<u>-</u>	<u>575,299</u>
Total fund balances	<u>346,958</u>	<u>228,341</u>	<u>-</u>	<u>575,299</u>
Total liabilities and fund balances	\$ <u>395,015</u>	\$ <u>228,341</u>	\$ <u>-</u>	\$ <u>623,356</u>

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

**VillaSol Community Development District  
 Reconciliation of the Balance Sheet of Governmental Funds  
 to the Statement of Net Position  
 September 30, 2021**

---

**Total Fund Balances of Governmental Funds, Page 9** \$ 575,299

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

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

Governmental capital assets	10,668,051
Less accumulated depreciation	(5,274,959)

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

Accrued interest payable	(28,784)
Governmental bonds payable	<u>(2,116,183)</u>

**Net Position of Governmental Activities, Page 7** \$ 3,823,424

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

**VillaSol Community Development District  
Statement of Revenues, Expenditures and  
Change in Fund Balances - Governmental Funds  
For the Year Ended September 30, 2021**

	<u>General Fund</u>	<u>Series 2018 Debt Service Fund</u>	<u>Series 2018 Capital Project Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 786,316	\$ 214,283	\$ -	\$ 1,000,599
Interest income	274	9	-	283
Miscellaneous income	5,677	-	-	5,677
	<u>792,267</u>	<u>214,292</u>	<u>-</u>	<u>1,006,559</u>
Total revenues				
<b>Expenditures:</b>				
Current:				
General government	175,669	4,306	-	179,975
Physical environment	453,841	-	-	453,841
Capital outlay	5,498	-	10,353	15,851
Debt service:				
Principal	-	130,000	-	130,000
Interest	-	72,076	-	72,076
	<u>635,008</u>	<u>206,382</u>	<u>10,353</u>	<u>851,743</u>
Total expenditures				
Net change in fund balances	157,259	7,910	(10,353)	154,816
<b>Fund Balances, October 1, 2020</b>	<u>189,699</u>	<u>220,431</u>	<u>10,353</u>	<u>420,483</u>
<b>Fund Balances, September 30, 2021</b>	<u>\$ 346,958</u>	<u>\$ 228,341</u>	<u>\$ -</u>	<u>\$ 575,299</u>

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

**VillaSol Community Development District  
 Reconciliation of the Statement of Revenues, Expenditures and Changes in  
 Fund Balances of Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2021**

---

**Net Change in Fund Balances - Total Governmental  
 Funds, Page 11** \$ 154,816

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

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

Expenditures for capital assets	\$ 15,851	
Less current year provision for depreciation	<u>(334,068)</u>	(318,217)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		130,000
--	--	---------

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

Change in bond discount		(1,660)
Change in accrued interest payable		<u>1,248</u>

**Change in Net Position of Governmental Activities, Page 8** \$ (33,813)

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

**VillaSol Community Development District  
Statement of Revenues, Expenditures and Changes in Fund Balance -  
Budget and Actual - General Fund  
For the Year Ended September 30, 2021**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Non-ad valorem assessments	\$ 780,569	\$ 780,569	\$ 786,316	\$ 5,747
Interest income	4,500	4,500	274	(4,226)
Miscellaneous income	10,500	10,500	5,677	(4,823)
Total revenues	<u>795,569</u>	<u>795,569</u>	<u>792,267</u>	<u>(3,302)</u>
<b>Expenditures:</b>				
Current:				
General government	179,401	179,401	175,669	3,732
Physical environment	522,168	522,168	453,841	68,327
Capital outlay	-	-	5,498	(5,498)
Total expenditures	<u>701,569</u>	<u>701,569</u>	<u>635,008</u>	<u>66,561</u>
Net change in fund balance	94,000	94,000	157,259	63,259
<b>Fund Balance, October 1, 2020</b>	<u>191,481</u>	<u>191,481</u>	<u>189,699</u>	<u>(1,782)</u>
<b>Fund Balance, September 30, 2021</b>	<u>\$ 285,481</u>	<u>\$ 285,481</u>	<u>\$ 346,958</u>	<u>\$ 61,477</u>

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

### Note 1 - Organization and Operations

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

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

### Note 2 - Summary of Significant Accounting Policies

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

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

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

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

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

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

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

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

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

The District reports the following major governmental funds:

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

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

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

For the year ended September 30, 2021, the District does not report any proprietary funds.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

**Equity classifications:**

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

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

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

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

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

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

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

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

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

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

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

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

**Date of management review:** Subsequent events have been evaluated through February 22, 2022, which is the date the financial statements were available to be issued.

## Note 3 - Deposits and Investments

**Deposits:** The District's deposits must be placed with banks and savings and loans which are qualified as public depositories under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's deposits was \$ 276,551 and the bank balance was \$ 295,083.

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

Investments as of September 30, 2021 were \$ 296,078 and were invested in money market funds.

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

**Interest rate risk:** Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. As of September 30, 2021, the money market funds are daily liquidity investments.

**VillaSol Community Development District**  
**Notes to Basic Financial Statements**  
**September 30, 2021**

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

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021 the District's investments are not subject to custodial credit risk.

**Note 4 - Capital Assets**

Capital asset activity for the year ended September 30, 2021 was as follows:

	Balance at October 1, 2020	Additions	Transfers	Balance at September 30, 2021
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ 2,819,228	\$ -	\$ -	\$ 2,819,228
Construction in progress	-	-	-	-
Total capital assets, not being depreciated	<u>2,819,228</u>	<u>-</u>	<u>-</u>	<u>2,819,228</u>
Capital assets, being depreciated:				
Improvements other than buildings	4,689,542	-	-	4,689,542
Infrastructure	2,613,575	-	-	2,613,575
Building	288,843	-	-	288,843
Furniture and equipment	241,012	15,851	-	256,863
Total capital assets, being depreciated	<u>7,832,972</u>	<u>15,851</u>	<u>-</u>	<u>7,848,823</u>
Total capital assets	<u>10,652,200</u>	<u>15,851</u>	<u>-</u>	<u>10,668,051</u>
Less accumulated depreciation for:				
Improvements other than buildings	2,884,662	204,462	-	3,089,124
Infrastructure	1,807,535	105,577	-	1,913,112
Buildings	80,872	5,777	-	86,649
Furniture and equipment	167,822	18,252	-	186,074
Total accumulated depreciation	<u>4,940,891</u>	<u>334,068</u>	<u>-</u>	<u>5,274,959</u>
Total capital assets, being depreciated, net	<u>2,892,081</u>	<u>(318,217)</u>	<u>-</u>	<u>2,573,864</u>
Governmental activities capital assets, net	<u>\$ 5,711,309</u>	<u>\$ (318,217)</u>	<u>\$ -</u>	<u>\$ 5,393,092</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>334,068</u>

**Note 5 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2021 is comprised of the following bond issue:

\$ 2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1; due in annual installments through May 2034; interest payable semiannually at rates that range from 2.000% to 3.400%.	\$ 1,810,000
\$ 370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2; due in annual installments through May 2034; interest payable semiannually at rates that range from 4.625% to 5.000%.	325,000
Bond discount	<u>(18,817)</u>
	<u>\$ 2,116,813</u>

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2021:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021	Due Within One Year
Revenue Refunding Bonds:					
Series 2018A-1	\$ 1,925,000	-	\$ 115,000	\$ 1,810,000	\$ 115,000
Series 2018A-2	340,000	-	15,000	325,000	20,000
Bond discount	<u>(20,477)</u>	-	<u>(1,660)</u>	<u>(18,817)</u>	-
	<u>\$ 2,244,523</u>	<u>\$ -</u>	<u>\$ 128,340</u>	<u>\$ 2,116,183</u>	<u>\$ 135,000</u>

b. Summary of Significant Debt Terms of Governmental Activities

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

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

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

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

The Bond Indenture requires a reserve fund equal to \$ 88,273 for the Series 2018A-1 and \$ 17,938 for the Series 2018A-2. The Series 2018A-1 reserve requirement was funded with proceeds from the Bonds and the deposit of a reserve insurance policy while the Series 2018A-2 was funded with proceeds from the Bonds. The District is in compliance with the reserve requirement at September 30, 2021.

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

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	135,000	69,083	204,083
2023	145,000	65,714	210,714
2024	140,000	61,976	201,976
2025	145,000	58,171	203,171
2026	150,000	54,121	204,121
2027-2031	840,000	195,425	1,035,425
2032-2034	580,000	43,070	623,070
	<u>\$ 2,135,000</u>	<u>\$ 547,560</u>	<u>\$ 2,682,560</u>

**Note 6 - Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

**Note 7 - Risks and Uncertainties**

The coronavirus (COVID-19) outbreak has caused disruption in international and U.S. economies and markets. The coronavirus and fear of further spread has caused quarantines, cancellation of events, and overall reduction in business and economic activity. On March 11, 2020, the *World Health Organization* designated the coronavirus outbreak as a pandemic. Management and the Board of Supervisors continue to evaluate and monitor the potential adverse effect that this event may have on the District's financial position, operations and cash flows. The full impact of COVID-19 is unknown at this time and cannot be reasonably estimated as these events are still developing.

# OTHER REPORTS OF INDEPENDENT AUDITORS

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund, of VillaSol Community Development District (the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 22, 2022.

### Internal Control Over Financial Reporting

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

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

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



### **Compliance and Other Matters**

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

### **Purpose of this Report**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
February 22, 2022

## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

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

### Report on the Financial Statements

We have audited the financial statements of VillaSol Community Development District, Florida, (the "District"), as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated February 22, 2022.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 22, 2022, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

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

### **Financial Condition and Management**

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

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

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

### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, the District reported the specific information in Exhibit 1 accompanying this report. The information for compliance with Section 218.39(3)(c), Florida Statutes and Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Additional Matters**

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

### **Purpose of this Letter**

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
February 22, 2022

**Villasol Community Development District of the City of Kissimmee, Florida**  
**Exhibit 1**  
**Data Elements Required By Section 218.39(3)(c), Florida Statutes and**  
**Sections 10.554(1)(i)6 and 10.554(1)(i)7, Rules of the Auditor General**  
**(Unaudited)**

---

Data Element	Comments
Number of district employees compensated at 9/30/2021	5
Number of independent contractors compensated in September 2021	7
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$7,200
Independent contractor compensation for FYE 9/30/2021 (paid/accrued)	\$361,411
Each construction project to begin on or after October 1; (>\$65K)	0
Budget variance report:	Page 13
Ad valorem taxes:	
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Non ad valorem special assessments:	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$1,217 - \$1,817 Debt service - \$398 - \$100
Special assessments collected FYE 9/30/2021	\$1,000,599
Outstanding bonds:	
Series 2018A-1, due May 1, 2034	\$1,810,000 - see Note 5
Series 2018A-2, due May 1, 2034	\$325,000 - see Note 5

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

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

We have examined VillaSol Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

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

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
February 22, 2022

CPA's + Trusted Advisors

**4C**

## RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the VillaSol Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Mr. Ramon Bermudez, Seat 4, currently held by Mr. Camilo Nin, and Seat 5, currently held by Mark Gosdin, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of March 2022.

**VILLASOL COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson, Board of Supervisors

ATTEST:

---

Secretary / Assistant Secretary



**EXHIBIT A**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the VillaSol Community Development District (“District”) will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Highway, Kissimmee, FL 34744, Ph.: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The VillaSol Community Development District has three seats up for election, specifically seats 1, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

Publication date: on or before May 30, 2022

**4D.**

**RESOLUTION 2022-05**

**A RESOLUTION REMOVING ALAN BALDWIN AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER, REMOVING STEPHEN BLOOM AS ASSISTANT  
TREASURER AND APPOINTING GABRIEL MENA AS  
ASSISTANT TREASURER OF THE VILLASOL COMMUNITY  
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the VillaSol Community Development District desire to remove Alan Baldwin as Treasurer and Appoint Stephen Bloom as Treasurer and remove Stephen Bloom as Assistant Treasurer and appoint Gabriel Mena as Assistant Treasurer;

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

1. Alan Baldwin is removed as Treasurer
2. Stephen Bloom is appointed Treasurer
3. Stephen Bloom is removed as Assistant Treasurer
4. Gabriel Mena is appointed Assistant Treasurer.

Adopted this 8th day of March 2022.

---

Chairman/Vice Chairman

---

Secretary

# **Fifth Order of Business**

**5A**

**Sent Via Email: bob.koncar@inframark.com**

January 17, 2022

Villa Sol Community Development District  
Attention: Bob Koncar, District Manager  
313 Campus Street  
Celebration, Florida 34747

Subject: **Work Authorization Number 2022-2  
Villa Sol Community Development District  
Special Districts Stormwater 20-Year Needs Analysis**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Villa Sol Community Development District (District) for preparation of Special Districts Stormwater 20-Year Needs Analysis. We will provide these services pursuant to our current agreement (“District Engineer Agreement”) as follows:

#### **I. Scope of Work**

We will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the county. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), “direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years.”

“For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR [Office of Economic & Demographic Research] and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida’s Water Resources and Conservation Lands. The next reporting cycle will begin in 2027.”

This task includes:

- Completing an inventory of the existing stormwater systems and facilities within the District;
- Providing information as to the condition and note the maintenance and operation status as provided by the District;
- Providing responses on the EDR prepared spreadsheet for reporting information regarding the stormwater systems;
- Providing GIS maps of the facilities within the District boundary and details of the system operations and maintenance expectations for the five (5) year period; and
- Submitting to the county for their reporting.

We will assist the District in providing the report and additional information by June 30, 2022. The District will be responsible for providing costs for maintenance and proposed future expansions, if any are planned, including history. We will coordinate with the district manager and the board in providing said information.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$11,000, plus other direct costs.

**II. Other Direct Costs**

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$1,000.

**III. Additional Services**


Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposed work authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,


APPROVED AND ACCEPTED

By:   
Peter Armans, P.E.  
Project Manager

By: \_\_\_\_\_  
Authorized Representative of  
Villa Sol  
Community Development District

Date: January 17, 2022

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

By:   
Reinardo Malavé, P.E.  
Associate Vice President

Date: January 17, 2022

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b>Professional</b>	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$255.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$315.00
<b>Technical</b>	
CADD Technician I, II, III, IV	\$75.00, \$92.00, \$110.00, \$135.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
<b>Construction</b>	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
<b>Survey</b>	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$175.00, \$205.00
Senior Surveyor IX	\$245.00
Fully Equipped 2, 3, 4 Person Field Crew	\$160.00, \$200.00, \$240.00
<b>Administration</b>	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%



**5B**



**5C**

# Dale Beasley Construction

111 E CENTRAL AVE  
HOWEY IN THE HILLS, FL 34711

Phone 407-616-8769

## Villa Sol CDD Attn: Peter Armans

Proposal For:	Date	Job No.
Villa Sol CDD	1/5/2021	Casabella & Via Largo
Engineer	Plan Date	Revision

	# OF UNITS	UNIT TYPE	UNIT PRICE	TOTAL
<b>A Misc</b>				
1 MOBILIZATION/MOT	1	LS	\$ 425.00	\$425.00
2 RESTORATION	1	LS	\$ 550.00	\$550.00
	<b>SUB-TOTAL</b>			<b>\$975.00</b>

<b>B REPAIRS AT CASABELLA &amp; VIA LARGO MANHOLES</b>				
1 REMOVE & REPLACE RING AND COVER	2	EA	\$ 808.00	\$1,616.00
2 8" CONCRETE FINES FOR 2 PATCHES	1	LS	\$ 1,671.42	\$1,671.42
3 REMOVE & REPLACE 6" PIPE RECOMPACT AREA	1	LS	\$ 1,600.00	\$1,600.00
4 REMOVE & REPLACE ASPHALT 2 LOCATIONS	1	LS	\$ 2,450.53	\$2,450.53
5 REMOVE AND REPLACE CURB MIN CREW	1	LS	\$ 2,500.00	\$2,500.00
6 HAUL OFF	1	LD	\$ 325.00	\$325.00
	<b>SUB-TOTAL</b>			<b>\$10,162.95</b>
	<b>TOTAL</b>			<b>\$11,137.95</b>

### ALTERNATES

1 INJECTION GROUTING PIPE MUDWORK UNKNOWN	2	EA	\$ 2,800.00	\$5,600.00
2 DEWATERING PIPE FOR INJECTION	1	LS	\$ 5,125.00	\$5,125.00

### NOTES

#### SITEWORK

- 1) Certified as-builts not included.
- 2) No handling or removal of Hazardous waste or substandard soil (MUCK) removal included unless specified.
- 3) No allowance has been made for the relocation of endangered plants or animals.

#### UTILITIES/ STORM SEWER

- 1) Relocation conflicting utilities by others, if required (power poles, conduits, etc.)
- 2) Observation / inspection fees by others

#### ADMINISTRATION

- 1) This proposal is valid for 30 days from bid date.
- 2) Proposal inclusive of line items only.
- 3) No permits included, If required they can be obtained and charged by change order

*MASSHEW BEASLEY*

APPROVED FOR DBC

2/10/2021

DATE

APPROVED

DATE

## **Seventh Order of Business**

**7A**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**MINUTES OF MEETING  
VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held Tuesday, January 11, 2022 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
Camilo Nin	Assistant Secretary

Also present were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
Peter Armans	District Engineer
Freddy Blanco	Field Manager
Representatives	Kimley-Horn
Janine Alexander	Tetra Tech (via phone)

Audience

*This represents the context and summary of the meeting.*

27  
28  
29

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

30  
31  
32

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

33  
34

**THIRD ORDER OF BUSINESS**

**Guest Speakers – SEC Puerta Del Sol Blvd.  
and Simpson Rd.**

- Ms. Alexander with Tetra Tech gave an update on the gravity sewer.
  - The gravity sewer infrastructure has been rehabilitated. Now finishing lining for gravity sewer. Improvements should provide an extended (50-year) lifespan. Once work is done, contractor will remove access road, restore area, clean up and leave after a final walkthrough. Some restoration work has already been done to the irrigation and landscaping.

41 • Mr. Armans, District Engineer, had some follow up questions. Ms. Alexander advised  
 42 that future damage can be prevented if waste is not dumped in the storm-water systems.  
 43 It was asked about a previous contractor pumping groundwater into the storm-water  
 44 system; asking if Toho Water Authority can use CCTV and clean the storm drain  
 45 because of this. Ms. Alexander provided some history on how Toho found out about  
 46 the problems with the gravity sewer system. Ms. Alexander advised she will request  
 47 Toho Water Authority use CCTV and clean the system, within the project boundaries.  
 48 Mr. Armans advised he had sent a prior email regarding this.

49 • SEC Puerta Del Sol Blvd and Simpson Rd.

50 • Kimley-Horn, Representing RMC Property Group discussed the access point on Puerta  
 51 Del Sol. Representatives gave a brief explanation that they are interested in trying to  
 52 move the access point slightly to the East, so it lines up with the Walgreen’s across the  
 53 street.

54 • The Board offered the possibility of an entrance-only access point on Puerta Del Sol .  
 55 There's a consensus this road sees very heavy traffic and an entry/exit access point  
 56 would be prohibitive for all involved. The Board shared concerns about safety for  
 57 children, as there is a school bus stop here.

58 • District Counsel advised the Board to investigate the traffic plan to evaluate all  
 59 possibilities for future possible traffic routes. The District Engineer advised, once we  
 60 have additional information, we can revisit.

61 • Residents had questions regarding the Wawa being built and related concerns.

62 • Mr. Mena stated a future workshop could be scheduled to discuss further.

63 **FOURTH ORDER OF BUSINESS** **Audience Comments on Agenda Items**

64 • Mr. Mena explained residents would be limited to three minutes, in the interest of fairness  
 65 and time.

66 • Mr. Perez -2803 Villa Largo Court

67 • Mr. Perez voiced concerns with the towing company driving recklessly  
 68 through the community. Mr. Perez has tried to call the towing company to  
 69 request a tow, but the Board members are the only ones able to authorize  
 70 tows. Mr. Perez suggested the Board take pictures from residents for future  
 71 tows.



- 72                 • Resident - 3152 Villa Palm Lane
- 73                 • The resident stated the Towing company driver regularly drives against
- 74                    oncoming traffic on the one-way road.
- 75                 • A gate might be a potential in the future. Wawa raises security concerns;
- 76                    would like to see increased security.
- 77                 • Resident - 3009 Camino Real Drive
- 78                    • Buying new dumbbells for gym was approved, but where are they?
- 79                    • Feels targeted by towing company; been towed multiple times. Vehicle was
- 80                    damaged; towing company claims they are not responsible for damage.
- 81                    • Resident feels treated poorly by towing company.
- 82                 • Ms. Proctor - 3126 Camino Real Drive N
- 83                    • Exit gate is still not operational.
- 84                    • Resident is concerned for safety and home values.
- 85                 • Mr. Avilez - 3031 Camino Real Dr S
- 86                    • Mr. Avilez voiced his concern of the speeding on Camino Real Drive.
- 87                    • The gate is always broken.
- 88                 • Mr. Mena shared general sentiments from residents unable to attend the meeting.
- 89                 • Mr. Blanco reviewed the November and December 2021 towing reports.

90     **FIFTH ORDER OF BUSINESS**                                 **District Engineer**

- 91     • Mr. Armans reviewed the Engineer's Report with the Board.
- 92                 • Provided an updated map from the last meeting, including the previously missing
- 93                    “Zone 5”. Each zone is listed in order of priority of work needed.
- 94                 • Mr. Armans met with contractors for the correction of the existing depressions, but
- 95                    has not received pricing yet.
- 96                 • An Analysis update is needed. Mr. Armans has been putting together scopes of work
- 97                    to satisfy this new requirement. An authorization to approve a not-to-exceed amount
- 98                    is needed.
- 99                 • Mr. Edgecombe had questions for Mr. Armans regarding the bids for the CCTV work.

100

101     On MOTION by Mr. Gosdin seconded by Mr. Comas, with all in

102     favor, authorizing the Chair to approve a not-to-exceed amount of

103     \$12,000.00 to pay for the Storm Water Needs Analysis was

104     approved.

105

- 106 • The Board discussed the CCTV needs. Mr. Armans advised it would be advantageous  
107 to fund the whole project, rather than just one area.

108  
109 On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all  
110 in favor, authorizing \$37,027.50 for Atlantic Pipe Services to  
111 perform CCTV work in Zone 1 and Zoned 2 was approved.  
112

113 **SIXTH ORDER OF BUSINESS Attorney’s Report**

- 114 • Mr. Clark stated he will need to further investigate the Wawa entrance, as he is concerned  
115 the traffic may be overwhelming to the District.
- 116 • Supervisor Comas previously asked Counsel about transferring ownership of Sangria Road  
117 from HOA to CDD. Counsel has advised the first step is to investigate the condition of the  
118 road before accepting ownership; have District Engineer investigate. The next step would  
119 be for the HOA to request the CDD take ownership.
- 120 • The District Engineer stated that they typically create an Infrastructure Review Report in  
121 this instance (land transferred from Developer).

122  
123 **SEVENTH ORDER OF BUSINESS District Manager’s Report**

124 **A. Approval of the Minutes of the November 9, 2021 Meeting**

125  
126 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
127 in favor, the November 9, 2021 Meeting Minutes were approved.  
128

129 **B. Financial Statements – November 2021**

130  
131 On MOTION by Mr. Edgecombe seconded by Mr. Comas, with all  
132 in favor, the Financial Statements for November 2021, as presented,  
133 were approved.  
134

135 **C. Check Registers – October through November 2021**

136  
137 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in  
138 favor, the Check Registers October through November 2021, as  
139 presented, were approved.  
140

- 141 • Mr. Comas inquired about status on the gates. Inframark was to obtain additional  
142 proposals. Mr. Blanco provided updates about ongoing issues with the gate and Envera.  
143 The Board had discussion around issues with the gate; entrance and exit side gate. A  
144 possible solution is to remove the exit arm and only utilize the spike strip.

- 145 • Inframark was to schedule a public workshop for gates and obtain additional security
- 146 quotes.
- 147 • Inframark to obtain proposals for underground spike strips for the exit gates.
- 148 • The Board discussed the need for a workshop and when this should occur. The
- 149 consensus was a workshop should be had for the discussion of security in Villa Sol.

150  
 151 On MOTION by Mr. Edgecombe seconded by Mr. Nin, with all in  
 152 favor, authorizing District Management to schedule a workshop,  
 153 including all incurred costs for advertising, for the date and time of  
 154 February 8, 2022 at 5:00 p.m. was approved.

155  
 156 **EIGHTH ORDER OF BUSINESS** **Field Operations**

157 **A. Field Management Reports**

158 **i. Proposals**

159  
 160 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
 161 in favor, the Inframark proposal for life ring box replacement was  
 162 approved.

- 163
- 164 • Mr. Mena presented the Property Appraiser Agreement
- 165

166 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in  
 167 favor, accepting the Property Appraisers Agreement was approved.

168  
 169 **NINTH ORDER OF BUSINESS** **Supervisor Requests & Comments**

170 There being none, the next item followed.

171  
 172 **TENTH ORDER OF BUSINESS** **Adjournment**

173  
 174 On MOTION by Mr. Comas seconded by Mr. Edgecombe, with all  
 175 in favor, the meeting was adjourned.

176  
 177  
 178 \_\_\_\_\_  
 179 Gabriel Mena  
 180 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: February 22, 2022**  
**SUBJECT: January Financial Report**

---

Attached, please find the January Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 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](mailto:Fernand.Thomas@inframark.com).

### **General Funds:**

- Total revenues are at 87% of the annual budget.
- Non-Ad Valorem Assessments are approximately 88% collected.
- For the current month, expenditures are at 28% of the annual budget.

### **Debt Service Funds:**

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

- Total revenues are at 88% of the year-to-date budget.
- Non-Ad Valorem Assessments are approximately 88% collected.
- Interests are 50% paid.

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

*Financial Report*

*January 31, 2022*

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	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 .....	9-10
<b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments - Schedule .....	11
Cash and Investment Report .....	12
Bank Reconciliation .....	13
Check Register .....	14-18

---

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

**Financial Statements**

**(Unaudited)**

**January 31, 2022**



**Balance Sheet**  
January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 &amp; A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 751,710	\$ -	\$ 751,710
Due From Other Funds	-	5,756	5,756
Investments:			
Money Market Account	104,620	-	104,620
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	266,360	266,360
Prepaid Items	671	-	671
Deposits	4,075	-	4,075
<b>TOTAL ASSETS</b>	<b>\$ 861,076</b>	<b>\$ 377,327</b>	<b>\$ 1,238,403</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 13,114	\$ -	\$ 13,114
Accrued Expenses	3,260	-	3,260
Due To Other Funds	5,756	-	5,756
<b>TOTAL LIABILITIES</b>	<b>22,130</b>	<b>-</b>	<b>22,130</b>

**Balance Sheet**  
January 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 &amp; A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b>FUND BALANCES</b>			
<b>Nonspendable:</b>			
Prepaid Items	671	-	671
Deposits	4,075	-	4,075
<b>Restricted for:</b>			
Debt Service	-	377,327	377,327
<b>Assigned to:</b>			
Operating Reserves	175,392	-	175,392
<b>Unassigned:</b>	658,808	-	658,808
<b>TOTAL FUND BALANCES</b>	<b>\$ 838,946</b>	<b>\$ 377,327</b>	<b>\$ 1,216,273</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 861,076</b>	<b>\$ 377,327</b>	<b>\$ 1,238,403</b>

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

For the Period Ending January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-22 ACTUAL</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,500	\$ 72	2.88%	\$ 21
Room Rentals	2,000	827	41.35%	(355)
Special Assmnts- Tax Collector	813,093	715,037	87.94%	22,206
Special Assmnts- Discounts	(32,524)	(27,845)	85.61%	(653)
Access Cards	4,000	1,322	33.05%	(32)
<b>TOTAL REVENUES</b>	<b>789,069</b>	<b>689,413</b>	<b>87.37%</b>	<b>21,187</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	6,000	2,000	33.33%	1,000
FICA Taxes	459	153	33.33%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	14,425	53.03%	3,885
ProfServ-Legal Services	25,000	7,523	30.09%	3,363
ProfServ-Mgmt Consulting	47,000	15,667	33.33%	3,917
ProfServ-Property Appraiser	400	-	0.00%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	2,671	41.67%	-
Auditing Services	6,250	-	0.00%	-
Communication - Telephone	3,600	991	27.53%	247
Postage and Freight	1,600	186	11.63%	111
Insurance - General Liability	21,832	18,614	85.26%	-
Printing and Binding	4,000	722	18.05%	3

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

For the Period Ending January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-22 ACTUAL</b>
Legal Advertising	1,000	458	45.80%	50
Miscellaneous Services	1,000	781	78.10%	61
Misc-Assessment Collection Cost	16,262	13,744	84.52%	431
Misc-Web Hosting	2,150	1,247	58.00%	859
Office Supplies	400	105	26.25%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>177,488</b>	<b>84,612</b>	<b>47.67%</b>	<b>14,004</b>
<b><u>Field</u></b>				
ProfServ-Field Management	48,000	16,000	33.33%	4,000
Misc-Property Taxes	540	-	0.00%	-
<b>Total Field</b>	<b>48,540</b>	<b>16,000</b>	<b>32.96%</b>	<b>4,000</b>
<b><u>Landscape Services</u></b>				
Contracts-Lake and Wetland	7,800	2,596	33.28%	649
<b>Total Landscape Services</b>	<b>7,800</b>	<b>2,596</b>	<b>33.28%</b>	<b>649</b>
<b><u>Utilities</u></b>				
Utility - General	46,000	12,943	28.14%	6,516
<b>Total Utilities</b>	<b>46,000</b>	<b>12,943</b>	<b>28.14%</b>	<b>6,516</b>
<b><u>Gatehouse</u></b>				
Contracts-Security Services	88,045	29,349	33.33%	7,337
R&M-Gatehouse	8,000	1,525	19.06%	650
Misc-Access Control Software	1,100	239	21.73%	-
Misc-Bar Codes	2,000	-	0.00%	-
<b>Total Gatehouse</b>	<b>99,145</b>	<b>31,113</b>	<b>31.38%</b>	<b>7,987</b>

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

For the Period Ending January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-22 ACTUAL</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Roads & Alleyways	10,000	10,822	108.22%	-
R&M-Signage	863	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>194,563</b>	<b>10,822</b>	<b>5.56%</b>	<b>-</b>
<b><u>Parks and Recreation - General</u></b>				
Contracts-Fountain	1,588	529	33.31%	132
Contracts-Security Services	6,663	3,332	50.01%	1,666
Contracts-Pools	7,740	2,580	33.33%	645
Contracts-Sheriff	7,500	185	2.47%	-
Utility - Refuse Removal	4,200	1,767	42.07%	447
R&M-Clubhouse	11,000	1,686	15.33%	81
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	1,476	15.22%	406
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	8,000	1,320	16.50%	-
<b>Total Parks and Recreation - General</b>	<b>57,891</b>	<b>12,875</b>	<b>22.24%</b>	<b>3,377</b>
<b><u>Common Area</u></b>				
Contracts-Landscape	55,992	18,664	33.33%	4,666
R&M-Common Area	3,500	130	3.71%	-
R&M-Other Landscape	3,500	7,670	219.14%	-
<b>Total Common Area</b>	<b>62,992</b>	<b>26,464</b>	<b>42.01%</b>	<b>4,666</b>
<b>TOTAL EXPENDITURES</b>	<b>694,419</b>	<b>197,425</b>	<b>28.43%</b>	<b>41,199</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-22 ACTUAL</b>
Excess (deficiency) of revenues				
Over (under) expenditures	94,650	491,988	0.00%	(20,012)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	94,650	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>94,650</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 94,650	\$ 491,988	0.00%	\$ (20,012)
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>346,958</b>	<b>346,958</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 441,608</b>	<b>\$ 838,946</b>		

**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 and Charter Communications for Feb. 2022 .
- ▶ Deposit with KUA.

**Liabilities**

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly KUA utility services for January 2022 .
- ▶ Due to Other Funds represents debt service portion of assessment received, transfer will be done in February.

**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**  
**January 31, 2022**

**Expenditures**

**Administration**

ProfServ-Engineering	\$27,200	\$14,425	53%	General engineering: CDD meeting:2979 Marbella and other sevicees.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
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	\$781	78%	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.

**Road and Street Facilities**

R&M-Roads & Alleyways	\$10,000	\$10,822	108%	Road maintenance.
-----------------------	----------	----------	------	-------------------

**Parks and Recreation-General**

Contracts-Security Services	\$6,663	\$3,332	50%	Contracts for security paid first and 2nd quarter.
Utility-Resuse Removal	\$4,200	\$1,767	42%	Waste refuse removal service through current month.

**Common Area**

R&M-Other Lanscape	\$3,500	\$7,670	219%	Tree trimmming, playground mulch and removed dead tree.
--------------------	---------	---------	------	---



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

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-22 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 100	\$ 4	4.00%	\$ 1
Special Assmnts- Tax Collector	221,580	194,858	87.94%	6,051
Special Assmnts- Discounts	(8,863)	(7,588)	85.61%	(178)
<b>TOTAL REVENUES</b>	<b>212,817</b>	<b>187,274</b>	<b>88.00%</b>	<b>5,874</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	4,432	3,745	84.50%	117
<b>Total Administration</b>	<b>4,432</b>	<b>3,745</b>	<b>84.50%</b>	<b>117</b>
<b><u>Debt Service</u></b>				
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%	-
Interest Expense Series A-2	15,688	7,844	50.00%	-
<b>Total Debt Service</b>	<b>204,083</b>	<b>34,542</b>	<b>16.93%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>208,515</b>	<b>38,287</b>	<b>18.36%</b>	<b>117</b>

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

For the Period Ending January 31, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>JAN-22 ACTUAL</b>
Excess (deficiency) of revenues				
Over (under) expenditures	4,302	148,987	0.00%	5,757
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	4,302	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>4,302</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 4,302	\$ 148,987	0.00%	\$ 5,757
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>228,340</b>	<b>228,340</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 232,642</b>	<b>\$ 377,327</b>		

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

**Supporting Schedules**

**January 31, 2022**

**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
12/08/21	\$ 681,975	\$ 28,416	\$ 13,918	\$ 724,308	\$ 569,195	\$ 155,114
12/22/21	\$ 33,934	\$ 1,267	\$ 693	\$ 35,894	\$ 28,207	\$ 7,687
01/10/22	\$ 18,977	\$ 587	\$ 387	\$ 19,951	\$ 15,678	\$ 4,273
01/10/22	\$ 7,901	\$ 244	\$ 161	\$ 8,306	\$ 6,528	\$ 1,779
<b>TOTAL</b>	\$ 856,973	\$ 35,433	\$ 17,489	\$ 909,895	\$ 715,037	\$ 194,858
% COLLECTED				88%	88%	88%
<b>TOTAL OUTSTANDING</b>				\$ 124,778	\$ 98,056	\$ 26,722

**Cash and Investment Report**  
*January 31, 2022*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$751,710
Money Market Account	Bank United	Money Market	0.15%	\$104,620
		SubTotal		<u>\$856,330</u>
<b>DEBT SERVICE FUND</b>				
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%	\$266,360
		SubTotal		<u>\$371,570</u>
		<b>Total</b>		<b><u>\$1,227,899</u></b>

**VillaSol CDD**

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF  
 Statement No. 01-2022  
 Statement Date 1/31/2022

<b>G/L Balance (LCY)</b>	751,710.00	<b>Statement Balance</b>	756,490.90
<b>G/L Balance</b>	751,710.00	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	756,490.90
<b>Subtotal</b>	751,710.00	<b>Outstanding Checks</b>	4,780.90
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	751,710.00	<b>Ending Balance</b>	751,710.00
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
1/25/2022	Payment	005172	DEWBERRY ENGINEERS INC	3,885.00	0.00	3,885.00
1/25/2022	Payment	005173	ENVERA SYSTEMS	430.00	0.00	430.00
1/25/2022	Payment	005174	FED EX	84.90	0.00	84.90
1/25/2022	Payment	005176	MARILIN LUGO	300.00	0.00	300.00
1/25/2022	Payment	005178	TERMINIX PROCESSING CENTER	81.00	0.00	81.00
<b>Total Outstanding Checks.....</b>				<b>4,780.90</b>		<b>4,780.90</b>

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

**Check Register**

**Dec 1- Jan 31, 2022**

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 005146</b>							
001	12/02/21	BRIGHTVIEW LANDSCAPE SVC	7596019	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
							<b>Check Total</b>
							<u>\$4,666.00</u>
<b>CHECK # 005147</b>							
001	12/02/21	CHURCHILLS POOLS	30464	POOL/FOUNTAIN SERVICES	Contracts-Pools	534078-57201	\$644.96
001	12/02/21	CHURCHILLS POOLS	30464	POOL/FOUNTAIN SERVICES	Contracts-Fountain	534023-57201	\$132.30
							<b>Check Total</b>
							<u>\$777.26</u>
<b>CHECK # 005148</b>							
001	12/02/21	ELSA FUENTES	112321-REF	DEPOSIT REFUND	Room Rentals	347010	\$300.00
							<b>Check Total</b>
							<u>\$300.00</u>
<b>CHECK # 005149</b>							
001	12/02/21	ENVERA SYSTEMS	708458	DEC GATE ACCESS	Contracts-Security Services	534037-53904	\$7,337.13
001	12/02/21	ENVERA SYSTEMS	705817	ADD RES AS OF 07/31/21	Contracts-Security Services	534037-53904	\$22.00
							<b>Check Total</b>
							<u>\$7,359.13</u>
<b>CHECK # 005150</b>							
001	12/02/21	EXERCISE SYSTEMS INC	24886	QUARTERLY PREV MAINT	R&M-Clubhouse	546015-57201	\$175.00
							<b>Check Total</b>
							<u>\$175.00</u>
<b>CHECK # 005151</b>							
001	12/02/21	SOLITUDE LAKE MANAGEMENT	PI-A00705884	LAKE & POND MNGT- NOV 21	Contracts-Lake and Wetland	534021-53902	\$648.90
							<b>Check Total</b>
							<u>\$648.90</u>
<b>CHECK # 005152</b>							
001	12/02/21	TERMINIX PROCESSING CENTER	414137512	PEST CONTROL 11/1/21	PEST CONTROL 10/1/21	546015-57201	\$81.00
							<b>Check Total</b>
							<u>\$81.00</u>
<b>CHECK # 005153</b>							
001	12/02/21	THE HOME DEPOT	110521-9241	SUPPLIES FOR FITNESS CENTER	SUPPLIES FOR REC CENTER	546078-57201	\$80.07
							<b>Check Total</b>
							<u>\$80.07</u>
<b>CHECK # 005154</b>							
001	12/07/21	CLARK & ALBAUGH, LLP	17746	GEN MATTERS THRU NOV 2021	ProfServ-Legal Services	531023-51401	\$1,767.00
							<b>Check Total</b>
							<u>\$1,767.00</u>
<b>CHECK # 005155</b>							
001	12/20/21	CHURCHILLS POOLS	30400	NOV 2021 POOL/FOUNTAIN SVCS	R&M-Pools	546074-57208	\$644.96
001	12/20/21	CHURCHILLS POOLS	30400	NOV 2021 POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30
							<b>Check Total</b>
							<u>\$777.26</u>



## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005156</b>							
001	12/20/21	ENVERA SYSTEMS	707503	NOV GATE ACCESS SVCS	Contracts-Security Services	534037-53901	\$7,337.13
<b>Check Total</b>							<b>\$7,337.13</b>
<b>CHECK # 005157</b>							
001	12/22/21	DEWBERRY ENGINEERS INC	2052054	ENGG SVCS THRU NOV 2021	ProfServ-Engineering	531013-51501	\$6,490.00
001	12/22/21	DEWBERRY ENGINEERS INC	2052143	ENGG SVCS THRU NOV 2021	ProfServ-Engineering	531013-51501	\$1,500.00
<b>Check Total</b>							<b>\$7,990.00</b>
<b>CHECK # 005158</b>							
001	12/28/21	AD LAWN SERVICES LLC	24876	OTHER LANDSCAPING	R&M-Other Landscape	546036-53901	\$3,835.00
001	12/28/21	AD LAWN SERVICES LLC	24611	OTHER LANDSCAPING	R&M-Other Landscape	546036-53901	\$3,835.00
<b>Check Total</b>							<b>\$7,670.00</b>
<b>CHECK # 005159</b>							
001	12/28/21	JOSE SERRANO	122021-REF	REFUND FOR CANCELLED EVENT	Room Rentals	347010	\$125.00
<b>Check Total</b>							<b>\$125.00</b>
<b>CHECK # 005160</b>							
001	12/29/21	BRIGHTVIEW LANDSCAPE SVC	7645203	DEC 21- LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
<b>Check Total</b>							<b>\$4,666.00</b>
<b>CHECK # 005161</b>							
001	12/29/21	SOLITUDE LAKE MANAGEMENT	PI-A00724254	DEC 21 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90
<b>Check Total</b>							<b>\$648.90</b>
<b>CHECK # 005162</b>							
001	01/03/22	ENVERA SYSTEMS	709541	CCTV- 01/01/22-03/31/22	Contracts-Security Services	534037-53904	\$1,665.84
<b>Check Total</b>							<b>\$1,665.84</b>
<b>CHECK # 005163</b>							
001	01/03/22	THE HOME DEPOT	120521-9241	NOV / DEC PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$522.18
<b>Check Total</b>							<b>\$522.18</b>
<b>CHECK # 005164</b>							
001	01/06/22	CHURCHILLS POOLS	30448	CHEMICALS	R&M-Pools	546074-57201	\$496.78
<b>Check Total</b>							<b>\$496.78</b>
<b>CHECK # 005165</b>							
001	01/06/22	CLARK & ALBAUGH, LLP	17786	GEN MATTERS THRU DEC 2021	ProfServ-Legal Services	531023-51401	\$427.50
<b>Check Total</b>							<b>\$427.50</b>
<b>CHECK # 005166</b>							
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	Postage and Freight	541006-51301	\$5.83
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	Printing and Binding	547001-51301	\$412.70
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$5,150.00
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ADT SEC CLUBHOUSE	546015-57201	\$103.81
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	AMAZON	546016-53901	\$130.25
<b>Check Total</b>							<b>\$13,719.26</b>
<b>CHECK # 005167</b>							
001	01/06/22	INNERSYNC STUDIO LTD	20020	WEBSITE SVCS/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13
<b>Check Total</b>							<b>\$388.13</b>
<b>CHECK # 005168</b>							
001	01/06/22	OSCEOLA SHERIFF'S OFFICE	53051	SEC PATROL 11/9/21	Contracts-Sheriff	534100-57201	\$184.92
<b>Check Total</b>							<b>\$184.92</b>
<b>CHECK # 005171</b>							
001	01/25/22	CHURCHILLS POOLS	30575	CHEMICALS	R&M-Pools	546074-53901	\$405.90
<b>Check Total</b>							<b>\$405.90</b>
<b>CHECK # 005172</b>							
001	01/25/22	DEWBERRY ENGINEERS INC	2065314	ENGG SVCS THRU DEC 2021	ProfServ-Engineering	531013-51501	\$3,885.00
<b>Check Total</b>							<b>\$3,885.00</b>
<b>CHECK # 005173</b>							
001	01/25/22	ENVERA SYSTEMS	00040689	GATE REPAIRS - LEFT EXIT ARM	R&M-Gatehouse	546035-53904	\$215.00
001	01/25/22	ENVERA SYSTEMS	00040198	GATE REPAIRS - LEFT ARM	R&M-Gatehouse	546035-53904	\$215.00
<b>Check Total</b>							<b>\$430.00</b>
<b>CHECK # 005174</b>							
001	01/25/22	FED EX	7-625-58282	JAN POSTAGE	Postage and Freight	541006-51301	\$84.90
<b>Check Total</b>							<b>\$84.90</b>
<b>CHECK # 005175</b>							
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	Postage and Freight	541006-51301	\$7.95
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	Printing and Binding	547001-51301	\$3.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	GO DADDY RENEWAL 11/11/21	549915-51301	\$14.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	GO DADDY RENEWAL 11/11/21	369941	\$457.21
<b>Check Total</b>							<b>\$8,398.83</b>
<b>CHECK # 005176</b>							
001	01/25/22	MARILIN LUGO	070722	REFUND FOR DEPOSIT	Room Rentals	347010	\$300.00
<b>Check Total</b>							<b>\$300.00</b>

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005177</b>							
001	01/25/22	ORLANDO SENTINEL	043824821000	NOTICE OF RULE MAKING 10/13/21	Legal Advertising	548002-51301	\$211.25
<b>Check Total</b>							<u>\$211.25</u>
<b>CHECK # 005178</b>							
001	01/25/22	TERMINIX PROCESSING CENTER	415688595	PEST CONTROL 12/6/21	R&M-Clubhouse	546015-57201	\$81.00
<b>Check Total</b>							<u>\$81.00</u>
<b>CHECK # DD408</b>							
001	12/03/21	KUA	111521 ACH	BILL PRD 10/6-11/6/21	Utility - General	543001-53903	\$2,943.64
<b>Check Total</b>							<u>\$2,943.64</u>
<b>CHECK # DD412</b>							
001	12/03/21	TOHO WATER AUTHORITY	110421 ACH	BILL PRD 10/5-11/4/21	Utility - General	543001-53903	\$325.50
<b>Check Total</b>							<u>\$325.50</u>
<b>CHECK # DD413</b>							
001	12/04/21	CHARTER COMMUNICATIONS	068176902111821	BILL PRD 11/17-12/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.05
<b>Check Total</b>							<u>\$248.05</u>
<b>CHECK # DD414</b>							
001	12/04/21	WASTE MANAGEMENT	9942686-0180-8 ACH	DEC 21- REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$440.50
<b>Check Total</b>							<u>\$440.50</u>
<b>CHECK # DD415</b>							
001	12/15/21	CHARTER COMMUNICATIONS	077902902113021 ACH	BILL PRD 11/28-12/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96
<b>Check Total</b>							<u>\$219.96</u>
<b>CHECK # DD416</b>							
001	12/30/21	TOHO WATER AUTHORITY	120421 ACH	BILL PRD 11/4-12/4/21	Utility - General	543001-53903	\$299.90
<b>Check Total</b>							<u>\$299.90</u>
<b>CHECK # DD417</b>							
001	01/01/22	KUA	121421 ACH	BILL PRD 11/6-12/6/21	Utility - General	543001-53903	\$2,858.09
<b>Check Total</b>							<u>\$2,858.09</u>
<b>CHECK # DD418</b>							
001	01/03/22	CHARTER COMMUNICATIONS	068176902121821 ACH	BILL PRD 12/17/21-1/16/22	Communication - Telephone	541003-51301	\$248.05
<b>Check Total</b>							<u>\$248.05</u>
<b>CHECK # DD422</b>							
001	01/21/22	WASTE MANAGEMENT	9949796-0180-8 ACH	JAN 2022 REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$447.35
<b>Check Total</b>							<u>\$447.35</u>
<b>CHECK # DD431</b>							
001	01/14/22	CHARTER COMMUNICATIONS	077902902123021 ACH	BILL PRD 12/28-1/27/22	R&M-Gatehouse	546035-53904	\$219.96

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 12/01/21 to 01/31/22  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	\$219.96
<b>CHECK # 005169</b>								
001	01/14/22	MARK A. GOSDIN	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005170</b>								
001	01/14/22	CAMILO NIN CURY	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD419</b>								
001	01/14/22	RAMON E. BERMUDEZ	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD420</b>								
001	01/14/22	SERVANDO JR COMAS	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD421</b>								
001	01/14/22	MICHAEL J. EDGECOMBE	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
							<b>Fund Total</b>	<b>\$85,444.64</b>

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

<b>CHECK # 005180</b>								
202	01/26/22	VILLASOL CDD C/O US BANK N.A.	01212022-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$177,768.54	
							<b>Check Total</b>	\$177,768.54
							<b>Fund Total</b>	<b>\$177,768.54</b>

<b>Total Checks Paid</b>	<b>\$263,213.18</b>
--------------------------	---------------------

**7C**

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 005146</b>							
001	12/02/21	BRIGHTVIEW LANDSCAPE SVC	7596019	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
<b>Check Total</b>							\$4,666.00
<b>CHECK # 005147</b>							
001	12/02/21	CHURCHILLS POOLS	30464	POOL/FOUNTAIN SERVICES	Contracts-Pools	534078-57201	\$644.96
001	12/02/21	CHURCHILLS POOLS	30464	POOL/FOUNTAIN SERVICES	Contracts-Fountain	534023-57201	\$132.30
<b>Check Total</b>							\$777.26
<b>CHECK # 005148</b>							
001	12/02/21	ELSA FUENTES	112321-REF	DEPOSIT REFUND	Room Rentals	347010	\$300.00
<b>Check Total</b>							\$300.00
<b>CHECK # 005149</b>							
001	12/02/21	ENVERA SYSTEMS	708458	DEC GATE ACCESS	Contracts-Security Services	534037-53904	\$7,337.13
001	12/02/21	ENVERA SYSTEMS	705817	ADD RES AS OF 07/31/21	Contracts-Security Services	534037-53904	\$22.00
<b>Check Total</b>							\$7,359.13
<b>CHECK # 005150</b>							
001	12/02/21	EXERCISE SYSTEMS INC	24886	QUARTERLY PREV MAINT	R&M-Clubhouse	546015-57201	\$175.00
<b>Check Total</b>							\$175.00
<b>CHECK # 005151</b>							
001	12/02/21	SOLITUDE LAKE MANAGEMENT	PI-A00705884	LAKE & POND MNGT- NOV 21	Contracts-Lake and Wetland	534021-53902	\$648.90
<b>Check Total</b>							\$648.90
<b>CHECK # 005152</b>							
001	12/02/21	TERMINIX PROCESSING CENTER	414137512	PEST CONTROL 11/1/21	PEST CONTROL 10/1/21	546015-57201	\$81.00
<b>Check Total</b>							\$81.00
<b>CHECK # 005153</b>							
001	12/02/21	THE HOME DEPOT	110521-9241	SUPPLIES FOR FITNESS CENTER	SUPPLIES FOR REC CENTER	546078-57201	\$80.07
<b>Check Total</b>							\$80.07
<b>CHECK # 005154</b>							
001	12/07/21	CLARK & ALBAUGH, LLP	17746	GEN MATTERS THRU NOV 2021	ProfServ-Legal Services	531023-51401	\$1,767.00
<b>Check Total</b>							\$1,767.00
<b>CHECK # 005155</b>							
001	12/20/21	CHURCHILLS POOLS	30400	NOV 2021 POOL/FOUNTAIN SVCS	R&M-Pools	546074-57208	\$644.96
001	12/20/21	CHURCHILLS POOLS	30400	NOV 2021 POOL/FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30
<b>Check Total</b>							\$777.26

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005156</b>							
001	12/20/21	ENVERA SYSTEMS	707503	NOV GATE ACCESS SVCS	Contracts-Security Services	534037-53901	\$7,337.13
<b>Check Total</b>							\$7,337.13
<b>CHECK # 005157</b>							
001	12/22/21	DEWBERRY ENGINEERS INC	2052054	ENGG SVCS THRU NOV 2021	ProfServ-Engineering	531013-51501	\$6,490.00
001	12/22/21	DEWBERRY ENGINEERS INC	2052143	ENGG SVCS THRU NOV 2021	ProfServ-Engineering	531013-51501	\$1,500.00
<b>Check Total</b>							\$7,990.00
<b>CHECK # 005158</b>							
001	12/28/21	AD LAWN SERVICES LLC	24876	OTHER LANDSCAPING	R&M-Other Landscape	546036-53901	\$3,835.00
001	12/28/21	AD LAWN SERVICES LLC	24611	OTHER LANDSCAPING	R&M-Other Landscape	546036-53901	\$3,835.00
<b>Check Total</b>							\$7,670.00
<b>CHECK # 005159</b>							
001	12/28/21	JOSE SERRANO	122021-REF	REFUND FOR CANCELLED EVENT	Room Rentals	347010	\$125.00
<b>Check Total</b>							\$125.00
<b>CHECK # 005160</b>							
001	12/29/21	BRIGHTVIEW LANDSCAPE SVC	7645203	DEC 21- LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00
<b>Check Total</b>							\$4,666.00
<b>CHECK # 005161</b>							
001	12/29/21	SOLITUDE LAKE MANAGEMENT	PI-A00724254	DEC 21 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90
<b>Check Total</b>							\$648.90
<b>CHECK # 005162</b>							
001	01/03/22	ENVERA SYSTEMS	709541	CCTV- 01/01/22-03/31/22	Contracts-Security Services	534037-53904	\$1,665.84
<b>Check Total</b>							\$1,665.84
<b>CHECK # 005163</b>							
001	01/03/22	THE HOME DEPOT	120521-9241	NOV / DEC PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$522.18
<b>Check Total</b>							\$522.18
<b>CHECK # 005164</b>							
001	01/06/22	CHURCHILLS POOLS	30448	CHEMICALS	R&M-Pools	546074-57201	\$496.78
<b>Check Total</b>							\$496.78
<b>CHECK # 005165</b>							
001	01/06/22	CLARK & ALBAUGH, LLP	17786	GEN MATTERS THRU DEC 2021	ProfServ-Legal Services	531023-51401	\$427.50
<b>Check Total</b>							\$427.50
<b>CHECK # 005166</b>							
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00

## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	Postage and Freight	541006-51301	\$5.83
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	Printing and Binding	547001-51301	\$412.70
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$5,150.00
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	ADT SEC CLUBHOUSE	546015-57201	\$103.81
001	01/06/22	INFRAMARK, LLC	71114	DEC 21 MGMT FEES	AMAZON	546016-53901	\$130.25
<b>Check Total</b>							<b>\$13,719.26</b>
<b>CHECK # 005167</b>							
001	01/06/22	INNERSYNC STUDIO LTD	20020	WEBSITE SVCS/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13
<b>Check Total</b>							<b>\$388.13</b>
<b>CHECK # 005168</b>							
001	01/06/22	OSCEOLA SHERIFF'S OFFICE	53051	SEC PATROL 11/9/21	Contracts-Sheriff	534100-57201	\$184.92
<b>Check Total</b>							<b>\$184.92</b>
<b>CHECK # 005171</b>							
001	01/25/22	CHURCHILLS POOLS	30575	CHEMICALS	R&M-Pools	546074-53901	\$405.90
<b>Check Total</b>							<b>\$405.90</b>
<b>CHECK # 005172</b>							
001	01/25/22	DEWBERRY ENGINEERS INC	2065314	ENGG SVCS THRU DEC 2021	ProfServ-Engineering	531013-51501	\$3,885.00
<b>Check Total</b>							<b>\$3,885.00</b>
<b>CHECK # 005173</b>							
001	01/25/22	ENVERA SYSTEMS	00040689	GATE REPAIRS - LEFT EXIT ARM	R&M-Gatehouse	546035-53904	\$215.00
001	01/25/22	ENVERA SYSTEMS	00040198	GATE REPAIRS - LEFT ARM	R&M-Gatehouse	546035-53904	\$215.00
<b>Check Total</b>							<b>\$430.00</b>
<b>CHECK # 005174</b>							
001	01/25/22	FED EX	7-625-58282	JAN POSTAGE	Postage and Freight	541006-51301	\$84.90
<b>Check Total</b>							<b>\$84.90</b>
<b>CHECK # 005175</b>							
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	Postage and Freight	541006-51301	\$7.95
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	Printing and Binding	547001-51301	\$3.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	GO DADDY RENEWAL 11/11/21	549915-51301	\$14.00
001	01/25/22	INFRAMARK, LLC	72208	JAN 2022 MGMT FEES	GO DADDY RENEWAL 11/11/21	369941	\$457.21
<b>Check Total</b>							<b>\$8,398.83</b>
<b>CHECK # 005176</b>							
001	01/25/22	MARILIN LUGO	070722	REFUND FOR DEPOSIT	Room Rentals	347010	\$300.00
<b>Check Total</b>							<b>\$300.00</b>



## VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
For the Period from 12/01/21 to 01/31/22  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 005177</b>								
001	01/25/22	ORLANDO SENTINEL	043824821000	NOTICE OF RULE MAKING 10/13/21	Legal Advertising	548002-51301	\$211.25	
							<b>Check Total</b>	<u>\$211.25</u>
<b>CHECK # 005178</b>								
001	01/25/22	TERMINIX PROCESSING CENTER	415688595	PEST CONTROL 12/6/21	R&M-Clubhouse	546015-57201	\$81.00	
							<b>Check Total</b>	<u>\$81.00</u>
<b>CHECK # DD408</b>								
001	12/03/21	KUA	111521 ACH	BILL PRD 10/6-11/6/21	Utility - General	543001-53903	\$2,943.64	
							<b>Check Total</b>	<u>\$2,943.64</u>
<b>CHECK # DD412</b>								
001	12/03/21	TOHO WATER AUTHORITY	110421 ACH	BILL PRD 10/5-11/4/21	Utility - General	543001-53903	\$325.50	
							<b>Check Total</b>	<u>\$325.50</u>
<b>CHECK # DD413</b>								
001	12/04/21	CHARTER COMMUNICATIONS	068176902111821	BILL PRD 11/17-12/16/21 OFFICE	Communication - Telephone	541003-51301	\$248.05	
							<b>Check Total</b>	<u>\$248.05</u>
<b>CHECK # DD414</b>								
001	12/04/21	WASTE MANAGEMENT	9942686-0180-8 ACH	DEC 21- REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$440.50	
							<b>Check Total</b>	<u>\$440.50</u>
<b>CHECK # DD415</b>								
001	12/15/21	CHARTER COMMUNICATIONS	077902902113021 ACH	BILL PRD 11/28-12/27/21 GATE	R&M-Gatehouse	546035-53904	\$219.96	
							<b>Check Total</b>	<u>\$219.96</u>
<b>CHECK # DD416</b>								
001	12/30/21	TOHO WATER AUTHORITY	120421 ACH	BILL PRD 11/4-12/4/21	Utility - General	543001-53903	\$299.90	
							<b>Check Total</b>	<u>\$299.90</u>
<b>CHECK # DD417</b>								
001	01/01/22	KUA	121421 ACH	BILL PRD 11/6-12/6/21	Utility - General	543001-53903	\$2,858.09	
							<b>Check Total</b>	<u>\$2,858.09</u>
<b>CHECK # DD418</b>								
001	01/03/22	CHARTER COMMUNICATIONS	068176902121821 ACH	BILL PRD 12/17/21-1/16/22	Communication - Telephone	541003-51301	\$248.05	
							<b>Check Total</b>	<u>\$248.05</u>
<b>CHECK # DD422</b>								
001	01/21/22	WASTE MANAGEMENT	9949796-0180-8 ACH	JAN 2022 REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$447.35	
							<b>Check Total</b>	<u>\$447.35</u>
<b>CHECK # DD431</b>								
001	01/14/22	CHARTER COMMUNICATIONS	077902902123021 ACH	BILL PRD 12/28-1/27/22	R&M-Gatehouse	546035-53904	\$219.96	

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 12/01/21 to 01/31/22  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							<b>Check Total</b>	\$219.96
<b>CHECK # 005169</b>								
001	01/14/22	MARK A. GOSDIN	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005170</b>								
001	01/14/22	CAMILO NIN CURY	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD419</b>								
001	01/14/22	RAMON E. BERMUDEZ	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD420</b>								
001	01/14/22	SERVANDO JR COMAS	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # DD421</b>								
001	01/14/22	MICHAEL J. EDGECOMBE	PAYROLL	January 14, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
							<b>Fund Total</b>	<b>\$85,444.64</b>

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

<b>CHECK # 005180</b>								
202	01/26/22	VILLASOL CDD C/O US BANK N.A.	01212022-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$177,768.54	
							<b>Check Total</b>	\$177,768.54
							<b>Fund Total</b>	<b>\$177,768.54</b>

<b>Total Checks Paid</b>	<b>\$263,213.18</b>
--------------------------	---------------------

# **Eighth Order of Business**

**8A**



# **Villa Sol Field Report 2/18/22,**

**Friday, February 18, 2022**

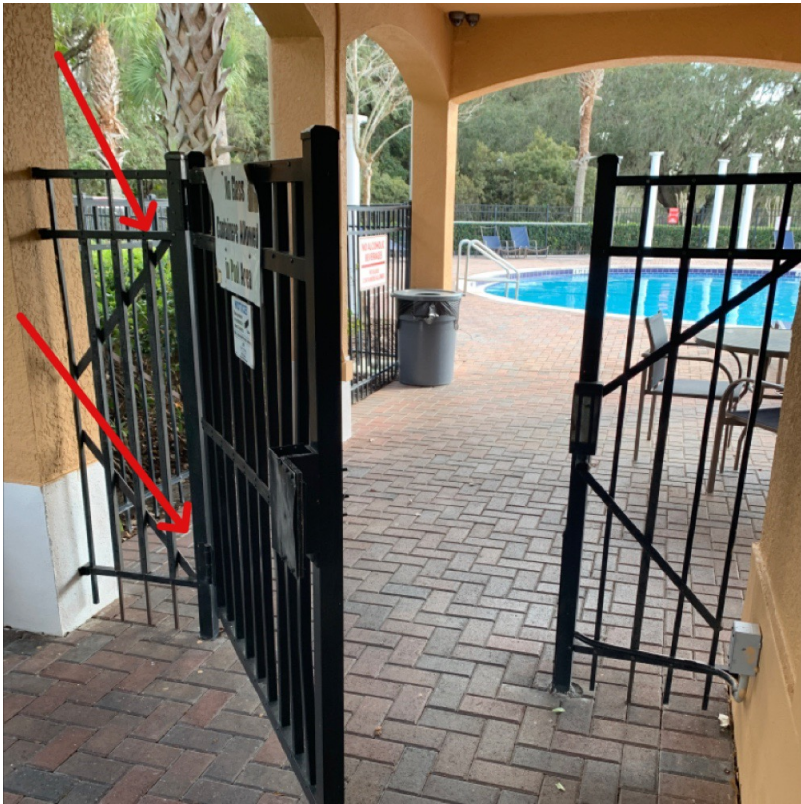
**12 Item Identified**



Item 1  
Assigned To Exercise Systems  
Provide Proposal for exercise  
equipment repair.



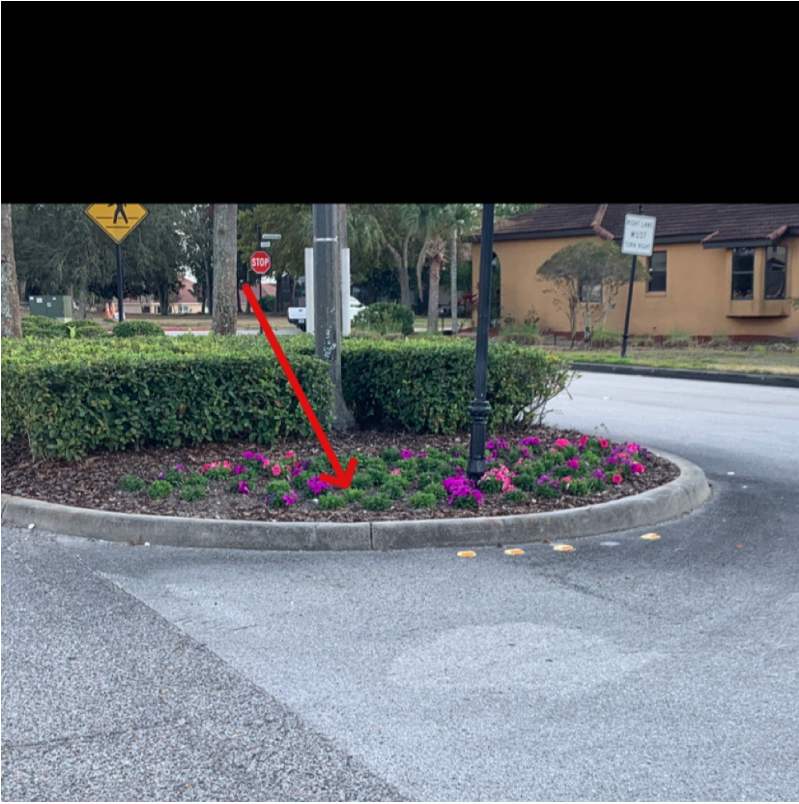
Item 2  
Assigned To Inframark  
Replace broken female gender  
identification sign.



Item 3  
Assigned To Inframark  
Provide Proposal for hinge replacement to the gate located behind the recreation center.



Item 4  
Assigned To Inframark



Item 5  
Assigned To Brightview  
Landscaping  
Annual flowers installation is  
completed.



Item 6  
Assigned To ToHo Water  
Contractors  
Sidewalk replacement is  
completed at the Puerta de Sol  
Blvd.





Item 7

Assigned To ToHo Water Contractors

Sods installation is completed at Puerta del Sol Blvd.



Item 8

Assigned To Brightview Landscaping

Irrigation boxes at Puerta del sol Blvd. show poor maintenance service.



Item 9  
Assigned To Brightview  
Landscaping  
Provide Proposal for irrigation box  
installation at Puerta del Sol Blvd.



Item 10  
Assigned To Brightview  
Landscaping  
Mowing and edging service is  
completed At Puerta del Sol Blvd.



Item 11

Assigned To Inframark  
Provide Proposal for replace broken delineator's at entrance of the community.



Item 12

Assigned To Brightview  
Three broken sprinkles head at the Puerta del Sol Blvd near the security guard house.

T-BLANCO

**VILLA SOL CDD**  
**Weekly Updates**  
**01/31/2022 – 02/6/2022**



## TASKS COMPLETED

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



- ❖ A chain was put on to close the gate at the community exit.



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



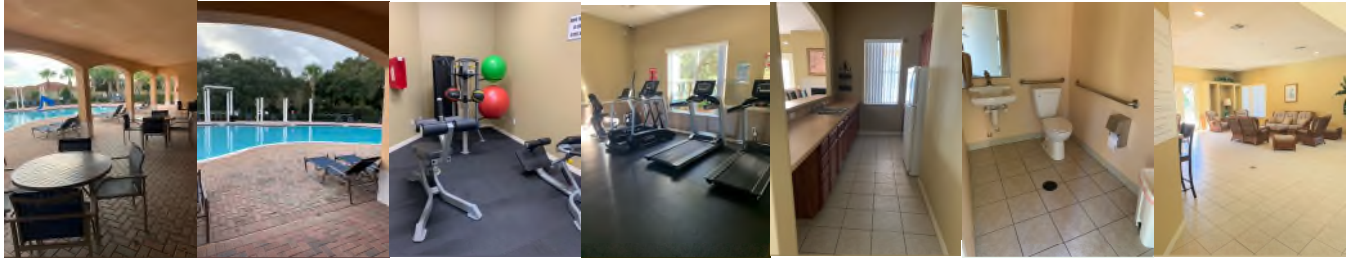
*thank  
you*

**VILLA SOL CDD**  
**Weekly Updates**  
**02/14/2022 – 02/20/2022**



## TASKS COMPLETED

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



- ❖ Continued Hand-Scrubbing floor in clubhouse.



- ❖ Reinstalled gate in the community.





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



*thank  
you*

**8B**



# WORK ORDER

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

**Date 02/24/2022**  
**Work Order # WOV502242022**  
**Customer ID Villa Sol CDD**

**Quotation For**  
Villa Sol CDD

**Quotation valid until: 04/28/2022**  
**Prepared by Freddy Blanco**

## Work order for gate repair service

Quantity	Description	Unit Price	Taxable?	Amount
	Work order for gate repair. (replacement of the hinge of the gate located behind the recreation center.)	\$ 380.00	No	\$ 380.00

**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](mailto:Freddy.Blanco@inframark.com)

407-947-2489

Subtotal \$ 380.00

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

**TOTAL 380.00**



# WORK ORDER

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

**Date 02/24/2022**  
**Work Order # WOV502252022**  
**Customer ID Villa Sol CDD**

**Quotation For**  
 Villa Sol CDD

**Quotation valid until: 04/28/2022**  
**Prepared by Freddy Blanco**

**Work order for installation service**

Quantity	Description	Unit Price	Taxable?	Amount
	Work order for installation service of flexible Delineator Post with Base - 48", White	\$ 912.00	No	\$ 912.00

**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](mailto:Freddy.Blanco@inframark.com)

407-947-2489

Subtotal	\$	912.00
Tax Rate		0.00%
Sales Tax	\$	-
Other		

Thank you for your business!

<b>TOTAL</b>	<b>912.00</b>
--------------	---------------





# WORK ORDER

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

**Date 02/24/2022**  
**Work Order # WOVS02262022**  
**Customer ID Villa Sol CDD**

**Quotation For**  
 Villa Sol CDD

**Quotation valid until: 04/28/2022**  
**Prepared by Freddy Blanco**

**Work order for in-ground spike installation.**

Quantity	Description	Unit Price	Taxable?	Amount
4	Work order for installation service 6 ft galvanized Cobra HD EZ Install traffic spike section features penetrating tiger teeth and can handle up to 20 tons per single axle load	\$ 4,783.50	No	\$ 19,134.00
	Labor and material include.			

**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](mailto:Freddy.Blanco@inframark.com)

407-947-2489

Subtotal	\$	19,134.00
Tax Rate		0.00%
Sales Tax	\$	-
Other		

Thank you for your business!

<b>TOTAL</b>	<b>19,134.00</b>
--------------	------------------

---

## Details

Get the benefits of a heavy duty traffic spike system with installation ease! The Cobra HD EZ traffic spike section is easy to install and can handle up to 20 tons per single axle load. This fine piece of powder coated traffic equipment is designed to allow traffic to proceed in only one direction.

The main function of the Cobra HD EZ 6 ft section is to prevent vehicles from going through controlled entry locations in the wrong direction by puncturing tires, while still allowing vehicles to go in the correct direction. It is manually activated and engineered with counter-balanced technology that provides reliable and low maintenance operation.

### Features:

- Color: Red
- Galvanized Finish
- ¼" Steel Top Plate
- Virtually Maintenance Free
- Top Down Design – Not Bottom Up
- Durable Counter Balanced System
- Heavy Duty Steel Construction
- Reliable Zinc Plated Moving Parts
- Positive Stop Eliminates Wear
- Specially Engineered Penetrating Teeth
- Built-In Latch Down Device
- Load Rated: 20 Tons or 40,000 lbs per Single Axle Load
- One (1) Year Limited Warranty
- Requires 2-Part Epoxy for Installation (Part #14250.100)







**8Ci.**

# QUOTE



<b>QUOTE #</b>	<b>RAMQ1279</b>
<b>DATE</b>	<b>Aug 26, 2021</b>

**To:** VILLA SOL CDD  
**JUNIOR**

2933 Siesta View Dr  
Kissimmee, FL 34744

**PROJECT**

**ACCESS CONTROL UPGRADE**

<b>Salesperson</b>	<b>Payment Terms</b>	<b>Expiration Date</b>
Corey Negri	Net 30	Sep 25, 2021

<b>QTY</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
<b>CMS &amp; HARDWARE</b>			<b>\$5,000.00</b>
1	ABDI Proprietary CMS Administrative Software License. Static IP required for security purposes (installed on Community-owned hardware)	\$1,500.00	\$1,500.00
1	ABDI Proprietary CMS Software License	\$3,500.00	\$3,500.00
<b>GATE CONTROL</b>			<b>\$6,325.00</b>
1	Continental Panel (Super2), with NIC and 2MB Extended Memory - installation (if applicable) priced separately. Note: All sales are final. No returns will be accepted.	\$1,800.00	\$1,800.00
1	Continental CA3000 v.2.11 One user software. Includes SQL Express Database with a Soft Key License.	\$825.00	\$825.00
1	Continental Super2 Installation and Configuration - includes removal of old equipment, if applicable, installing new equipment, including electrical, connection of panel to readers (where applicable) and opening of ports on router	\$1,550.00	\$1,550.00
1	ABDI Proprietary Gate Control Software (per gate), includes real-time traffic viewer	\$2,150.00	\$2,150.00
<b>VIRTUAL GUARD STATION</b>			<b>\$6,895.00</b>
1	R29 Virtual Guard Interface <ul style="list-style-type: none"> <li>- 7-inch touch screen</li> <li>- Anti-spoofing face liveness detection</li> <li>- Premium audio and video quality</li> <li>- Real-time entrance monitoring</li> <li>- Remote door opening</li> <li>- Multiple access methods</li> <li>- Android 5.1/SIP/ONVIF/Wiegand/PoE/IP65</li> </ul>	\$1,500.00	\$1,500.00

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Custom Fabricated Virtual Guard Station for RAMCO Smart Entry System	\$1,100.00	\$1,100.00
1	Mini Dome with Mic/Audio-Driver Audio/Video	\$685.00	\$685.00
1	2-D barcode scanner for use with RAMCO FastAccess. 2D barcode symbologies including pdf417 (driver's licenses) and QR codes.  Options include a 2 line by 16 character display, readable in direct sunlight, an internal form C relay, an arming loop control, and RF card reading (Prox,Iclass) including IBC Ec1 cards.	\$2,370.00	\$2,370.00
1	New Concrete Pad	\$265.00	\$265.00
1	Lincense Plate Camera	\$975.00	\$975.00
<b>MISCELLANEOUS</b>			<b>\$250.00</b>
1	Miscellaneous Items - Common Parts (Wire, Connectors, Etc.)	\$250.00	\$250.00
<b>LABOR</b>			<b>\$4,800.00</b>
32	Includes system configuration and installation of all provided hardware and software at RAMCO Corporate Office, onsite delivery and installation of system and applicable network, travel time, lodging and expenses.	\$150.00	\$4,800.00
		<b>SUBTOTAL</b>	\$23,270.00
		<b>SALES TAX</b>	\$1,628.90
		<b>TOTAL</b>	<b>\$24,898.90</b>

### Payment Options

Select your preferred payment option / purchase terms\*:

- Check Purchase (purchase amount \$24,898.90)
- 12 month lease (lease amount \$24,898.90), FMV purchase option, 12 monthly payments of \$2,074.90 with 0 payment(s) upfront.
- 24 month lease (lease amount \$24,898.90), FMV purchase option, 24 monthly payments of \$1,084.10 with 0 payment(s) upfront.
- 36 month lease (lease amount \$24,898.90), FMV purchase option, 36 monthly payments of \$736.58 with 0 payment(s) upfront.

*\* If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

### Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: \_\_\_\_\_

**Thank You For Your Business!**

Contact: Freddy Blanco  
freddy.blanco@inframark.com  
407.947.2489

VILLA SOL CDD  
3050 Puerta de Sol Boulevard  
Kissimmee, FL 34744

2022  
Submittal Date:  
02/23/22

Exhibit "B"

Service Type	Weekly Hrs	Hourly Rate	Weekly Costs	Annual Cost	Rate Schedule
Ramco Virtual Professional (Hourly Fee)	\$168.00	\$9.99	\$1,678.32	\$87,272.64	Mon To Sun (am - pm)
Computer (Included Estimate #??)	✓	✓	\$0.00	\$0.00	See Estimate Attached
Sub-Total			\$1,678.32	\$87,272.64	
Taxes			\$0.00	\$0.00	Based on Tax Exemption
* Rates expire for 90 days from date of submittal					
Total			\$1,678.32	\$87,272.64	