

**VILLA SOL
COMMUNITY DEVELOPMENT
DISTRICT**

AGENDA PACKAGE

MAY 10, 2022

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CALL IN: 1-646-838-1601 CONFERENCE ID:283439223#



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Villa Sol Community Development District

Board Members

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

Staff

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

Meeting Agenda

Tuesday, May 10, 2022 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. District Engineer**
 - A. Consideration of Atlantic Pipe Services Proposal
 - B. Terracon Pavement Evaluation
 - C. Consideration of Dewberry Work Authorization
- 5. District Counsel**
- 6. District Manager's Report**
 - A. Acceptance of the Workshop Minutes of the February 8, 2022 and Regular Meeting Minutes of March 8, 2022
 - B. Acceptance of Financial Statements of March 31, 2022
 - C. Approval of Check Register of March 2022
 - D. Resident Behavior in Villa Sol
- 7. Field Operations**
 - A. Field Reports
 - B. Inframark Proposals
 - C. Brightview Proposals
 - D. Exercise System Repair Proposal
 - E. Continued Security Discussion
 - i. Ramco Protective Proposal
 - F. Servusat Proposal
- 8. Business Items**
 - A. Registered Voter's Information
 - B. Presentation of Fiscal Year 2023 Proposed Budget
 - i. Consideration of Resolution 2022-03, Approving Proposed Budget, and Setting the Public Hearing
- 9. Requests & Comments**
- 10. Adjournment**

Next Meeting is Scheduled for July 12, 2022, at 5:00 p.m.

Section 4

District Engineer

Subsection 4A

Consideration of Atlantic Pipe Services Proposal

1420 Martin Luther King Jr.
Blvd Sanford, Florida 32771
P: (407) 792-1360
info@atlanticpipe.us

PROPOSAL 1021-1225-A

Proposal Submitted To: Villa Sol Community Development District	Phone: 904.626.0593	Date: 03/22/22
Street: 313 Campus Street	Job Name: Villa Sol Zone 1 Change Order for Plugging and Dewatering	
City, State, Zip Celebration FL 34747	Job Location: 2913 Puerta Del Sol	
Attn:	E-Mail: adawd@dewberry.com	

Quantity	Description	UOM	Rate	Total
3	Plug Set	EA	\$850.00	\$2,550.00
2	Plug Rental	Per Week	\$1,190.00	\$2,380.00
1	Misc Services, Dewatering	LS	\$550.00	\$550.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
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				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
TOTAL				\$5,480.00

Heavy Cleaning Rates	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

1420 Martin Luther King Jr. Blvd
 Sanford, Florida 32773
 P: (407) 792-1360
 info@atlanticpipe.us

We propose to hereby furnish the following:

Customer Responsibilities

- Local facility or dump-site for disposal of debris / waste material removed from project location
- Local metered water supply (Access on Site)
- Access to secure site for storage of equipment and materials
- Exposure of all structures and access to all work areas without delay
- Stabilized Access to work areas - Two Wheel Drive Accessible only
- Traffic Control - If Applicable

Qualifications

- Any delays beyond the direct control of APS will be subject to an hourly charge for each unit on site.
- Weekend and Night Work may be subject to increased rates.
- Any unforeseen or abnormal pipeline or site conditions will be subject to renegotiation without penalty to APS
- Payment terms are NET 30 days of invoice date
- This proposal is valid for 30 days from the date of submission

APS Representative			
Signature	Brandon Duncan	Digitally signed by Brandon Duncan Date: 2022.03.25 08:43:43 -04'00'	Date

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.

Client Representative:			
Signature		Date	

ATLANTIC PIPE SERVICES, LLC

STANDARD TERMS & CONDITIONS OF BUSINESS

COMPANY: Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

CUSTOMER: Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

PROPOSAL & QUOTATION: All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

PAYMENT TERMS: Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services /work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

REMEDIES FOR NON-PAYMENT: All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection, including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

WARRANTIES: All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

INDEPENDENT CONTRACTOR: Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

UNFORESEEN OCCURRENCE: In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

DOWNTIME/STOPPAGES/ADDITIONAL WORK: In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

PROJECT ESTIMATES: APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

CUSTOMER PURCHASE ORDERS: In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

CONTRACT ACCEPTANCE: In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

CUSTOMER RESPONSIBILITIES: The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a) Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d) Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f) Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.

Subsection 4B

Terracon Pavement Evaluation



1675 Lee Road
Winter Park, FL 32789
P (407) 740-6110
F (407) 740-6112
Terracon.com

April 5, 2022

Dewberry
800 N Magnolia Avenue, Suite 1000
Orlando, Florida 32803

Attn: Ms. Angeline Dawd
P: (689) 216 3775
E: adawd@Dewberry.com

Re: Proposal for Geotechnical Engineering Services
Villa Sol Pavement Evaluation
Villa Sol Neighborhood
Kissimmee, Osceola County, Florida
Terracon Proposal No. PH1225124

Dear Ms. Dawd:

We appreciate the opportunity to submit this proposal to Dewberry to provide Geotechnical Engineering services for the above referenced project. The following are exhibits to the attached Agreement for Services.

Exhibit A	Project Understanding
Exhibit B	Scope of Services
Exhibit C	Compensation and Project Schedule
Exhibit D	Site Location and Nearby Geotechnical Data
Exhibit E	Anticipated Exploration Plan

Our estimated fee to perform an on-site visual observation and provide a preliminary pavement evaluation is \$1,000. Our estimated fee to perform the Scope of Services described in this proposal is \$14,500 for the Geotechnical Engineering services. Please see Exhibit C for more details of our fees and consideration of additional services.

Your authorization for Terracon to proceed in accordance with this proposal can be issued by signing and returning a copy of the attached Agreement for Services to our office.

Sincerely,
[Terracon Consultants, Inc.](http://Terracon.com)

Bruce H. Woloshin, P.E.
Principal

Elias N. Jammal, P.E.
Senior Engineer

AGREEMENT FOR SERVICES

This AGREEMENT is between Dewberry Engineers Inc ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Villa Sol Pavement Evaluation project ("Project"), as described in Consultant's Proposal dated 04/05/2022 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
6. **LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL AND AUTOMOBILE LIABILITY POLICIES.**
7. **Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
8. **Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
9. **Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

10. **CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
11. Dispute Resolution. Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
12. Subsurface Explorations. Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
13. Testing and Observations. Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
14. Sample Disposition, Affected Materials, and Indemnity. Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
15. Ownership of Documents. Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
16. Utilities. Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
17. Site Access and Safety. Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

PURSUANT TO SECTION 558.0035 OF FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE.

Consultant: Terracon Consultants, Inc.
By: _____ Date: 4/5/2022
Name/Title: Elias N Jammal, P.E. / Senior Geotechnical Engineer
Address: 1675 Lee Rd
Winter Park, FL 32789-2207
Phone: (407) 740-6110 Fax: (407) 740-6112
Email: Elias.Jammal@terracon.com

Client: Dewberry Engineers Inc
By: _____ Date: _____
Name/Title: Angeline Dawd / Staff Engineer
Address: 800 N Magnolia Ave Ste 1000
Orlando, FL 32803-3251
Phone: (689) 216-3775 Fax: _____
Email: adawd@dewberry.com

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



EXHIBIT A - PROJECT UNDERSTANDING

Our Scope of Services is based on our understanding of the project as described by Dewberry and the expected subsurface conditions as described below. We have not visited the project site to confirm the information provided. Aspects of the project, undefined or assumed, are highlighted as shown below. We request the design team verify all information prior to our initiation of field exploration activities.

Site Location and Anticipated Conditions

Item	Description
Parcel Information	The project is located at the Villa Sol Neighborhood in Kissimmee, Osceola County, Florida. Latitude/Longitude (approximate center): 28.3400°, -81.3236° (See Exhibit D)
Existing Improvements	Paved roadways
Current Ground Cover	Asphalt
Site Access	We expect the site, and all exploration locations, are accessible with our trailer-mounted coring equipment.
Expected Subsurface Conditions	Our experience with roadways in this area consist of asphalt over limerock base followed by stabilized subgrade and natural subgrade consisting of sand with varying amounts of silt and clay and relatively shallow groundwater conditions.

Planned Construction

Item	Description
Information Provided	We were provided a request from Dewberry for pavement cores on throughout the neighborhood roadways: Puerta Del Sol Blvd, Camino Real Dr, Casabella Dr, Siesta View Dr, Marbella Dr, Sangria St, Florencia Dr, Villa Preciosa Dr, Riachuelo Ln, Via Otero Dr, Via Tuscany Way.
Project Description	We were requested to provide pavement evaluation with pavement cores, based and subgrade determinations, and groundwater in four select areas of the subdivision. This proposal also includes an estimated fee for a preliminary evaluation based on performing an on-site visual observation of the roadways.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



EXHIBIT B - SCOPE OF SERVICES

Our proposed Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. These services are described in the following sections.

Field Exploration

Dewberry prescribed the following number of pavement cores:

Number of Pavement Cores/Borings	Planned Core or Boring Depth ¹	Planned Location
28	Asphalt and Base	Existing roadway areas
8	5 feet	Select core locations

1. Below existing grade.

Boring Layout and Elevations: We will use handheld GPS equipment to locate core locations with an estimated horizontal accuracy of +/-20 feet. Field measurements from existing site features may be utilized.

Subsurface Exploration Procedures: We will perform the pavement cores (approximately 6 inches in diameter) to determine the asphalt and base type and thickness. A manual auger boring will be performed at select core locations to evaluate type and thickness of the stabilized subgrade material, if present, and type of soil material encountered to the boring termination depth. We will also identify the depth to groundwater if encountered in the boring.

The samples will be placed in appropriate containers, taken to our soil laboratory for testing, as needed, and classified by a Geotechnical Engineer. In addition, we will observe and record groundwater levels during drilling and sampling, if encountered.

Our exploration team will prepare field logs of the soil borings as part of standard drilling operations including sampling depths and other relevant sampling information. Field logs include visual classifications of materials encountered during drilling, and our interpretation of subsurface conditions between samples. Final boring logs, prepared from field logs, represent the Geotechnical Engineer's interpretation, and include modifications based on observations and any laboratory tests.

Property Disturbance: We will backfill borings with auger cuttings upon completion. Pavements will be patched with cold-mix asphalt. Our services do not include repair of the site beyond backfilling our boreholes, and cold patching existing pavements. Excess auger cuttings will be dispersed in the general vicinity of the boreholes. Because backfill material often settles below the surface after a period, we recommend boreholes to be periodically checked and backfilled, if necessary. We can provide this service, or grout the boreholes for additional fees, at your request.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



Safety

Terracon is not aware of environmental concerns at this project site that would create health or safety hazards associated with our exploration program; thus, our Scope considers standard OSHA Level D Personal Protection Equipment (PPE) appropriate. Our Scope of Services does not include environmental site assessment services, but identification of unusual or unnatural materials encountered while drilling will be noted on our logs and discussed in our report.

Exploration efforts require borings (and possibly excavations) into the subsurface, therefore Terracon complies with local regulations to request a utility location service through Sunshine State One Call of Florida (SSOCOF). We consult with the owner/client regarding potential utilities, or other unmarked underground hazards. Based upon the results of this consultation, we consider the need for alternative subsurface exploration methods, as the safety of our field crew is a priority.

Private utilities should be marked by the owner/client prior to commencement of field exploration. Terracon will not be responsible for damage to private utilities not disclosed to us. If the owner/client is unable to accurately locate private utilities, Terracon can assist the owner/client by coordinating or subcontracting with a private utility locating service. Fees associated with the additional services are included in our current Scope of Services. The detection of underground utilities is dependent upon the composition and construction of the utility line; some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private utility locate service would not relieve the owner of their responsibilities in identifying private underground utilities.

Maintenance of traffic (MOT) will include the use of signs and cones. We have also budgeted some time for flaggers to be used for the pavement cores planned to be performed along Puerta Del Sol Blvd.

Site Access: Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the scope of services and will execute any necessary site access agreement. Terracon will be responsible for supervision and site safety measures for our own employees but shall not be responsible for the supervision or health and safety precautions from any third parties, including the Client's contractors, subcontractors, or other parties present at the site.

In addition, Terracon retains the right to stop work without penalty at any time we believe it is in the best interests of Terracon's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. The client agrees it will respond quickly to all requests for information made by Terracon related to Terracon's pre-task planning and risk assessment processes. The client acknowledges its responsibility for notifying Terracon of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus. By acceptance of this proposal, without information to the contrary, we consider this as authorization to access the property for conducting field exploration in accordance with the Scope of Services.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



Laboratory Testing

The project engineer will review field data and assign laboratory tests to understand the engineering properties of various soil strata. Exact types and number of tests cannot be defined until completion of field work. The anticipated laboratory testing may include the following:

- Water content
- Atterberg limits
- Organic content
- Grain size analysis

Our laboratory testing program often includes examination of soil samples by an engineer. Based on the material's texture and plasticity, we will describe and classify soil samples in accordance with the Unified Soil Classification System (USCS).

Engineering and Project Delivery

Results of our field and laboratory programs will be evaluated by a professional engineer. The engineer will develop a geotechnical site characterization, perform the engineering calculations necessary to evaluate foundation alternatives, and develop appropriate geotechnical engineering design criteria for earth-related phases of the project.

Your project will be delivered using our *GeoReport*® system. Upon initiation, we provide you and your design team the necessary link and password to access the website (if not previously registered). Each project includes a calendar to track the schedule, an interactive site map, a listing of team members, access to the project documents as they are uploaded to the site, and a collaboration portal. The typical delivery process includes the following:

- Project Planning – Proposal information, schedule and anticipated exploration plan will be posted for review and verification
- Site Characterization – Findings of the site exploration
- Geotechnical Engineering – Recommendations and geotechnical engineering report

When utilized, our collaboration portal documents communication, eliminating the need for long email threads. This collaborative effort allows prompt evaluation and discussion of options related to the design and associated benefits and risks of each option. With the ability to inform all parties as the work progresses, decisions and consensus can be reached faster. In some cases, only minimal uploads and collaboration will be required, because options for design and construction are limited or unnecessary. This is typically the case for uncomplicated projects with no anomalies found at the site.

When services are complete, we upload a printable version of our completed geotechnical engineering report, including the professional engineer's seal and signature, which documents our services. Previous submittals, collaboration and the report are maintained in our system. This allows future reference and integration into subsequent aspects of our services as the project goes through final design and construction.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



The geotechnical engineering report will provide the following:

- Boring logs with field and laboratory data
- Stratification based on visual soil classification
- Groundwater levels observed during drilling
- Site and Core & Boring location plans
- Subsurface exploration procedures
- Description of pavement section and subsurface conditions
- Pavement rehabilitation recommendations (based on local municipal standards)
- Approximate pavement rehabilitation cost estimate (site roadway plans will be needed and are to be provided by others).

Additional Services

In addition to the services noted above, the following are often associated with geotechnical engineering services. Fees for services noted above do not include the following:

Review of Plans and Specifications: Our geotechnical report and associated verbal and written communications will be used by others in the design team to develop plans and specifications for construction. Review of project plans and specifications is a vital part of our geotechnical engineering services. This consists of review of project plans and specifications related to site preparation, foundation, and pavement construction. Our review will include a written statement conveying our opinions relating to the plans and specifications' consistency with our geotechnical engineering recommendations.

Observation and Testing of Pertinent Construction Materials: Development of our geotechnical engineering recommendations and report relies on an interpretation of soil conditions. This is based on widely spaced exploration locations, and assuming construction methods will be performed in a manner sufficient to meet our expectations and is consistent with recommendations made at the time the geotechnical engineering report is issued. We should be retained to conduct construction observations, and perform/document associated materials testing, for site preparation, foundation, and pavement construction. This allows a more comprehensive understanding of subsurface conditions and necessary documentation of construction, to confirm and/or modify (when necessary) the assumptions and recommendations made by our engineers.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



EXHIBIT C - COMPENSATION AND PROJECT SCHEDULE

Compensation

Based upon our understanding of the site, the project as summarized in Exhibit A, and our planned Scope of Services outlined in Exhibit B, our base fee is shown in the following table:

Task	Lump Sum Fee
Preliminary Pavement Evaluation based on Visual Observation	\$1,000
Subsurface Exploration, Laboratory Testing, Geotechnical Consulting & Reporting	\$14,500 ¹

1. Consulting after issuing report will be billed at \$225/hr.

Additional services not part of the base fee include the following:

Additional Services (see Exhibit B)	Lump Sum Fee	Initial for Authorization
Private Utility Locate Service ¹	Included in above fee	
Plans and Specifications Review	TBD	
Construction Materials Testing Services	TBD	

1. To accurately locate private utilities around boring locations, we will subcontract a private utility locating firm and/or utilize geophysical equipment. The detection of underground utilities is dependent upon the composition and construction of utility lines. Some utilities are comprised of non-electrically conductive materials and may not be readily detected. The use of a private locate service does not relieve the owner of their responsibilities in identifying private underground utilities.

Our scope of services does not include services associated with wet ground conditions, tree or shrub clearing, or repair of/damage to existing landscape. If such services are desired by the owner/client, we should be notified so we can adjust our scope of services.

Unless instructed otherwise, we will submit our invoice(s) to the address shown at the beginning of this proposal. If conditions are encountered that require Scope of Services revisions and/or result in higher fees, we will contact you for approval, prior to initiating services. A supplemental proposal stating the modified Scope of Services as well as its effect on our fee will be prepared. We will not proceed without your authorization.

Proposal for Geotechnical Engineering Services

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



Project Schedule

We developed a schedule to complete the Scope of Services based upon our existing availability and understanding of your project schedule. However, this does not account for delays in field exploration beyond our control, such as weather conditions, permit delays, or lack of permission to access the boring locations. In the event the schedule provided is inconsistent with your needs, please contact us so we may consider alternatives. We anticipate the Geotechnical Report will be submitted within 35 calendar days.

<i>GeoReport®</i> Delivery	Posting Date from Notice to Proceed ^{1, 2}
Project Planning	2 to 3 days
Site Characterization	25 days ³
Geotechnical Engineering	35 days

1. Upon receipt of your notice to proceed we will activate the schedule component of our *GeoReport®* website with specific, anticipated calendar days for the three delivery points noted above as well as other pertinent events such as field exploration crews on-site, etc. Days are total calendar days from notice to proceed and are not accumulative.
2. We will maintain a current calendar of activities within our *GeoReport®* website. In the event of a need to modify the schedule, the schedule will be updated to maintain a current awareness of our plans for delivery.
3. Preliminary information can be provided at request after field work has been completed.

EXHIBIT D – SITE LOCATION

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida
April 5, 2022 ■ Terracon Proposal No. PH1225124

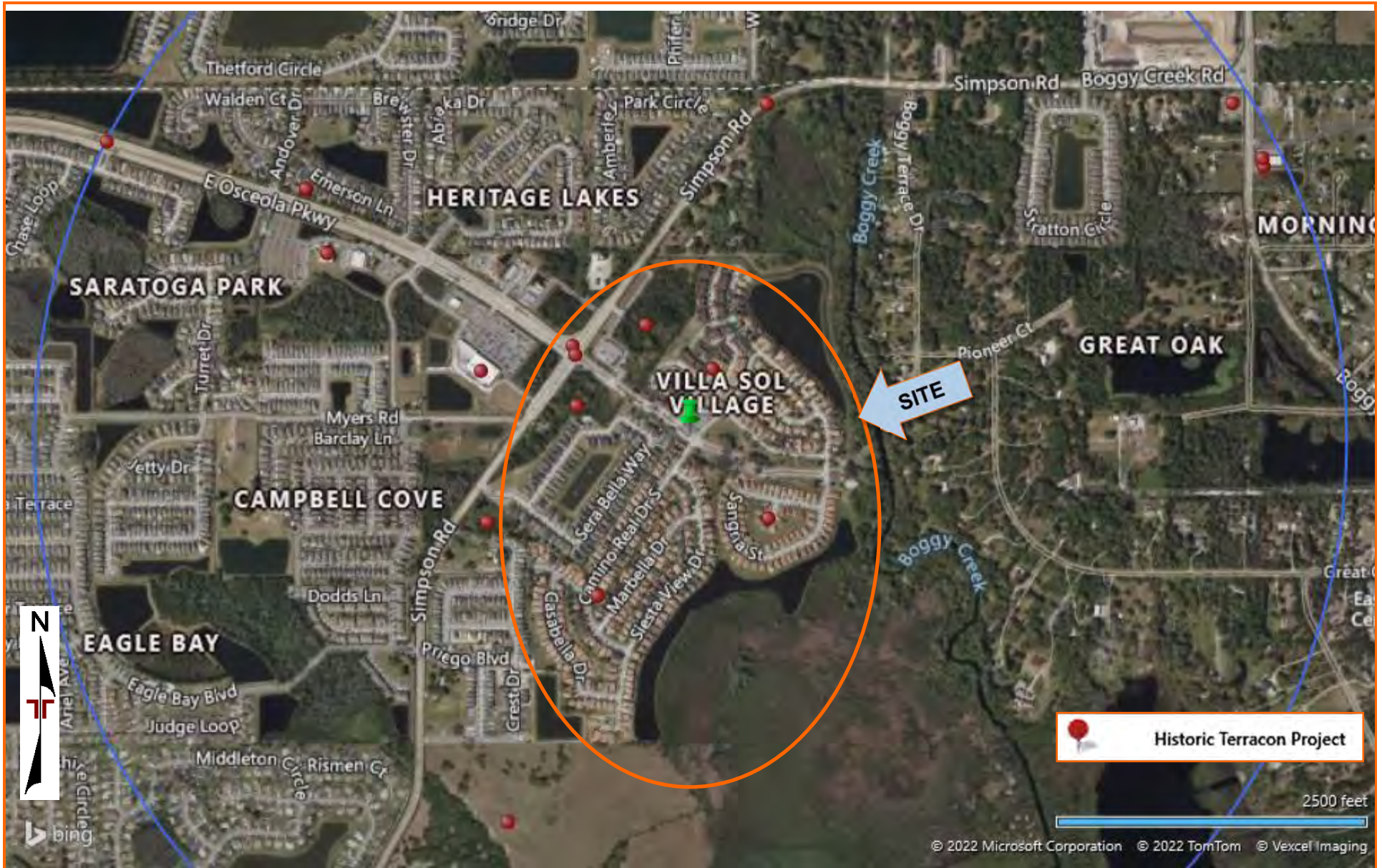


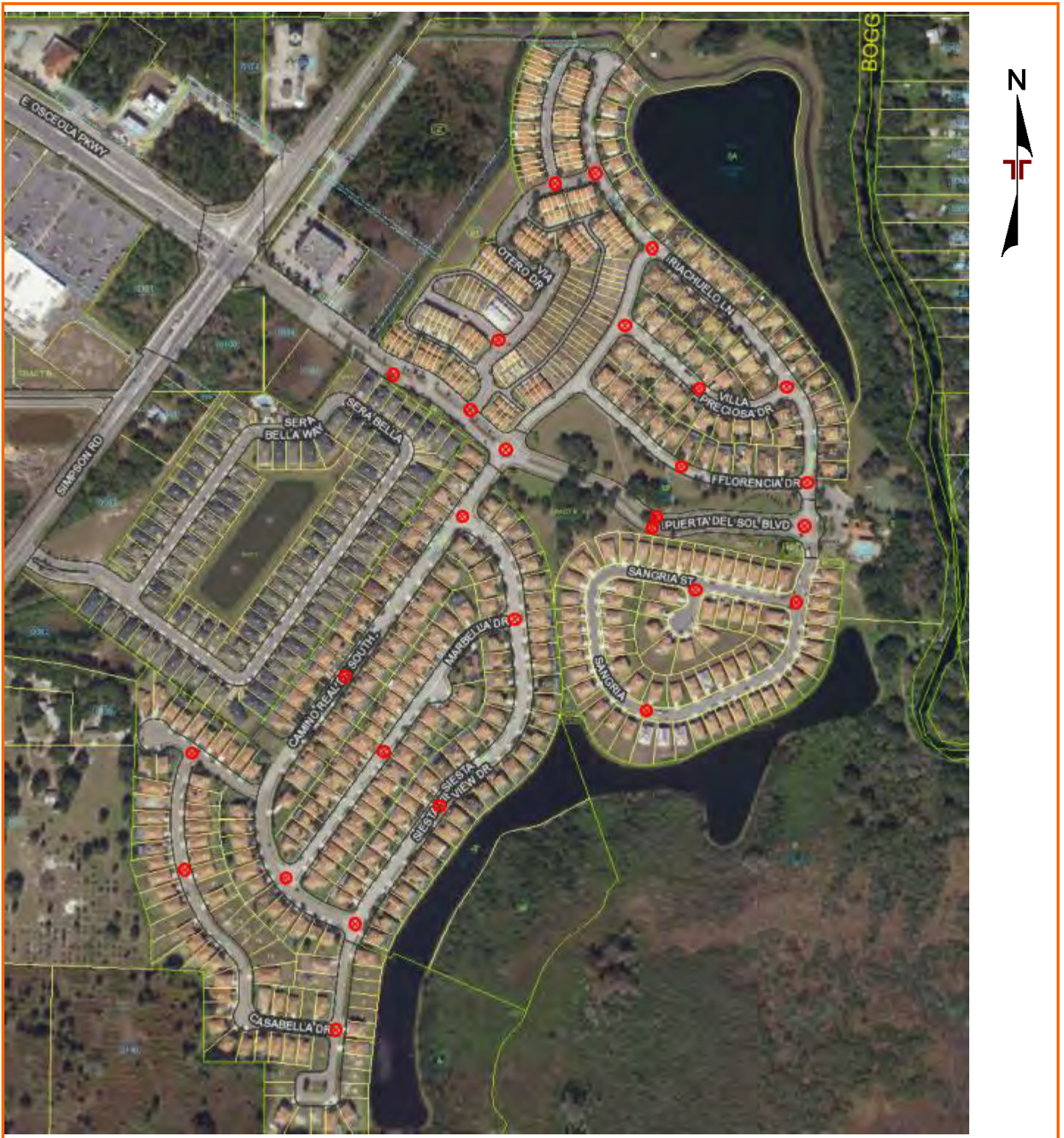
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

EXHIBIT E – ANTICIPATED EXPLORATION PLAN

Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida

April 5, 2022 ■ Terracon Proposal No. PH1225124



Subsection 4C

Consideration of Dewberry Work Authorization



Sent Via Email: bob.koncar@inframark.com

November 11, 2021

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

Subject: Work Authorization Number 2022-1
 Villa Sol Community Development District
 General Engineering Services

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work authorization to provide general engineering services for the Villa Sol Community Development District. We will provide these services pursuant to our current agreement (“**Engineering Agreement**”) as follows:

I. Scope of Work

We will perform general engineering services as necessary, including but not limited to, attendance at Board of Supervisors meetings, preparation of reports and applications, review and approval of requisitions, or other activities as **directed by the District’s Board of Supervisors**.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget \$10,000, 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 \$100.

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

 November 11, 2021
 Date

 Date

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

 November 11, 2021
 Date

Section 6

District Manager's Report

Subsection 6A

**Acceptance of
the Workshop
Minutes of
February 8, 2022
and Regular
Meeting Minutes
of
March 8, 2022**

1 **MINUTES OF MEETING**
2 **VILLASOL COMMUNITY DEVELOPMENT DISTRICT**
3

4 The workshop of the Board of Supervisors of the VillaSol Community Development
5 District was held Tuesday, February 8, 2022, 2022 at 5:00 p.m. at the VillaSol Clubhouse, 3050
6 Puerta Del Sol Boulevard, Kissimmee, FL 34744.

7
8 Present and constituting a quorum were:

9 Ramon Bermudez	Chairman
10 Servando Comas	Vice Chairman
11 Michael Edgecombe	Assistant Secretary
12 Mark Gosdin	Assistant Secretary
13 Camilo Nin	Assistant Secretary

14
15 Also present were:

16 Gabriel Mena	District Manager
17 Freddy Blanco	Field Manager

18 Audience
19
20

21 *This represents the context and summary of the meeting.*
22

23 **FIRST ORDER OF BUSINESS** **Roll Call**

24 Mr. Bermudez called the meeting to order and established a quorum.
25

26 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

27 The Pledge of Allegiance was recited.
28

29 **THIRD ORDER OF BUSINESS** **Discussion of VillaSol Security**

30 • **Discussion was Opened to Hear Resident Comments**

- 31 • Mr. Perez, 2803 Via Largo Court:
 - 32 ○ The gate needs proper maintenance, speed bumps, arm, etc.
 - 33 ○ Requested police presence onsite.
 - 34 ○ Gates need to close during low volume hours, in combination with the arm.
- 35 • Mr. Correa: 2977 Siesta View Drive:
 - 36 ○ General concerns with safety. Maybe add a night guard?
 - 37 ○ Force kiosk to either take driver's license to open, or open via phone code.
- 38 • Mr. Gagnon, 3154 Via Otero Drive:
 - 39 ○ With upcoming development, more people will "discover" VillaSol.
 - 40 ○ Many residents utilize the visitor lane, why do they not have a sticker?
 - 41 ○ Stickers can still be valid for people no longer living here.
- 42 • Mr. Cordova, 2964 Siesta View Drive:
 - 43 ○ Should a security consultant be hired to recommend a plan?

- 44 ○ Areas with low/no lighting are unsafe.
- 45 ○ Focus needs to be beyond the gate.
- 46 ● Mr. Perez, Siesta View Drive:
- 47 ○ Complaints with gate; gate does not stop anyone from getting in. Envera provides better
- 48 service at other communities.
- 49 ○ Siesta View cul-de-sac needs landscaping attention.

50 ● **Supervisor Responses to Resident Comments**

- 51 ● Mr. Gosdin:
- 52 ○ Responded in turn to some of the resident comments
- 53 ○ Perception of security / real security. How do you want to spend money? Can the money
- 54 be better utilized?
- 55 ● Mr. Nin:
- 56 ○ Responded to some of these comments.
- 57 ○ Agreed with Mr. Gosdin on not being able to stop people from gaining access.
- 58 ● Mr. Edgecombe:
- 59 ○ Expressed similar frustrations; issues with visitor side access, people tailgating and it
- 60 taking to long to get through.
- 61 ● Mr. Comas:
- 62 ○ Addressed all previous comments; everything comes down to the budget.
- 63 ● Mr. Bermudez:
- 64 ○ Offered his opinion on all issues commented.

65 **FOURTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

- 66 ● Residents offered to bring proposals for service.
- 67 ● Requested Mr. Mena look through the budget and find additional money to allocate towards
- 68 security services.
- 69 ● Resident Mr. Perez inquired about the HOA buying the CDD, to privatize the community.
- 70 The Manager explained the existing amount on current bonds.
- 71

72 **FIFTH ORDER OF BUSINESS** **Adjournment**

73 The workshop was adjourned.

74

75

76

77

78 _____
 79 Gabriel Mena
 79 Assistant Secretary

78 _____
 79 Ramon Bermudez
 79 Chairman

80

46 **B. Acceptance of the Fiscal Year 2021 Final Audit**

- 47 • Mr. Mena summarized what the final audit entails. There were no prior or current
- 48 audit findings. A discussion ensued.

49

50 On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all

51 in favor, the Fiscal Year 2021 Final Audit was accepted.

52

53 **C. Consideration of Resolution 2022-04, General Election Qualifying Period**

- 54 • Mr. Mena and Mr. Clark explained Resolution 2022-04 to the Board.

55 On MOTION by Mr. Nin seconded by Mr. Gosdin, with all in favor,

56 Resolution 2022-04, General Election Qualifying Period was

57 adopted.

58

59 **D. Consideration of Resolution 2022-05, Designating Treasurer and Assistant Treasurer**

- 60 • Mr. Mena explained Resolution 2022-05 is mostly a housekeeping item.

61

62 On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with

63 all in favor, Resolution 2022-05, Designating Mr. Bloom as

64 Treasurer and Mr. Mena as Assistant Treasurer was adopted.

65

66 **FIFTH ORDER OF BUSINESS** **District Engineer**

67 **A. Consideration of Special Districts Stormwater Needs Analysis Proposal**

- 68 • The Board previously approved this item with a not-to-exceed amount of \$12,000.

69 Without further action, the Chairman will sign this item tonight.

70 **B. Consideration of Beasley Proposal – Stormwater Repairs**

- 71 • Only one proposal came in. Mr. Armans recommends accepting the proposal.

72

73 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in

74 favor, the acceptance of the Dale Beasley proposal for \$42,552.74,

75 with a 10% contingency to be approved by the Chair, up to \$47,000

76 was approved.

77

78 **C. Consideration of Beasley Proposal – Casabella and Via Largo Repairs**

79 **Proposal**

80

81 On MOTION by Mr. Bermudez seconded by Mr. Comas, with all in

82 favor, the Dale Beasley proposal with a not to exceed amount of

83 \$24,050 was approved.

84

85

86

87

88

D. Consideration of APS Proposal

On MOTION by Mr. Edgecombe seconded by Mr. Gosdin, with all in favor, the APS proposal for \$552.00 to CCTV a problem water pipe was approved.

- Mr. Comas had requested a TOHO report from Mr. Armans regarding the recent work done in the District. Mr. Armans and Mr. Comas will continue to pursue this report.

SIXTH ORDER OF BUSINESS

District Counsel’s Report

- During the previous workshop, the question arose why the District must provide road access to the public. Mr. Clark provided a memo to the Board about requirements the District must meet regarding public access. Mr. Clark advised the IRS is interested in private activity bonds and have been investigating other Districts on private use. Mr. Clark advised the District to stay in public use compliance.
- Mr. Bermudez inquired on restricted additional funds from unassigned fund balance. There was a discussion around moving \$5000,000 to a restricted emergency fund, “reserved for emergencies, or unforeseen expenses”.
- A discussion ensued regarding the need for road reserves. Mr. Armans added the District is also attempting to take over additional streets.
- The Board and staff feel the District needs to sample the condition of the roads and establish a maintenance schedule.

On MOTION by Mr. Bermudez seconded by Mr. Nin, with all in favor, moving \$500,000 to an emergency fund in the budget, allocated from the unassigned fund balance was approved.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

A. Acceptance of the Minutes of the January 11, 2022 Meeting

On MOTION by Mr. Gosdin seconded by Mr. Bermudez, with all in favor, the November 9, 2021 Meeting Minutes, as amended, were accepted.

126 **B. Financial Statements – December 2021 through January 2022**

127

128

129

130

131

On MOTION by Mr. Comas seconded by Mr. Nin, with all in favor, the Financial Statements for December 2021 through January 2022, were approved as presented.

132

133

C. Check Registers – December 2021 through January 2022

134

135

136

137

On MOTION by Mr. Comas seconded by Mr. Nin, with all in favor, the Check Registers December 2021 through January 2022, as presented, were approved.

138 **EIGHTH ORDER OF BUSINESS Field Operations**

139

- The previously implemented towing procedures seem to be having the desired effect; the amount of towing is slowing down.

140

141

A. Field Reports

142

- Mr. Blanco provided an update on outstanding items in the field report.
- An update was given to the Board on recent gate issues on damage and scheduling repairs.

143

144

145

B. Inframark Proposals

146

147

148

149

On MOTION by Mr. Comas seconded by Mr. Gosdin, with all in favor, the Inframark proposal WOVS02242022 for \$380.00 for gate repair behind the recreation center was approved.

150

151

152

153

On MOTION by Mr. Bermudez seconded by Mr. Edgecombe, with all in favor, the Inframark proposal WOVS02252022 for \$912.00 for installation of delineator posts was approved.

154

155

156

157

On MOTION by Mr. Bermudez seconded by Mr. Gosdin, with all in favor, the Inframark proposal WOVS02262022 for \$19,134.00 for installation of an inground spike strip was approved.

158

C. Continued Security Discussion

159

i. Ramco Protective Proposal

160

- The Board agreed to table this proposal until able to speak with a Ramco representative.

161

163 **NINTH ORDER OF BUSINESS Supervisor Requests & Comments**

164

- A resident stated she heard a disturbance, from inside her house, at the gate on Saturday night. There were fifteen cars waiting to get into the community and some people were outside of their cars yelling. What is the solution?

165

166

- 167 • The same resident also stated the mailbox kiosk needs to be cleaned.
- 168 • A resident at 2990 Camino Real Dr. expressed issues with mowing. This is an HOA
- 169 matter.
- 170 • Jack asked for an update for the proposed Wawa. Mr. Bermudez advised the deal may
- 171 be off, however, Mr. Armans advised the adjacent property owner is trying to get in
- 172 to the project and it may still go through.

173 **TENTH ORDER OF BUSINESS** **Adjournment**

174

175

176

177

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

178

179

180

181

182

Gabriel Mena
Assistant Secretary

Ramon Bermudez
Chairman

Subsection 6B

Acceptance of Financial Statements of March 31, 2022

VillaSol
Community Development District

Financial Report

March 31, 2022

Prepared by



MEMORANDUM

TO: Board of Supervisors, VillaSol CDD
FROM: Fernand Thomas, District Accountant
CC: Gabe Mena, District Manager, Helena Randel, Accounting Supervisor
DATE: April 25, 2022
SUBJECT: March Financial Report

Attached, please find the March Financial Report. During your review, please keep in mind that the goal is for expenditures to be at or below the 100% of adopted budget of the fiscal year. To assist with your review, an overview of each of the District's Funds is provided below. If you have any questions or require additional information, please contact me at Fernand.Thomas@inframark.com.

General Funds:

- Total revenues are at 90% of the annual budget.
- Non-Ad Valorem Assessments are at 90% collected.
- For the current month, expenditures are at 39% of the annual budget.

Debt Service Funds:

Series 2018 A1-A2

- Total revenues are at approximately 91% of the year-to-date budget.
- Non-Ad Valorem Assessments are 90% collected.
- Interests are 50% paid.

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VillaSol
Community Development District

Financial Statements

(Unaudited)

March 31, 2022

Balance Sheet
March 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 A1 & A2 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 698,652	\$ -	\$ 698,652
Due From Other Funds	-	11,208	11,208
Investments:			
Money Market Account	104,645	-	104,645
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	266,362	266,362
Deposits	4,075	-	4,075
TOTAL ASSETS	\$ 807,372	\$ 382,781	\$ 1,190,153
<u>LIABILITIES</u>			
Accounts Payable	\$ 1,373	\$ -	\$ 1,373
Accrued Expenses	8,146	-	8,146
Due To Other Funds	11,208	-	11,208
TOTAL LIABILITIES	20,727	-	20,727

Balance Sheet
March 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 A1 & A2 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	4,075	-	4,075
Restricted for:			
Debt Service	-	382,781	382,781
Assigned to:			
Operating Reserves	175,392	-	175,392
Unassigned:	607,178	-	607,178
TOTAL FUND BALANCES	\$ 786,645	\$ 382,781	\$ 1,169,426
TOTAL LIABILITIES & FUND BALANCES	\$ 807,372	\$ 382,781	\$ 1,190,153

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 110	4.40%	\$ 19
Room Rentals	2,000	1,657	82.85%	(91)
Special Assmnts- Tax Collector	813,093	735,706	90.48%	15,550
Special Assmnts- Discounts	(32,524)	(28,103)	86.41%	(152)
Access Cards	4,000	2,018	50.45%	285
TOTAL REVENUES	789,069	711,388	90.16%	15,611
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	4,000	66.67%	1,000
FICA Taxes	459	306	66.67%	77
ProfServ-Arbitrage Rebate	600	600	100.00%	600
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	18,275	67.19%	1,925
ProfServ-Legal Services	25,000	13,420	53.68%	5,897
ProfServ-Mgmt Consulting	47,000	24,289	51.68%	3,917
ProfServ-Property Appraiser	400	257	64.25%	257
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	2,671	41.67%	-
Auditing Services	6,250	6,250	100.00%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
Communication - Telephone	3,600	1,636	45.44%	260
Postage and Freight	1,600	281	17.56%	95
Insurance - General Liability	21,832	18,614	85.26%	-
Printing and Binding	4,000	765	19.13%	42
Legal Advertising	1,000	458	45.80%	-
Miscellaneous Services	1,000	996	99.60%	152
Misc-Assessment Collection Cost	16,262	14,147	86.99%	308
Misc-Web Hosting	2,150	1,247	58.00%	-
Office Supplies	400	105	26.25%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	177,488	113,642	64.03%	14,530
<u>Field</u>				
ProfServ-Field Management	48,000	24,000	50.00%	-
Misc-Property Taxes	540	-	0.00%	-
Total Field	48,540	24,000	49.44%	-
<u>Landscape Services</u>				
Contracts-Lake and Wetland	7,800	3,913	50.17%	668
Total Landscape Services	7,800	3,913	50.17%	668
<u>Utilities</u>				
Utility - General	46,000	19,389	42.15%	3,288
Total Utilities	46,000	19,389	42.15%	3,288

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>Gatehouse</u>				
Contracts-Security Services	88,045	44,023	50.00%	7,337
R&M-Gatehouse	8,000	2,252	28.15%	507
Misc-Access Control Software	1,100	239	21.73%	-
Misc-Bar Codes	2,000	-	0.00%	-
Total Gatehouse	99,145	46,514	46.92%	7,844
<u>Road and Street Facilities</u>				
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%	-
Total Road and Street Facilities	194,563	10,822	5.56%	-
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,588	794	50.00%	132
Contracts-Security Services	6,663	3,332	50.01%	-
Contracts-Pools	7,740	3,870	50.00%	645
Contracts-Sheriff	7,500	370	4.93%	-
Utility - Refuse Removal	4,200	2,677	63.74%	458
R&M-Clubhouse	11,000	2,253	20.48%	141
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	2,082	21.46%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	8,000	1,847	23.09%	383
Total Parks and Recreation - General	57,891	17,225	29.75%	1,759
<u>Common Area</u>				
Contracts-Landscape	55,992	28,276	50.50%	4,946
R&M-Common Area	3,500	250	7.14%	120
R&M-Other Landscape	3,500	7,670	219.14%	-
Total Common Area	62,992	36,196	57.46%	5,066
TOTAL EXPENDITURES	694,419	271,701	39.13%	33,155
Excess (deficiency) of revenues				
Over (under) expenditures	94,650	439,687	464.54%	(17,544)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	94,650	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	94,650	-	0.00%	-
Net change in fund balance	\$ 94,650	\$ 439,687	464.54%	\$ (17,544)
FUND BALANCE, BEGINNING (OCT 1, 2021)	346,958	346,958		
FUND BALANCE, ENDING	\$ 441,608	\$ 786,645		

Notes to the Financial Statements

Assets

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

Liabilities

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

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.

Notes to the Financial Statements
March 31, 2022

Expenditures

Administration

P/R Board of Supervisor	\$6,000	\$4,000	67%	Board members attend meetings as of March 2022.
ProfServ-Arbitrage Rebate	\$600	\$600	100%	Paid in full.
ProfServ-Engineering	\$27,200	\$18,275	67%	General engineering: CDD meeting:2979 Marbella and other sevicees.
ProfServ-Legal Services	\$25,000	\$13,420	54%	General matters through current month.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
Auditing Services	\$6,250	\$6,250	100%	Paid in full.
Insurance - General Liability	\$21,832	\$18,614	85%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$996	100%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Misc-Web Hosting	\$2,150	\$1,247	58%	Website services through current month.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.

Road and Street Facilities

R&M-Roads & Alleways	\$10,000	\$10,822	108%	Road maintenance.
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Parks and Recreation-General

Utility-Refuse Removal	\$4,200	\$2,677	64%	Services through current month.
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Common Area

R&M-Other Landscape	\$3,500	\$7,670	219%	Tree trimming, playground, mulch and removed dead tree.
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Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 5	5.00%	\$ 1
Special Assmnts- Tax Collector	221,580	200,491	90.48%	4,238
Special Assmnts- Discounts	(8,863)	(7,658)	86.40%	(42)
TOTAL REVENUES	212,817	192,838	90.61%	4,197
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,432	3,855	86.98%	84
Total Administration	4,432	3,855	86.98%	84
<u>Debt Service</u>				
Principal Debt Retirement A-1	115,000	-	0.00%	-
Principal Debt Retirement A-2	20,000	-	0.00%	-
Interest Expense Series A-1	53,395	26,698	50.00%	-
Interest Expense Series A-2	15,688	7,844	50.00%	-
Total Debt Service	204,083	34,542	16.93%	-
TOTAL EXPENDITURES	208,515	38,397	18.41%	84

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-22 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	4,302	154,441	0.00%	4,113
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,302	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	4,302	-	0.00%	-
Net change in fund balance	\$ 4,302	\$ 154,441	0.00%	\$ 4,113
FUND BALANCE, BEGINNING (OCT 1, 2021)	228,340	228,340		
FUND BALANCE, ENDING	\$ 232,642	\$ 382,781		

VillaSol
Community Development District

Supporting Schedules

March 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
02/09/22	570	18	12	599	471	128
02/10/22	5,689	116	116	5,921	4,653	1,268
03/10/22	19,202	194	392	19,788	15,550	4,238
TOTAL	\$ 882,433	\$ 35,761	\$ 18,009	\$ 936,203	\$ 735,706	\$ 200,491
% COLLECTED				90.48%	90.48%	90.48%
TOTAL OUTSTANDING				\$ 98,470	\$ 77,387	\$ 21,089

Cash and Investment Report
March 31, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$698,652
Money Market Account	Bank United	Money Market	0.15%	\$104,645
			SubTotal	<u>\$803,297</u>
DEBT SERVICE FUND				
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$17,938
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$87,273
Series 2018 A1 & A2 Revenue Fund	US Bank	US Bank Money Market	0.02%	\$266,362
			SubTotal	<u>\$371,573</u>
			Total	<u>\$1,174,870</u>

VillaSol CDD

Bank Reconciliation

Bank Account No. 1613 SunTrust Bank N.A. GF
 Statement No. 03-2022
 Statement Date 3/31/2022

G/L Balance (LCY)	698,652.35	Statement Balance	710,833.86
G/L Balance	698,652.35	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	710,833.86
Subtotal	698,652.35	Outstanding Checks	12,181.51
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	698,652.35	Ending Balance	698,652.35
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/25/2022	Payment	005176	MARILIN LUGO	300.00	0.00	300.00
3/6/2022	Payment	DD437	Payment of Invoice 007955	124.30	0.00	124.30
3/22/2022	Payment	005208	KATRINA S SCARBOROUGH	257.20	0.00	257.20
3/25/2022	Payment	005209	BRIGHTVIEW LANDSCAPE SVC	120.00	0.00	120.00
3/25/2022	Payment	005210	CHURCHILLS POOLS	777.26	0.00	777.26
3/25/2022	Payment	005211	DEWBERRY ENGINEERS INC	1,925.00	0.00	1,925.00
3/25/2022	Payment	005212	INFRAMARK, LLC	8,026.76	0.00	8,026.76
3/25/2022	Payment	005213	JEANETTE PENA	100.00	0.00	100.00
3/25/2022	Payment	005214	TERMINIX PROCESSING CENTER	81.00	0.00	81.00
3/25/2022	Payment	005215	THE HOME DEPOT	382.99	0.00	382.99
3/29/2022	Payment	005216	FED EX	87.00	0.00	87.00
Total Outstanding Checks.....				12,181.51		12,181.51

Subsection 6C

Approval of Check Register of March 2022

VillaSol
Community Development District

Check Register

Feb. 1- Mar. 31, 2022

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 005181								
001	02/03/22	BRIGHTVIEW LANDSCAPE SVC	7683509	JAN 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$4,666.00
CHECK # 005182								
001	02/03/22	CHURCHILLS POOLS	30533	JAN POOL / FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
001	02/03/22	CHURCHILLS POOLS	30533	JAN POOL / FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
001	02/03/22	CHURCHILLS POOLS	30592	FEB 2022 POOL/FOUNTAIN MAINT	Contracts-Pools	534078-57201	\$644.96	
001	02/03/22	CHURCHILLS POOLS	30592	FEB 2022 POOL/FOUNTAIN MAINT	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	\$1,554.52
CHECK # 005183								
001	02/03/22	ENVERA SYSTEMS	709542	GATE ACCESS 01/01/22-01/31/22	Contracts-Security Services	534037-53904	\$7,337.13	
							Check Total	\$7,337.13
CHECK # 005184								
001	02/03/22	FED EX	7-619-79075	DEC POSTAGE	Postage and Freight	541006-51301	\$18.17	
							Check Total	\$18.17
CHECK # 005185								
001	02/03/22	SOLITUDE LAKE MANAGEMENT	PI-A00740095	JAN 2022 LAKE/POND MANAGEMENT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							Check Total	\$648.90
CHECK # 005188								
001	02/09/22	CLARK & ALBAUGH, LLP	17825	GEN MATTERS THRU JAN 2022	ProfServ-Legal Services	531023-51401	\$3,363.00	
							Check Total	\$3,363.00
CHECK # 005189								
001	02/09/22	ENVERA SYSTEMS	00042017	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$215.00	
							Check Total	\$215.00
CHECK # 005190								
001	02/09/22	OSCEOLA NEWS GAZETTE	356151	NOTIVE OF WORKSHOP 1/27/22	Legal Advertising	548002-51301	\$50.24	
							Check Total	\$50.24
CHECK # 005191								
001	02/09/22	TERMINIX PROCESSING CENTER	416686177	PEST CONTROL 1/2/22	PEST CONTROL 1/3/22	546015-57201	\$81.00	
001	02/09/22	TERMINIX PROCESSING CENTER	41759121	PEST CONTROL 2/1/22	R&M-Clubhouse	546015-57201	\$81.00	
							Check Total	\$162.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005192								
001	02/16/22	TERMINIX PROCESSING CENTER	020222-5373916	TERMITE BAITING SVC PLAN	PEST CONTROL 2/1/22	546015-57201	\$345.00	
							Check Total	<u>\$345.00</u>
CHECK # 005193								
001	03/01/22	DEWBERRY ENGINEERS INC	2078322	ENGG SVCS THRU JAN 2022	ProfServ-Engineering	531013-51501	\$1,925.00	
							Check Total	<u>\$1,925.00</u>
CHECK # 005194								
001	03/01/22	THE HOME DEPOT	020422-9241	JAN PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$143.71	
							Check Total	<u>\$143.71</u>
CHECK # 005197								
001	03/10/22	BRIGHTVIEW LANDSCAPE SVC	7723499	FEB 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	<u>\$4,666.00</u>
CHECK # 005198								
001	03/10/22	CHURCHILLS POOLS	30641	POOL CHEMICALS	R&M-Pools	546074-53901	\$605.95	
							Check Total	<u>\$605.95</u>
CHECK # 005199								
001	03/10/22	CLARK & ALBAUGH, LLP	17858	GEN COUSEL THRU FEB 2022	GEN MATTERS THRU JAN 2022	531023-51401	\$1,451.50	
							Check Total	<u>\$1,451.50</u>
CHECK # 005200								
001	03/10/22	ENVERA SYSTEMS	710704	SEC SVCS FEB 2022	Contracts-Security Services	534037-53904	\$7,337.13	
001	03/10/22	ENVERA SYSTEMS	711711	SEC SVCS MAR 2022	Contracts-Security Services	534037-53901	\$7,337.13	
							Check Total	<u>\$14,674.26</u>
CHECK # 005201								
001	03/10/22	INFRAMARK, LLC	74083	FEBRUARY MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$8,705.43	
							Check Total	<u>\$8,705.43</u>
CHECK # 005202								
001	03/10/22	KEEFE,MCCULLOUGH & CO.LLP	2115556	AUDIT SVCS FYE 9/30/21	Auditing Services	532002-51301	\$6,250.00	
							Check Total	<u>\$6,250.00</u>
CHECK # 005203								
001	03/10/22	OSCEOLA SHERIFF'S OFFICE	53200	01/11/22 OFFICER DETAIL	Contracts-Sheriff	534100-51301	\$184.92	
							Check Total	<u>\$184.92</u>
CHECK # 005204								
001	03/10/22	SOLITUDE LAKE MANAGEMENT	PI-A00754555	FEB 2022 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90	
							Check Total	<u>\$648.90</u>
CHECK # 005208								
001	03/22/22	KATRINA S SCARBOROUGH	2018528	ASSESSMENTS TAX ROLL	ProfServ-Property Appraiser	531035-51301	\$257.20	
							Check Total	<u>\$257.20</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 02/01/22 to 03/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005209								
001	03/25/22	BRIGHTVIEW LANDSCAPE SVC	7622498	IRRIGATION&PARTS	R&M-Other Landscape	546036-53901	\$120.00	
							Check Total	<u>\$120.00</u>
CHECK # 005210								
001	03/25/22	CHURCHILLS POOLS	30662	MARCH 2022 POOL/FOUNTAIN MAINTENANCE	Contracts-Pools	534078-57201	\$644.96	
001	03/25/22	CHURCHILLS POOLS	30662	MARCH 2022 POOL/FOUNTAIN MAINTENANCE	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	<u>\$777.26</u>
CHECK # 005211								
001	03/25/22	DEWBERRY ENGINEERS INC	2091598	ENGG SVCS THRU FEB 2022	ProfServ-Engineering	531013-51501	\$1,925.00	
							Check Total	<u>\$1,925.00</u>
CHECK # 005212								
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	Postage and Freight	541006-51301	\$7.95	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	Printing and Binding	547001-51301	\$42.35	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	CLUBHOUSE SECURITY - ADT	546015-57201	\$59.79	
							Check Total	<u>\$8,026.76</u>
CHECK # 005213								
001	03/25/22	JEANETTE PENA	021822	DEPOSIT REFUND- CANCELED EVENT	Miscellaneous Services	549001-51301	\$100.00	
							Check Total	<u>\$100.00</u>
CHECK # 005214								
001	03/25/22	TERMINIX PROCESSING CENTER	417756601	03/01/22 PEST CONTROL	PEST CONTROL 3/1/22	546015-57201	\$81.00	
							Check Total	<u>\$81.00</u>
CHECK # 005215								
001	03/25/22	THE HOME DEPOT	030422-9241	FEB/MAR PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$382.99	
							Check Total	<u>\$382.99</u>
CHECK # 005216								
001	03/29/22	FED EX	768401228	MAR POSTAGE	Postage and Freight	541006-51301	\$87.00	
							Check Total	<u>\$87.00</u>
CHECK # DD423								
001	02/03/22	CHARTER COMMUNICATIONS	068176902011822 ACH	BILL PRD 1/17-2/16/22 OFFICE	Communication - Telephone	541003-51301	\$247.21	
							Check Total	<u>\$247.21</u>
CHECK # DD427								
001	02/14/22	CHARTER COMMUNICATIONS	077902902013022 ACH	BILL PRD 1/28-2/27/22	R&M-Gatehouse	546035-53904	\$219.96	
							Check Total	<u>\$219.96</u>
CHECK # DD428								
001	02/14/22	WASTE MANAGEMENT	9956942-0180-8 ACH	FEB 2022 REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$451.23	
							Check Total	<u>\$451.23</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD429								
001	02/01/22	KUA	1142022	BILL PRD 12/6/21-1/6/22	Utility - General	543001-53903	\$2,925.36	
							Check Total	<u>\$2,925.36</u>
CHECK # DD430								
001	02/01/22	TOHO WATER AUTHORITY	142022 ACH	BILL PRD 12/4/21-1/4/22	Utility - General	543001-53903	\$330.95	
							Check Total	<u>\$330.95</u>
CHECK # DD432								
001	03/03/22	TOHO WATER AUTHORITY	242022 ACH	BILL PRD 1/4-2/4/22	Utility - General	543001-53903	\$313.37	
							Check Total	<u>\$313.37</u>
CHECK # DD433								
001	03/01/22	KUA	021122 ACH	BILL PRD 1/6-2/5/22	Utility - General	543001-53903	\$2,843.99	
							Check Total	<u>\$2,843.99</u>
CHECK # DD437								
001	03/06/22	CHARTER COMMUNICATIONS	021522-1522 ACH	02/14/22-03/13/22 INTERNET SERVICE	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD438								
001	03/06/22	CHARTER COMMUNICATIONS	068176902021822	BILL PRD 2/17-3/16/22 OFFICE	Communication - Telephone	541003-51301	\$260.18	
							Check Total	<u>\$260.18</u>
CHECK # DD439								
001	03/17/22	CHARTER COMMUNICATIONS	077902902030222 ACH	BILL PRD 2/28/22-3/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD440								
001	03/26/22	WASTE MANAGEMENT	9964460-0180-1 ACH	MARCH 2022 REFUSE REMOVAL	Misc-Contingency	549900-53901	\$458.35	
							Check Total	<u>\$458.35</u>
CHECK # 005186								
001	02/10/22	MARK A. GOSDIN	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 02/01/22 to 03/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 005187							
001	02/10/22	CAMILO NIN CURY	PAYROLL	February 10, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD424							
001	02/10/22	RAMON E. BERMUDEZ	PAYROLL	February 10, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD425							
001	02/10/22	SERVANDO JR COMAS	PAYROLL	February 10, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD426							
001	02/10/22	MICHAEL J. EDGECOMBE	PAYROLL	February 10, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005195							
001	03/11/22	MARK A. GOSDIN	PAYROLL	March 11, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005196							
001	03/11/22	CAMILO NIN CURY	PAYROLL	March 11, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005205							
001	03/14/22	RAMON E. BERMUDEZ	PAYROLL	March 14, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005206							
001	03/14/22	SERVANDO JR COMAS	PAYROLL	March 14, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 005207							
001	03/14/22	MICHAEL J. EDGECOMBE	PAYROLL	March 14, 2022 Payroll Posting			\$184.70
						Check Total	\$184.70
						Fund Total	\$79,634.70

Total Checks Paid	\$79,634.70
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VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 005181								
001	02/03/22	BRIGHTVIEW LANDSCAPE SVC	7683509	JAN 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	\$4,666.00
CHECK # 005182								
001	02/03/22	CHURCHILLS POOLS	30533	JAN POOL / FOUNTAIN SVCS	Contracts-Fountain	534023-57201	\$132.30	
001	02/03/22	CHURCHILLS POOLS	30533	JAN POOL / FOUNTAIN SVCS	Contracts-Pools	534078-57201	\$644.96	
001	02/03/22	CHURCHILLS POOLS	30592	FEB 2022 POOL/FOUNTAIN MAINT	Contracts-Pools	534078-57201	\$644.96	
001	02/03/22	CHURCHILLS POOLS	30592	FEB 2022 POOL/FOUNTAIN MAINT	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	\$1,554.52
CHECK # 005183								
001	02/03/22	ENVERA SYSTEMS	709542	GATE ACCESS 01/01/22-01/31/22	Contracts-Security Services	534037-53904	\$7,337.13	
							Check Total	\$7,337.13
CHECK # 005184								
001	02/03/22	FED EX	7-619-79075	DEC POSTAGE	Postage and Freight	541006-51301	\$18.17	
							Check Total	\$18.17
CHECK # 005185								
001	02/03/22	SOLITUDE LAKE MANAGEMENT	PI-A00740095	JAN 2022 LAKE/POND MANAGEMENT	Contracts-Lake and Wetland	534021-53902	\$648.90	
							Check Total	\$648.90
CHECK # 005188								
001	02/09/22	CLARK & ALBAUGH, LLP	17825	GEN MATTERS THRU JAN 2022	ProfServ-Legal Services	531023-51401	\$3,363.00	
							Check Total	\$3,363.00
CHECK # 005189								
001	02/09/22	ENVERA SYSTEMS	00042017	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$215.00	
							Check Total	\$215.00
CHECK # 005190								
001	02/09/22	OSCEOLA NEWS GAZETTE	356151	NOTIVE OF WORKSHOP 1/27/22	Legal Advertising	548002-51301	\$50.24	
							Check Total	\$50.24
CHECK # 005191								
001	02/09/22	TERMINIX PROCESSING CENTER 416686177		PEST CONTROL 1/2/22	PEST CONTROL 1/3/22	546015-57201	\$81.00	
001	02/09/22	TERMINIX PROCESSING CENTER 41759121		PEST CONTROL 2/1/22	R&M-Clubhouse	546015-57201	\$81.00	
							Check Total	\$162.00
CHECK # 005192								
001	02/16/22	TERMINIX PROCESSING CENTER 020222-5373916		TERMITE BAITING SVC PLAN	PEST CONTROL 2/1/22	546015-57201	\$345.00	
							Check Total	\$345.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005193								
001	03/01/22	DEWBERRY ENGINEERS INC	2078322	ENGG SVCS THRU JAN 2022	ProfServ-Engineering	531013-51501	\$1,925.00	
							Check Total	<u>\$1,925.00</u>
CHECK # 005194								
001	03/01/22	THE HOME DEPOT	020422-9241	JAN PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$143.71	
							Check Total	<u>\$143.71</u>
CHECK # 005197								
001	03/10/22	BRIGHTVIEW LANDSCAPE SVC	7723499	FEB 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-57208	\$4,666.00	
							Check Total	<u>\$4,666.00</u>
CHECK # 005198								
001	03/10/22	CHURCHILLS POOLS	30641	POOL CHEMICALS	R&M-Pools	546074-53901	\$605.95	
							Check Total	<u>\$605.95</u>
CHECK # 005199								
001	03/10/22	CLARK & ALBAUGH, LLP	17858	GEN COUSEL THRU FEB 2022	GEN MATTERS THRU JAN 2022	531023-51401	\$1,451.50	
							Check Total	<u>\$1,451.50</u>
CHECK # 005200								
001	03/10/22	ENVERA SYSTEMS	710704	SEC SVCS FEB 2022	Contracts-Security Services	534037-53904	\$7,337.13	
001	03/10/22	ENVERA SYSTEMS	711711	SEC SVCS MAR 2022	Contracts-Security Services	534037-53901	\$7,337.13	
							Check Total	<u>\$14,674.26</u>
CHECK # 005201								
001	03/10/22	INFRAMARK, LLC	74083	FEBRUARY MANAGEMENT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$8,705.43	
							Check Total	<u>\$8,705.43</u>
CHECK # 005202								
001	03/10/22	KEEFE,MCCULLOUGH & CO.LLP	2115556	AUDIT SVCS FYE 9/30/21	Auditing Services	532002-51301	\$6,250.00	
							Check Total	<u>\$6,250.00</u>
CHECK # 005203								
001	03/10/22	OSCEOLA SHERIFF'S OFFICE	53200	01/11/22 OFFICER DETAIL	Contracts-Sheriff	534100-51301	\$184.92	
							Check Total	<u>\$184.92</u>
CHECK # 005204								
001	03/10/22	SOLITUDE LAKE MANAGEMENT	PI-A00754555	FEB 2022 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$648.90	
							Check Total	<u>\$648.90</u>
CHECK # 005208								
001	03/22/22	KATRINA S SCARBOROUGH	2018528	ASSESSMENTS TAX ROLL	ProfServ-Property Appraiser	531035-51301	\$257.20	
							Check Total	<u>\$257.20</u>
CHECK # 005209								

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	03/25/22	BRIGHTVIEW LANDSCAPE SVC	7622498	IRRIGATION&PARTS	R&M-Other Landscape	546036-53901	\$120.00	
							Check Total	\$120.00
CHECK # 005210								
001	03/25/22	CHURCHILLS POOLS	30662	MARCH 2022 POOL/FOUNTAIN MAINTENANCE	Contracts-Pools	534078-57201	\$644.96	
001	03/25/22	CHURCHILLS POOLS	30662	MARCH 2022 POOL/FOUNTAIN MAINTENANCE	Contracts-Fountain	534023-57201	\$132.30	
							Check Total	\$777.26
CHECK # 005211								
001	03/25/22	DEWBERRY ENGINEERS INC	2091598	ENGG SVCS THRU FEB 2022	ProfServ-Engineering	531013-51501	\$1,925.00	
							Check Total	\$1,925.00
CHECK # 005212								
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	Postage and Freight	541006-51301	\$7.95	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	Printing and Binding	547001-51301	\$42.35	
001	03/25/22	INFRAMARK, LLC	75063	MAR 2022 MGMT FEES	CLUBHOUSE SECURITY - ADT	546015-57201	\$59.79	
							Check Total	\$8,026.76
CHECK # 005213								
001	03/25/22	JEANETTE PENA	021822	DEPOSIT REFUND- CANCELED EVENT	Miscellaneous Services	549001-51301	\$100.00	
							Check Total	\$100.00
CHECK # 005214								
001	03/25/22	TERMINIX PROCESSING CENTER 417756601		03/01/22 PEST CONTROL	PEST CONTROL 3/1/22	546015-57201	\$81.00	
							Check Total	\$81.00
CHECK # 005215								
001	03/25/22	THE HOME DEPOT	030422-9241	FEB/MAR PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$382.99	
							Check Total	\$382.99
CHECK # 005216								
001	03/29/22	FED EX	768401228	MAR POSTAGE	Postage and Freight	541006-51301	\$87.00	
							Check Total	\$87.00
CHECK # DD423								
001	02/03/22	CHARTER COMMUNICATIONS	068176902011822 ACH	BILL PRD 1/17-2/16/22 OFFICE	Communication - Telephone	541003-51301	\$247.21	
							Check Total	\$247.21
CHECK # DD427								
001	02/14/22	CHARTER COMMUNICATIONS	077902902013022 ACH	BILL PRD 1/28-2/27/22	R&M-Gatehouse	546035-53904	\$219.96	
							Check Total	\$219.96

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD428								
001	02/14/22	WASTE MANAGEMENT	9956942-0180-8 ACH	FEB 2022 REFUSE REMOVAL	Utility - Refuse Removal	543020-57201	\$451.23	
							Check Total	<u>\$451.23</u>
CHECK # DD429								
001	02/01/22	KUA	1142022	BILL PRD 12/6/21-1/6/22	Utility - General	543001-53903	\$2,925.36	
							Check Total	<u>\$2,925.36</u>
CHECK # DD430								
001	02/01/22	TOHO WATER AUTHORITY	142022 ACH	BILL PRD 12/4/21-1/4/22	Utility - General	543001-53903	\$330.95	
							Check Total	<u>\$330.95</u>
CHECK # DD432								
001	03/03/22	TOHO WATER AUTHORITY	242022 ACH	BILL PRD 1/4-2/4/22	Utility - General	543001-53903	\$313.37	
							Check Total	<u>\$313.37</u>
CHECK # DD433								
001	03/01/22	KUA	021122 ACH	BILL PRD 1/6-2/5/22	Utility - General	543001-53903	\$2,843.99	
							Check Total	<u>\$2,843.99</u>
CHECK # DD437								
001	03/06/22	CHARTER COMMUNICATIONS	021522-1522 ACH	02/14/22-03/13/22 INTERNET SERVICE	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD438								
001	03/06/22	CHARTER COMMUNICATIONS	068176902021822	BILL PRD 2/17-3/16/22 OFFICE	Communication - Telephone	541003-51301	\$260.18	
							Check Total	<u>\$260.18</u>
CHECK # DD439								
001	03/17/22	CHARTER COMMUNICATIONS	077902902030222 ACH	BILL PRD 2/28/22-3/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD440								
001	03/26/22	WASTE MANAGEMENT	9964460-0180-1 ACH	MARCH 2022 REFUSE REMOVAL	Misc-Contingency	549900-53901	\$458.35	
							Check Total	<u>\$458.35</u>
CHECK # 005186								
001	02/10/22	MARK A. GOSDIN	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 005187								
001	02/10/22	CAMILO NIN CURY	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
 For the Period from 02/01/22 to 03/31/22
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD424								
001	02/10/22	RAMON E. BERMUDEZ	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD425								
001	02/10/22	SERVANDO JR COMAS	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # DD426								
001	02/10/22	MICHAEL J. EDGECOMBE	PAYROLL	February 10, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005195								
001	03/11/22	MARK A. GOSDIN	PAYROLL	March 11, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005196								
001	03/11/22	CAMILO NIN CURY	PAYROLL	March 11, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005205								
001	03/14/22	RAMON E. BERMUDEZ	PAYROLL	March 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005206								
001	03/14/22	SERVANDO JR COMAS	PAYROLL	March 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005207								
001	03/14/22	MICHAEL J. EDGECOMBE	PAYROLL	March 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$79,634.70

Total Checks Paid	\$79,634.70
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Subsection 6D

Resident Behavior in Villa Sol

This evening as I was in line on the residence side with my company vehicle, I witnessed the following: a white vehicle was waiting at the gate on the same side, waiting for the arm to go up. The green van pictured at this residence (3003 Siesta View Drive) went to kiosk to have the arm raised. In doing so, he attempted to tailgate in behind the vehicle he was trying to let in on the same access. The arm popped off of which I followed the van to his residence. I did pop the arm back in.

This was at 5:58 pm

3003



Section 7

Field Operations

Subsection 7A

Field Reports

A photograph of a single-story building with a central tower and palm trees. The building has a light-colored facade and a red-tiled roof. The tower has a square window with a blue cross. The building is surrounded by palm trees and a lawn. The sky is clear and blue.

Villa Sol Field Report 3/16/22

Wednesday, March 16, 2022

14 Item Identified



Item 1
Assigned To Brightview
Landscaping
The mowing service around the
ponds is ongoing.



Item 2
Assigned To Inframark
Provide Pressure washer service to
the small basketball court.



Item 3
Assigned To Inframark
Repair open gaps in the tennis
court fence.



Item 4
Assigned To Inframark
Installation of Cabinets with safety
rings is completed.



Item 5

Assigned To Exercise Systems

Follow up with the vendor the schedule for the pending repairs at the gym room.



Item 6

Assigned To Inframark

Provide Proposal for the repair of the gym floor mats



Item 7

Assigned To Inframark

Contact a roof company for the recreational center roof inspection. (reason : possible roof leak.)



Item 8

Assigned To Inframark

Provide inspections and repair service to the toilets at the recreational center.(toilet flapper out service at the Woman bathroom)



Item 9

Assigned To Brightview
Landscaping

The edging service is not completed at all with the mowing service at Puerta del Sol Blvd.



Item 10

Assigned To Brightview
Landscaping

Proposal for installation of the irrigation box at Puerta del Sol Blvd. near to Camino Real Dr.



Item 11

Assigned To Brightview
Landscaping

Annual flowers installation service is completed according with the schedule.



Item 12

Assigned To Brightview
Landscaping

Broken sprinklers head next to the sidewalk At Puerta del Sol Blvd.



Item 13

Assigned To Inframark

Provide Proposal for installation service of two new signs behind the recreation center (No motorized vehicles allowed)



Item 14

Assigned To Inframark

Provide Proposal for installation service of new sign at Riachelo Ln. (Pick up after you pet)

A handwritten signature or logo in black ink, appearing to be "FRANCO".

A photograph of a single-story building with a central tower and palm trees. The building has a light-colored facade and a red-tiled roof. The tower has a square window with a blue cross. The building is surrounded by palm trees and a lawn. The sky is clear and blue.

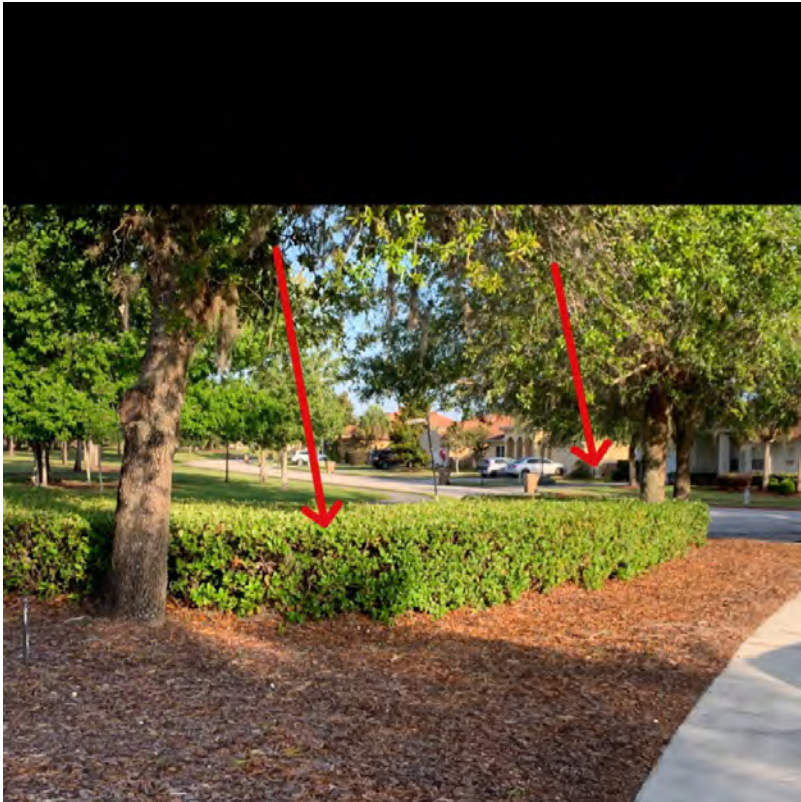
Villa Sol Field Report 4/29/22

Friday, April 29, 2022

15 Item Identified



Item 1
Assigned To Brightview
Landscaping
Full mowing and edging service is complete at Puerta del Sol Blvd.
item



Item 2
Assigned To Brightview
Landscaping
Trimming service complete around the recreation center.



Item 3

Assigned To Brightview
Landscaping

Trimming service next to the boat ramp is ongoing after the low water level of the Boggy Creek.



Item 4

Assigned To Brightview
Landscaping

All the doggie pot station are clear and the bags dispensers are full.



Item 5

Assigned To Brightview
Landscaping

The mowing and edging service is complete at Via Otero Dr.



Item 6

Assigned To Brightview
Landscaping

Annual flowers installation service is complete according to schedule.



Item 7

Assigned To Brightview
Landscaping

Irrigation boxes showing a poor maintenance service and for several months the PVC pipes installed for the caution tape use is still there after of the irrigation repair at Puerta del Sol Blvd.



Item 8

Assigned To Brightview
Landscaping

Provide Proposal for installation service of a new irrigation box at Puerta del Sol Blvd.



Item 09

Assigned To Board Members

Wild hogs destroyed several sections around the ponds, bringing as a consequence difficulty for the mowing service.



Item 10

Assigned To Inframark

Provide installation service of the signs found it at the Creek next to Riachuelo Ln.



Item 11

Assigned To Inframark

Provide Proposal for pavers repairs and roots removal service to fix the tripping hazard around the recreation center.



Item 12

Assigned To Inframark

Provide Proposal for installation service of pavers missing at the back area (picnic tables area) of the recreation center.



Item 13

Assigned To Inframark

Provide replacement service of broken quiet light switch in the CDD office.



Item 14

Assigned To Inframark

Delineators installation service is complete at the entrance of the community.

March Field Report Follow Up

Assigned To The Board Members.

Item 1 is complete.

Item 2 is pending for schedule.

Item 3 is complete.

Item 6 pending for proposal approval.

Item 7 pending for proposals.

Item 8 is complete.

Item 9 is complete.

Item 10 is pending for proposal.

Item 12 is HOA responsibility.

Item 13 and 14 pending for proposal approval.

A handwritten signature in black ink that reads "F. BLANCO". The signature is stylized with a large, sweeping initial 'F' and a cursive 'BLANCO'.

Freddy Blanco Field Manager

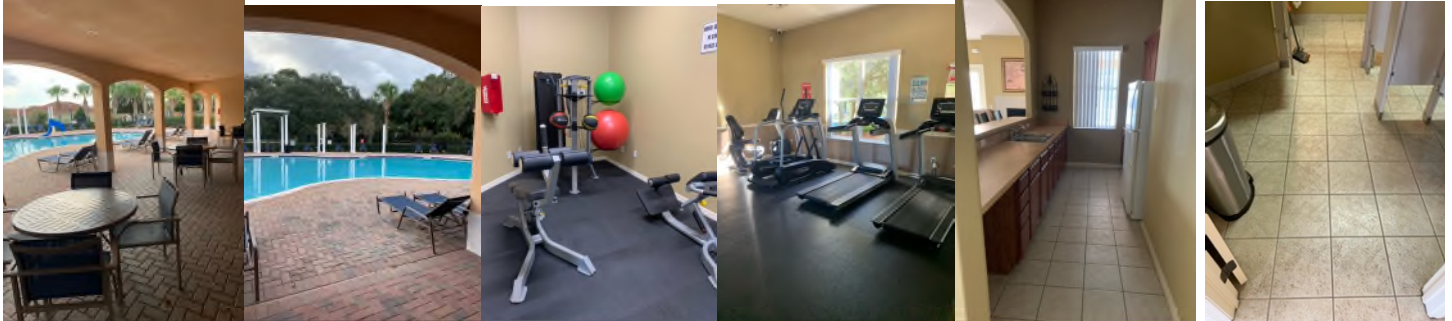
Inframark

VILLA SOL CDD
Weekly Updates
04/25/2022 – 05/01/2022



TASKS COMPLETED

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



- ❖ Repaired speed bumps.



- ❖ Repaired and replaced Delineator Posts.



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



*thank
you*



Job Name: Villa Sol CIDO
 Job Number: 345203017
 Controller Name: ESP-Lx Plus
 Date: 03/11/2022 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>9pm</u>	<u>100</u> %	<u>M T W T F S S</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	YES	NO
Weather Sensor:	Working	Not Working

Controller Make & Model: ESP-Lx Plus

Controller Status: WORKING NOT WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Line Number	1	2	3	4	5	6	7	8	9	10	11	12
Pray, Rotor, MP, Drip, or Bubblers	<u>1</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>6</u>	<u>5</u>	<u>5</u>
Run Time [Program:]	<u>0</u>	<u>20</u>	<u>20</u>	<u>25</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>30</u>	<u>30</u>	<u>20</u>	<u>20</u>
Run Time [Program:]												
Battery Pack/Doubler/Add-a-Zone												
Line Faults or Alarms												

Contract/Maintenance [No Charge]:

Maintenance Repairs												
Clogged Nozzles												
Head Straightened/Adjusted												

Observable Repairs or Upgrades:

Head Broken - 6" spray												
Head Broken - 12" spray												
Head Broken - 6" rotor												
Head Broken - 12" rotor												
Broken Riser												
Upgrade 4" to 6" Pop Up												
Upgrade 6" to 12" Pop Up												
Nozzle - MPR												
Nozzle - MP rotator												
Service Line Clog												
Service Line Break												
Location												
Head Raised or Lowered-Turf												
Head Raised or Lowered-Shrub												
Regulated Valve Box												
Valve - Inoperative/Sticking												
Additional Labor/Troubleshoot												
Other-See Comments												

Additional Comments: Annuals ~~3, 4, 5~~ 4, 5, 6

Technician Name: Joel Roman Signature: Joel Roman

(Club House)



Job Name: villa sol ~~the~~ CDD
Job Number: 345203017
Controller Name: esp-me3
Date: 03/20/2022 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>4am</u>	<u>100</u> %	<u>M T W T F S S</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
<u>YES</u>	NO
Weather Sensor:	
<u>Working</u>	Not Working

Controller Make & Model:	<u>esp-me3</u>		
Controller Status:	<u>WORKING</u>	NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water / Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL / SUBMERSIBLE

Information:

Line Number	1	2	3										
Oray, Rotor, MP, Drip, or Bubblers	<u>R</u>	<u>R</u>	<u>R</u>										
Run Time [Program:]	<u>15</u>	<u>15</u>	<u>15</u>										
Run Time [Program:]													
Battery Pack/Doubler/Add-a-Zone													
Line Faults or Alarms													

Contract/Maintenance [No Charge]:

Maintenance Repairs													
Clogged Nozzles													
Head Straightened/Adjusted													

Billable Repairs or Upgrades:

Head Broken - 6" spray													
Head Broken - 12" spray													
Head Broken - 6" rotor													
Head Broken - 12" rotor													
Broken Riser													
Upgrade 4" to 6" Pop Up													
Upgrade 6" to 12" Pop Up													
Nozzle - MPR													
Nozzle - MP rotator													
Service Line Clog													
Service Line Break													
Location													
Head Raised or Lowered-Turf													
Head Raised or Lowered-Shrub													
Winged Valve Box													
Valve - Inoperative/Sticking													
Additional Labor/Troubleshoot													
Other-See Comments													

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

(B) Entrance



Job Name: villa sol CDD
Job Number: 345703017
Controller Name: esp-Lx Plus
Date: 03/11/2022 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11 pm	100 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: YES NO
Weather Sensor: Working Not Working

Controller Make & Model: esp-Lx Plus
Controller Status: WORKING NOT WORKING
POC info: Potable Water Reclaim Water Well Water Lake Water
Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Line Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Oray, Rotor, MP, Drip, or Bubbler	/	S	S	S	S	S	R	R	S	S	S	S	S	S	S	S
Run Time [Program:]	0	20	30	20	20	20	20	20	20	30	20	20	20	20	20	20
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Billable Repairs or Upgrades:

Head Broken - 6" spray		1		1		1		1				1				
Head Broken - 12" spray																
Head Broken - 6" rotor							1	2								
Head Broken - 12" rotor																
Broken Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Nozzle - MPR		1		1		1						3				
Nozzle - MP rotator		*														
Service Line Clog																
Service Line Break																
Location																
Head Raised or Lowered-Turf																
Head Raised or Lowered-Shrub																
Damaged Valve Box																
Device - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

(B) entrance



Job Name: Villa Sol (D)
Job Number: 345203017
Controller Name: esp-LxPlus
Date: 03/11/2022 Page #: 2 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11 pm	100 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
YES	NO
Weather Sensor:	
Working	Not Working

Controller Make & Model:	esp-LxPlus		
Controller Status:	WORKING	NOT WORKING	
POC info:	Potable Water	Reclaim Water	Well Water / Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL / SUBMERSIBLE

Information:

Zone Number	17	18	19	20	21								
Zone Name													
Zone Type													
Run Time [Program:]	20	20	25	30	30								
Run Time [Program:]													
Battery Pack/Doubler/Add-a-Zone													
Zone Faults or Alarms													

Contract/Maintenance [No Charge]:

Maintenance Repairs													
Clogged Nozzles													
Head Straightened/Adjusted													

Billable Repairs or Upgrades:

Head Broken - 6" spray													
Head Broken - 12" spray													
Head Broken - 6" rotor													
Head Broken - 12" rotor													
Broken Riser													
Upgrade 4" to 6" Pop Up													
Upgrade 6" to 12" Pop Up													
Nozzle - MPR													
Nozzle - MP rotator													
Service Line Clog													
Service Line Break													
Location													
Head Raised or Lowered-Turf													
Head Raised or Lowered-Shrub													
Damaged Valve Box													
Valve - Inoperative/Sticking													
Additional Labor/Troubleshoot													
Other-See Comments													

Additional Comments: I couldn't find the last 2 zones. ?? 20, 21 ??

Technician Name: Joel Roman Signature: Joel Roman



Job Name: Villa Sol Hoa
 Job Number: 345203017
 Controller Name: Battery Pack
 Date: 03/11/2022 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>6am</u>	<u>100</u> %	<u>MTWTFSS</u>
Program B		%	MTWTFSS
Program C		%	MTWTFSS
Program D		%	MTWTFSS

Checked Weather Sensor:
 YES NO
 Weather Sensor:
 Working Not Working

Controller Make & Model: Power Pack
 Controller Status: WORKING NOT WORKING
 POC info: Potable Water Reclaim Water Well Water Lake Water
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Line Number	Zone	Device	Run Time [Program:]	Run Time [Program:]	Battery Pack/Doubler/Add-a-Zone	One Faults or Alarms
<u>1</u>		<u>5</u>	<u>30</u>			

Contract/Maintenance [No Charge]:

Maintenance Repairs	
Clogged Nozzles	
Head Straightened/Adjusted	<u>1</u>

Billable Repairs or Upgrades:

Head Broken - 6" spray	<u>1</u>
Head Broken - 12" spray	
Head Broken - 6" rotor	
Head Broken - 12" rotor	
Broken Riser	
Upgrade 4" to 6" Pop Up	
Upgrade 6" to 12" Pop Up	<u>4</u>
Nozzle - MPR	
Nozzle - MP rotator	
Severe Line Clog	
General Line Break	
Location	
Head Raised or Lowered-Turf	
Head Raised or Lowered-Shrub	
Damaged Valve Box	
Valve - Inoperative/Sticking	
Additional Labor/Troubleshoot	
Other-See Comments	

Additional Comments:

Technician Name: Joel Rouais Signature: Joel Rouais



Job Name: Villa Sol (111)
 Job Number: 345203017
 Controller Name: Battery Pack
 Date: 03/14/2022 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>7am</u>	<u>100</u> %	<u>M T W T F S S</u>
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	YES	<u>NO</u>
Weather Sensor:	Working	<u>Not Working</u>

Controller Make & Model: Power Pack

Controller Status:	<u>WORKING</u>	NOT WORKING		
POC info:	Potable Water	<u>Reclaim Water</u>	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	<u>PUMP START</u>	CENTRIFUGAL	SUBMERSIBLE

Information:

Line Number	<u>1</u>																		
Oray, Rotor, MP, Drip, or Bubbler	<u>S</u>																		
Run Time [Program:]	<u>15</u>																		
Run Time [Program:]	<u>1</u>																		
Battery Pack/Doubler/Add-a-Zone																			
Line Faults or Alarms																			

Contract/Maintenance [No Charge]:

Maintenance Repairs																			
Clogged Nozzles																			
Head Straightened/Adjusted																			

Billable Repairs or Upgrades:

Head Broken - 6" spray																			
Head Broken - 12" spray																			
Head Broken - 6" rotor																			
Head Broken - 12" rotor																			
Broken Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Nozzle - MPR																			
Nozzle - MP rotator																			
Service Line Clog																			
Service Line Break																			
Location																			
Head Raised or Lowered-Turf																			
Head Raised or Lowered-Shrub																			
Damaged Valve Box																			
Valve - Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

A



Job Name: Villages CDD
 Job Number: 345203017
 Controller Name: esp - lx plus
 Date: 04/05/2022 Page #: 1 of 1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	9pm	100 %	(M) T W T (F) S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	
<input checked="" type="radio"/> YES	<input type="radio"/> NO
Weather Sensor:	
<input checked="" type="radio"/> Working	<input type="radio"/> Not Working

Controller Make & Model:	<u>esp - lx plus</u>		
Controller Status:	<input checked="" type="radio"/> WORKING	<input type="radio"/> NOT WORKING	
POC info:	<input type="radio"/> Potable Water	<input checked="" type="radio"/> Reclaim Water	<input type="radio"/> Well Water
Pump Status & Type:	<input type="radio"/> PRESSURIZED	<input type="radio"/> PUMP START	<input type="radio"/> CENTRIFUGAL
			<input type="radio"/> LAKE WATER
			<input type="radio"/> SUBMERSIBLE

Information:	1	2	3	4	5	6	7	8	9	10	11	12
Zone Number												
Valve, Rotor, MP, Drip, or Bubbler	<u>1</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>5</u>	<u>5</u>
Time [Program:]	<u>0</u>	<u>20</u>	<u>20</u>	<u>25</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>15</u>	<u>20</u>	<u>30</u>	<u>20</u>	<u>20</u>
Time [Program:]												
Pressure Pack/Doubler/Add-a-Zone												
Zone Faults or Alarms												

Contract/Maintenance [No Charge]:	1	2	3	4	5	6	7	8	9	10	11	12
Maintenance Repairs												
Replaced Nozzles												
Repaired/Adjusted												

Additional Repairs or Upgrades:	1	2	3	4	5	6	7	8	9	10	11	12
Broken - 6" spray												
Broken - 12" spray												
Broken - 6" rotor												
Broken - 12" rotor												
Open Riser												
Change 4" to 6" Pop Up												
Change 6" to 12" Pop Up												
Replace - MPR												
Replace - MP rotator												
Remove Line Clog												
Replace Line Break												
Installation												
Raised or Lowered-Turf												
Raised or Lowered-Shrub												
Replaced Valve Box												
Replace - Inoperative/Sticking												
Additional Labor/Troubleshoot												
Other-See Comments												
Additional Comments:	<u>Annuals 4, 5, 6</u>											

Technician Name: Joe Roman Signature: Joe Roman

(B)



Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: esp - Lxplus
 Date: 04/05/2022 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	11pm	100 %	M T W T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor: YES NO
 Weather Sensor: Working Not Working

Controller Make & Model: esp - Lxplus
 Controller Status: WORKING NOT WORKING
 POC info: Potable Water Reclaim Water Well Water Lake Water
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Valve, Rotor, MP, Drip, or Bubbler	/	6	5	5	5	5	2	1	5			6	5			
Time [Program:]	0	20	30	20	20	20	20	20	20	30	20	20	20	20	20	20
Time [Program:]																
Filter Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Inspect/Maintenance [No Charge]:

Maintenance Repairs																
Replaced Nozzles																
Repaired/Adjusted	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/

Reparable Repairs or Upgrades:

Broken - 6" spray		2		1		1						2				
Broken - 12" spray																
Broken - 6" rotor								1								
Broken - 12" rotor																
Open Riser													1			
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Leak - MPR		3			2			2								
Leak - MP rotator																
Pressure Line Clog																
Pressure Line Break																
Excavation																
Raised or Lowered-Turf																
Raised or Lowered-Shrub																
Replaced Valve Box																
Leak - Inoperative/Sticking									1	1		1	1	1	1	1
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

(B)



Job Name: Villa sol CDD
 Job Number: 345203017
 Controller Name: ESP - Lx plus
 Date: 04/05/2022 Page #: 2 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>11pm</u>	<u>100</u> %	<u>M T W T F S S</u>
Program B		%	<u>M T W T F S S</u>
Program C		%	<u>M T W T F S S</u>
Program D		%	<u>M T W T F S S</u>

Checked Weather Sensor:	<u>YES</u>	NO
Weather Sensor:	Working	<u>Not Working</u>

Controller Make & Model: ESP - Lx plus

Controller Status: WORKING NOT WORKING

POC info: Potable Water Reclaim Water Well Water Lake Water

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Device Number	17	18	19	20	21									
Device Type, Rotor, MP, Drip, or Bubbler														
Time [Program:]	<u>20</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>30</u>									
Time [Program:]														
Filter Pack/Doubler/Add-a-Zone														
Device Faults or Alarms														

Contract/Maintenance [No Charge]:

Maintenance Repairs														
Replaced Nozzles														
Repaired/Adjusted														

Additional Repairs or Upgrades:

Broken - 6" spray														
Broken - 12" spray														
Broken - 6" rotor														
Broken - 12" rotor														
Open Riser														
Upgrade 4" to 6" Pop Up														
Upgrade 6" to 12" Pop Up														
Replace - MPR														
Replace - MP rotator														
Remove Line Clog														
Replace Line Break														
Excavation														
Raised or Lowered-Turf														
Raised or Lowered-Shrub														
Replaced Valve Box														
Replace - Inoperative/Sticking	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>									
Additional Labor/Troubleshoot														
Other-See Comments														

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

(Club House)



Job Name: Villa Sol CDD
Job Number: 345203017
Controller Name: esp-me3
Date: 04/05/2022 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	4am	100 %	M T <u>W</u> T F S S
Program B		%	M T W T F S S
Program C		%	M T W T F S S
Program D		%	M T W T F S S

Checked Weather Sensor:	<u>YES</u>	NO
Weather Sensor:	<u>Working</u>	Not Working

Controller Make & Model:	esp-me3		
Controller Status:	<u>WORKING</u>	NOT WORKING	
POC info:	Potable Water	<u>Reclaim Water</u>	Well Water / Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL / SUBMERSIBLE

Information:	1	2	3												
Device Number	1	2	3												
Type, Rotor, MP, Drip, or Bubbler	R	SP	R												
Time [Program:]	15	15	15												
Time [Program:]															
Filter Pack/Doubler/Add-a-Zone															
Open Faults or Alarms															

Contract/Maintenance [No Charge]:	1	2	3												
Maintenance Repairs															
Replaced Nozzles															
Repaired/Adjusted															

Additional Repairs or Upgrades:	1	2	3												
Broken - 6" spray															
Broken - 12" spray															
Broken - 6" rotor															
Broken - 12" rotor															
Open Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Replace - MPR															
Replace - MP rotator															
Remove Line Clog															
Replace Line Break															
Excavation															
Raised or Lowered-Turf															
Raised or Lowered-Shrub															
Replaced Valve Box															
Replace - Inoperative/Sticking															
Additional Labor/Troubleshoot															
Other-See Comments															

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

(Club House)

Job Name: Villa Sol CDD
Job Number: 345203017
Controller Name: Battery pack
Date: 04/05/2022 Page #: 1 of

rightView

#1

	Start Times:	Seasonal Adjust:	Run Days:
Program A	6am	100 %	MTWTFSS
Program B		%	MTWTFSS
Program C		%	MTWTFSS
Program D		%	MTWTFSS

Checked Weather Sensor:	YES	NO
Weather Sensor:	Working	Not Working

Controller Make & Model:	battery pack			
Controller Status:	WORKING	NOT WORKING		
POC info:	Potable Water	Reclaim Water	Well Water	Lake Water
Pump Status & Type:	PRESSURIZED	PUMP START	CENTRIFUGAL	SUBMERSIBLE

Information:	1														
Line Number	1														
Valve, Rotor, MP, Drip, or Bubbler	5														
Time [Program:]	30														
Time [Program:]															
Pressure Pack/Doubler/Add-a-Zone															
Number of Faults or Alarms															

Contract/Maintenance [No Charge]:	1														
Maintenance Repairs															
Replaced Nozzles															
Repaired/Adjusted															

Additional Repairs or Upgrades:	1														
Broken - 6" spray															
Broken - 12" spray															
Broken - 6" rotor															
Broken - 12" rotor															
Open Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Replace - MPR															
Replace - MP rotator															
Remove Line Clog															
Replace Line Break															
Excavation															
Raised or Lowered-Turf															
Raised or Lowered-Shrub															
Replaced Valve Box															
Replace - Inoperative/Sticking															
Additional Labor/Troubleshoot															
Other-See Comments															
Additional Comments:															

Technician Name: Joel Roman Signature: Joel Roman

(Club House)
 rightView

Job Name: Villa Sol CPD
 Job Number: 345203017
 Controller Name: battery pack
 Date: 04/05/2022 Page #: 1 of

#2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	7am	100 %	MTWTFSS
Program B		%	MTWTFSS
Program C		%	MTWTFSS
Program D		%	MTWTFSS

Checked Weather Sensor:
 YES NO

Weather Sensor:
 Working Not Working

Controller Make & Model: battery pack
 Controller Status: WORKING NOT WORKING
 POC info: Potable Water Reclaim Water Well Water Lake Water
 Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Line Number	Valve, Rotor, MP, Drip, or Bubbler	Time [Program:]	Time [Program:]	Weather Pack/Doubler/Add-a-Zone	Other Faults or Alarms
1	S	15			

Contract/Maintenance [No Charge]:

Maintenance Repairs																			
Replaced Nozzles																			
Repaired/Adjusted																			

Additional Repairs or Upgrades:

1 Broken - 6" spray																			
1 Broken - 12" spray																			
1 Broken - 6" rotor																			
1 Broken - 12" rotor																			
Open Riser																			
Upgrade 4" to 6" Pop Up																			
Upgrade 6" to 12" Pop Up																			
Replace - MPR																			
Replace - MP rotator																			
Remove Line Clog																			
Replace Line Break																			
Excavation																			
Raised or Lowered-Turf																			
Raised or Lowered-Shrub																			
Replace Valve Box																			
- Inoperative/Sticking																			
Additional Labor/Troubleshoot																			
Other-See Comments																			

Additional Comments:

Technician Name: Joel Romani Signature: Joel Romani

Subsection 7B

Inframark Proposals



WORK ORDER

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

Date 4/26/2022
Work Order # WOVS04262022
Customer ID Villa Sol CDD

Quotation For
Villa Sol CDD

Quotation valid until: 06/30/2022
Prepared by Freddy Blanco

Work order for Gym floor mats repair

Quantity	Description	Unit Price	Taxable?	Amount
	Work order for Gym floor mats repair.	\$ 875.00	No	\$ 875.00
	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 407-947-2489

Subtotal \$ 875.00

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

TOTAL	875.00
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WORK ORDER

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

Date 4/27/2022
Work Order # WOVS04272022
Customer ID Villa Sol CDD

Quotation For
Villa Sol CDD

Quotation valid until: 06/30/2022
Prepared by Freddy Blanco

Work order for sign replacement service

Quantity	Description	Unit Price	Taxable?	Amount
	Work order for two sign replacement service (No Motorized Vehicles allowed and pick up after you pet)	\$ 384.00	No	\$ 384.00
	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 407-947-2489

Thank you for your business!

Subtotal	\$	384.00
Tax Rate		0.00%
Sales Tax	\$	-
Other		

TOTAL	384.00
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WORK ORDER

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

Date 4/28/2022
 Work Order # WOVS04282022
 Customer ID Villa Sol CDD

Quotation For
 Villa Sol CDD

Quotation valid until: 06/30/2022
 Prepared by Freddy Blanco

Work order for paver repair service

Quantity	Description	Unit Price	Taxable?	Amount
	Work order for pavers repair. (Install missing pavers and remove tripping hazard in 7 areas near to the recreation center.)	\$ 2,640.00	No	\$ 2,640.00
	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

407-947-2489

Subtotal	\$	2,640.00
Tax Rate		0.00%
Sales Tax	\$	-
Other		

Thank you for your business!

TOTAL	2,640.00
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Subsection 7C

Brightview Proposals

Proposal for Extra Work at Villa Sol CDD

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

Project Name Irrigation Villa Sol CDD
Project Description Irrigation repairs for March Monthly Inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$34.78	\$208.68
1.00	EACH	Rainbird 1800 12" Installed- Pop-up Spray Head	\$38.89	\$38.89
11.00	EACH	Nozzle & Shrub Nut (on exist. riser) Installed- Pop-up Spray Head	\$6.00	\$66.00
3.00	EACH	Rainbird 5006" Installed- Rotor heads	\$49.26	\$147.78
6.00	EACH	Investigate zones 20,21 C-B not responding.	\$65.00	\$389.99

For internal use only

SO# 7763627
JOB# 345203017
Service Line 150

Total Price \$851.34

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

TERMS & CONDITIONS

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Freddy Blanco

April 07, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

April 07, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$851.34

SO #: 7763627

Proposal for Extra Work at Villa Sol CDD

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

Project Name Irrigation Villa Sol CDD
Project Description Irrigation repairs for March Monthly Inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$34.78	\$208.68
1.00	EACH	Rainbird 1800 12" Installed- Pop-up Spray Head	\$38.89	\$38.89
11.00	EACH	Nozzle & Shrub Nut (on exist. riser) Installed- Pop-up Spray Head	\$6.00	\$66.00
3.00	EACH	Rainbird 5006" Installed- Rotor heads	\$49.26	\$147.78
6.00	EACH	Investigate zones 20,21 C-B not responding.	\$65.00	\$389.99

For internal use only

SO# 7763627
JOB# 345203017
Service Line 150

Total Price \$851.34

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
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- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
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- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

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Customer

Property Manager

Signature

Title

Freddy Blanco

April 07, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

April 07, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$851.34

SO #: 7763627

Proposal for Extra Work at Villa Sol CDD

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

Project Name Irrigation Villa Sol CDD
Project Description Irrigation repairs for April Monthly Inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$34.78	\$208.68
1.00	EACH	Rainbird 5006" Installed- Rotor heads	\$49.26	\$49.26
1.00	EACH	Replace broken riser.	\$19.00	\$19.00
7.00	EACH	Nozzle & Shrub Nut (on exist. riser) Installed- Pop-up Spray Head	\$6.00	\$42.00
10.00	EACH	Labor to investigate down zone on site.	\$65.00	\$649.98

For internal use only

SO# 7781347
JOB# 345203017
Service Line 150

Total Price \$968.92

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103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
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Customer

Property Manager

Signature

Title

Freddy Blanco

April 07, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

April 07, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$968.92

SO #: 7781347

Subsection 7D

Exercise System Repair Proposal



Exercise Systems, Inc.
 6881 Kingspointe Pkwy, Ste. 10
 Orlando, FL 32819 (SHOWROOM)
 Phone: 407-996-8890/ 877-370-0220

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

Sales Rep: John Young
 Quote Number: 051105
 Date: 5/3/2022
 Quote Expires in 90 days

Repair Proposal

Part#	Description	Price	Qty	Extend
	<u>TUFF STUFF APOLLO 5 GYM</u>			
	cable for cable column	\$149.00	1	\$149.00
UPH	reupholster large black pad for Tuff Stuff bench	\$90.00	1	\$90.00
SH	Shipping	\$28.00	1	\$28.00
TC	Trip Charge (no charge, return visit)	\$75.00	0	\$0.00
SL	Labor- pick up pads for reupholstery; install reupholstered pads & new cable	\$75.00	1.5	\$112.50

Please fax signed proposal to 407-292-1438

Signed: _____

Sub-Total	\$379.50
Tax	
Total	\$379.50

REMIT PAYMENTS TO:
3818 SHADOWIND WAY GOTHA FL 34734
for billing questions, call Pam Young at 407.325.2523

It's service that really counts...
 before, during and after the sale!

Subsection 7E

Continued Security Discussion

Subsection 7Ei

**Ramco Protective
Proposal**

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	



QUOTE #	RAMQ1277
DATE	Mar 3, 2022

To: VILLASOL CDD

PROJECT

Junior

2933 Siesta View Dr
Kissimmee, FL 34744



Salesperson	Payment Terms	Expiration Date
Corey Negri	NET 15	Apr 2, 2022

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
VIRTUAL GUARD SERVICES			\$1,678.32
168	RAMCO Virtual Access Control Professional	\$9.99	\$1,678.32
ABDi OPTIONAL MODULES			\$200.76
1	Hosted Web Services ABDi's remote hosting option is the perfect security software solution for budget-conscience communities or communities without an IT staff. The initial capital expenditure required is greatly reduced since you don't have to purchase and maintain a Server. Remote hosting is an internet-based system. ABDi's software is hosted off-site on a Server located in a secure, continuously monitored data center. Residents, property management and security personnel access CMS using their existing computers with broadband internet service. If a gatehouse computer fails, simply plug in a new one with internet access and your guards are back in business processing guests into the community. Administrators can modify the database and generate reports from their existing office or home computers.	\$51.93	\$51.93
1	RESIDENT WEB PACKAGE (GATEACCESS.NET) - Minimize guest lane traffic by allowing residents to pre-authorize their guests using any computer or their iPhone/iPad or Android smartphone. It integrates seamlessly with ABDi's CMS software and allows gatehouse staff to focus on their primary task - welcoming guests into the community. Gateaccess.net is our most useful and popular add-on module.	\$79.99	\$79.99
1	FASTACCESS ELECTRONIC PASS MODULE - Expedite the entry process by sending electronic passes from a computer or our iOS/Android smartphone apps. Residents can send FastAccess passes directly to guests. The event coordinator can send bulk electronic passes to event guests (weddings, golf tournaments, etc.).	\$39.99	\$39.99

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	VoIP CALL AUTHORIZATION (VOICEMAIL) SYSTEM - Save money and manpower by automating the mundane task of answering phone calls to authorize guests or contractors. Residents leave voicemails to authorize their guests or contractors directly into CMS. No costly phone lines are required and residents never receive a busy signal.	\$28.85	\$28.85
<i>\$1879.08 Billed Weekly</i>		SUBTOTAL	\$1,879.08
		SALES TAX	\$0.00
		TOTAL	\$1,879.08

Payment Options

Select your preferred payment option / purchase terms*:
 Check Purchase (purchase amount \$1,879.08), [plus \$1,879.08 weekly]

** 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!



QUOTE #	RAMQ1279
DATE	Mar 3, 2022

To: VILLA SOL CDD

PROJECT

JUNIOR

2933 Siesta View Dr
Kissimmee, FL 34744

ACCESS CONTROL UPGRADE

Salesperson	Payment Terms	Expiration Date
Corey Negri	Net 30	Apr 2, 2022

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
CMS & HARDWARE			\$5,000.00
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
GATE CONTROL			\$6,825.00
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.	\$2,000.00	\$2,000.00
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	\$1,500.00	\$1,500.00
1	ABDI Proprietary Gate Control Software (per gate), includes real-time traffic viewer	\$2,500.00	\$2,500.00
VIRTUAL GUARD STATION			\$7,755.00
1	R29 Virtual Guard Interface - 7-inch touch screen - Anti-spoofing face liveness detection - Premium audio and video quality - Real-time entrance monitoring - Remote door opening - Multiple access methods - Android 5.1/SIP/ONVIF/Wiegand/PoE/IP65	\$1,800.00	\$1,800.00

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Custom Fabricated Virtual Guard Station for RAMCO Smart Entry System	\$1,500.00	\$1,500.00
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.	\$2,500.00	\$2,500.00
1	New Concrete Pad	\$285.00	\$285.00
1	Lincense Plate Camera	\$985.00	\$985.00
MISCELLANEOUS			\$250.00
1	Miscellaneous Items - Common Parts (Wire, Connectors, Etc.)	\$250.00	\$250.00
LABOR			\$5,280.00
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.	\$165.00	\$5,280.00
		SUBTOTAL	\$25,110.00
		SALES TAX	\$0.00
		TOTAL	\$25,110.00

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$25,110.00)

** 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

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To accept this quotation, sign here and return: _____

Thank You For Your Business!

AGREEMENT FOR SECURITY SERVICES

THIS AGREEMENT FOR SECURITY SERVICES (“Agreement”) is made by and between:

VILLASOL COMMUNITY DEVELOPMENT DISTRICT whose address is
313 CAMPUS ST CELEBRATION, FL 34747 (“Association”) and, or (“Client”)

And

RAMCO PROTECTIVE OF ORLANDO, INC., whose address is
718 Northlake Blvd Suite 1020, Altamonte Springs, Florida 32701 (“Ramco”)

Whereas Association and Ramco may sometimes collectively referred to as the (“Parties”)

WITNESSETH:

Whereas, the Client is a property owners association with responsibility for maintaining the common property of and administering the covenants and conditions for a number of separate subdivisions and planned communities commonly referred to as the Association. The Association desires that Ramco furnish on and or off site security and access control services at the premises listed above.

Whereas, Ramco is engaged in the business of providing professional security and access control services upon a contractual basis and desires to provide such services to the Association.

NOW THEREFORE, in consideration of the terms and conditions and other good and valuable considerations, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Description of Services:** Ramco shall provide the services specified in Exhibits “A” and “B” to this Agreement (“Services”).
 - a. Ramco shall provide the number of personnel requested by the Association, as indicated on Exhibit “B”. Said access control and patrol services shall be provided, subject to, and in accordance with the terms and conditions included in the “Performance Documents.” Said Performance Documents consist of: Exhibit “B” (personnel schedule & pricing) all personnel of RAMCO providing any services to the Association shall be always employees of RAMCO and not independent contractors. All personnel of and/or utilized by RAMCO to fulfill its duties, responsibilities and/or obligations under this Agreement shall not be considered employees of the Association for any purpose and shall always remain solely employees of Ramco.
2. **Commencement and Term:** The “Term” of this Agreement shall commence on **04/01/2022** (“Commencement Date”) and continue through **03/31/2026**; provided, however, this Agreement may be terminated by either party as provided in this Agreement.
3. **Termination:** In addition to the termination provisions set forth in Section 5 below, either party may terminate this Agreement with or without cause by providing the other party thirty (30) days prior written notice of termination to this Agreement.
 - a. **Employee Retention**
 - i. Shall the Association desire to retain any personnel employed by Ramco and assigned to the Association site shall do so by formal request in writing and submitted to Ramco.

- ii. Ramco retains the sole discretion to impose a retention fee to the Association in an amount not to exceed ten thousand dollars and zero cents (\$10,000.00) for any employee the Association desires to retain.

4. **Payment Terms and Conditions:**

- a. The Association agrees to pay Ramco weekly ("Weekly Amount") for the Services during the Term, plus any additional amounts authorized in Section 4.
- b. Ramco shall remit an invoice for the Services on a weekly basis ("Invoice") subject to any reductions and setoffs.
- c. Ramco is permitted to bill time and a half on New Year's Day, Labor Day, Memorial Day, Independence Day, Thanksgiving Day, and Christmas Day. Other than the aforementioned holidays no overtime shall be billed to the Association without the Association's express prior written approval.
- d. The Association may increase or decrease the number of man-hours provided by Ramco from time to time as the Association exclusively determines in its sole discretion; provided, however, the Association shall be required to provide 72 hours' advance notice of such changes. If the Association requires additional man-hours sooner than 72 hour notice, any man- hours incurred by Ramco prior to the expiration of the 72 hour advance notice window shall be billed to the Association at a time and a half rate.
- e. Shall Ramco fail to provide a security guard during the hours for which Ramco is contracted to provide services for; Ramco will not bill the Association for said unmanned hours.
- f. The Weekly Amount is subject to increase on the first, second and third anniversary of the Commencement Date in an amount to be negotiated with the Association at least ninety (90) days prior to the anniversary of this Agreement. Ramco shall provide notice to the Association of the desired increase in the Weekly Amount.
- g. Due to our volatile labor market and economic conditions, rates shown in Exhibit "B" are subject to change with a 90-day notice. Prices may also be changed with 90-day notice due to unavoidable and unforeseen costs increases such as but not limited to: State and Federal increases to minimum wage, increases in the cost of products, fuel, currency fluctuations, economic inflation, etc. Any change in the Service Agreement resulting in increased or decreased costs to Ramco shall be treated as a passthrough to the Association at cost, and paid to or credited by Ramco as incurred, provides Ramco warrants the Association ninety (90) days prior written notice of any such cost. This will exclude any normal increases in payroll taxes and related items as these will be covered by the annual negotiated increases in section 4A.
- h. The Association may accept, reject, or counter such proposed increase to the Weekly Amount. All agreed upon increases in the Weekly Amount shall be set forth in an addendum to this Agreement signed by both Parties. In the event the Parties are unable to agree upon a Weekly Amount not less than thirty (30) days prior to the anniversary on which the increase in the Weekly Amount is to take effect, the Agreement shall terminate on the anniversary the proposed increase in the Weekly Amount was to take effect. Notwithstanding the foregoing, any time prior to termination of the Agreement under this provision, the Parties may prevent the

termination of this Agreement by executing an addendum setting forth the Weekly Amount and acknowledging the continuation of the Agreement.

- i. The Parties acknowledge that it is of paramount importance that all personnel of Ramco conduct themselves in a professional and courteous manner, with respect for the Association's community, property, and privacy of the residents of the Association's community, and the decorum thereof. In the event the Association determines in its sole and arbitrary discretion that the Association is dissatisfied with the services of any Ramco employee, then Ramco shall upon written request of the Association no longer assign said employee to the Association's account. Ramco shall upon inception of the contract provide a roster of all employees to be assigned to the account, and all supervisors including at least one supervisor who will be available on 24 hours a day, 7 days a week basis for emergencies by phone. Said roster shall be updated at the time of any employee change. If Ramco is provided any access control RFID for an employee of Ramco, said RFID shall be immediately retrieved from any employee not servicing the Association's account.

5. Correction of Services; Repairs.

- a. When it appears to the Association during the Agreement or upon Ramco's submission of an invoice for the Weekly Amount; the Association shall notify Ramco in writing of any Services that the Association believes to not be in accordance with this Agreement.
- b. If Ramco fails or neglects to carry out the correction(s) of and/or to the Services within a ten (10) business day period of the written notice from the Association (unless the Association provides a longer period to cure), the Association may, without prejudice to its other remedies, direct Ramco in writing to stop the Services until the correction is made. In such case, or in the case Ramco terminates the Agreement as per section 3, the total amount due and owing to Ramco shall be adjusted to deduct the cost of such correction or Ramco shall reimburse Association for the costs and expenses associated with such correction(s).

6. Insurance

- a. Ramco shall purchase and maintain throughout the term of this Agreement the following insurance issued in amounts required by law, but in no event less than those specified below, and no work shall be commenced under this Agreement until Ramco shall have obtained all requisite insurance coverage, providing proof of that coverage to Client, and Client shall have approval
- b. Worker's Compensation
 - i. Ramco shall purchase and maintain, with an insurer authorized to do business in the State of Florida and approved by the Association, adequate and suitable insurance to protect against claims under worker's compensation laws, disability benefit laws, or other similar employee benefit laws; from employers' liability claims for damages because of bodily injury or death by accident or disease to its employees.
- c. General Liability & Automobile Liability Insurance
 - i. Ramco shall purchase and maintain, with an insurer authorized to do business in the State of Florida and approved by the Association, adequate

and suitable insurance to protect against claims from automobile liability claims for damages because of bodily injury or property damage arising out of the use of any of its automobiles; and from general liability claims for bodily injury & property damage, personal & advertising injury and products & completed operations arising out of Ramco's premises, operations or independent contractor. Furthermore, Ramco warrants Ramco's own general liability policy does not contain a residential or condominium exclusion.

d. Comprehensive Automobile Liability as follows

- i. Bodily Injury Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for injuries sustained by each person in any one accident and ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and
- ii. Property Damage Liability in an amount not less than ONE MILLION AND NO/100 (\$1,000,000.00) DOLLARS for each accident; and
- iii. Above to include employer's owned, non-owned, leased and hired car coverage

e. The above required Comprehensive General Liability Insurance Policy and Comprehensive Automobile Liability Policy shall each be written on an occurrence form and contain a clause providing that the Association is included as an additional insured.

f. Certificate of Insurance

- i. Proof of Ramco's insurance will be evidenced on required Certificate(s) of Insurance and by an endorsement reflecting the same. Prior to starting the Services, Ramco shall furnish the Association with Certificate(s) of Insurance, acceptable to the Association, evidencing that Ramco and all subcontractors have the required insurance coverages. Ramco will affirm products and completed operations coverage under Ramco's policy for the Services, but regardless of insurance, Ramco is and remains responsible for the Services, workmanship and materials and all obligations and warranties set forth in this Agreement. Each of the aforesaid insurance policies (or the certificates of insurance evidencing such insurance policies in the event Ramco provides proof of insurance by means of such certificates of insurance in lieu of true and correct copies of each required insurance policy) shall provide that such policy may not be canceled except upon thirty (30) days prior written notice to the Association. If the Certificate(s) of Insurance do not provide such notice of cancellation, Ramco shall be separately obligated to provide written notice to the Association within seven (7) days of Ramco receiving such notice of cancellation from its insurance companies and/or its insurance agent/broker. None of the insurance coverage required by this Agreement shall be terminated or modified without the prior written consent of Association.

g. Indemnification Coverage; Additional Insured

- i. The insurance described herein shall provide coverage for Ramco's indemnification obligations set forth in this Agreement. The Association

shall be named as an additional insured on all policies required by this Agreement.

h. Policy Limit Increases

i. Upon the Association’s reasonable request, Ramco shall obtain increased limits of insurance and other reasonable insurance coverages in such reasonable limits as the Association may require affording the Association with adequate protection from the hazards and risks arising out of Ramco’s services and the Services performed under this Agreement. Association shall reimburse Ramco for any additional insurance premiums charged therefor, but such reimbursement must be approved in writing by the Association prior to issuance of said additional insurance.

i. Fidelity/Crime Employee Dishonesty

i. Insurance in the sum of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS coverage.

j. Minimum Liability Insurance Requirements

i. The liability insurance maintained by Ramco, as described above, shall be in the minimum amounts of:

Employers’ Liability	\$100,000	Bodily Injury-Each Accident
	\$500,000	Disease-Policy Limit
	\$100,000	Disease-Each Employee
Automobile Liability	\$250,000	Bodily Injury-Per Person
	\$500,000	Bodily Injury-Per Accident
	\$100,000	Property Damage-Per Accident
General Liability	\$2,000,000	General Aggregate
	\$2,000,000	Products/Completed Operations
	\$1,000,000	Personal/Advertising Injury
	\$1,000,000	Each Occurrence
	\$100,000	Fire Damage
	\$5,000	Medical Expense

7. **Indemnity and Hold Harmless.** To the fullest extent permitted by law, Ramco shall, at all times, indemnify, defend at its own cost and save, protect and hold harmless the Association, and Association's officers, directors, managers, management company, agents and employees, (collectively referred to as the "Indemnitees") and Association's property, real and personal, from and against all claims, liabilities, fees, fines, penalties, damages, losses, costs, demands and expenses, whether foreseen or unforeseen, including reasonable attorney's fees and costs, including attorney's fees and costs incurred on appeal, arising out of performance of the Services, which (1) are for bodily injury, illness, or death, or for property damage, including loss of use; (2) caused in whole or in part by Ramco's intentional action, negligent act or omission, or that of a subcontractors, invitee or guest, or that of anyone employed by them or for whose acts Ramco or subcontractors may be directly or indirectly liable; and/or (3) arise from or relate to, in any manner whatsoever, Ramco's failure, refusal or neglect to comply with the terms, covenants and conditions set forth in this Agreement. Ramco shall promptly remedy damage and loss to any property caused in whole or in part by Ramco or by anyone for whose acts Ramco may be directly or indirectly liable, including subcontractors. Ramco will defend Association, and/or shall also reimburse the Association for all costs and expenses, including reasonable attorney's fees including attorney's fees on appeal incurred by the Indemnitees in connection with the defense of any such claim, and/or will pay whatever judgment or judgments which may be recovered against the Indemnitees or against the premises on account thereof.
8. **Authority to Execute Agreement.** Each of the signatures to this Agreement warrant to each of the other signatures that it has obtained the necessary consent and authority to execute this Agreement and to make this Agreement binding upon itself.
9. **Independent Contractor.** Ramco is not and shall not be deemed an employee of the Association for any purpose whatsoever; rather Ramco is and shall be considered an independent contractor and shall be responsible for all federal, state, and local taxes and other obligations of any kind whatsoever relating to the rendition of its services and payment therefor.
10. **No Oral Modifications.** This Agreement shall not be altered, amended, or modified by oral representations made before, during or after the execution of this Agreement. All modifications made after the date hereof must be in writing and duly executed by all Parties.
11. **Amendment.** Any amendments to this Agreement must be in writing and signed by both parties.
12. **Time.** All times stated in this Agreement are of the essence to the Agreement.
13. **Governing Law; Enforcement.** The Parties agree that the laws of the State of Florida shall govern this Agreement. In the event of any litigation between the Parties arising out of the interpretation or enforcement of this Agreement, the prevailing party shall be entitled to its attorney's fees and costs from the non-prevailing party, including the fees and costs associated with appeal.

14. **Headings.** The headings and numbering of the different paragraphs of this Agreement are inserted for convenient reference only and are not to be taken as part of this Agreement or to control or affect the meaning, construction, or effect of the same.
15. **No Waiver.** No action or want of action on the part of any party to this Agreement at any time to exercise any rights or remedies conferred upon it under this Agreement shall be, or shall be asserted to be, a waiver on the part of any such Party of any of its rights or remedies hereunder.
16. **Severability.** Should any part, term, or provision of this Agreement be decided or declared by the Courts to be, or otherwise found to be, illegal or in conflict with any laws of the State of Florida or the United States, or otherwise be rendered unenforceable, or ineffectual, the validity of the remaining parts, terms, portions or provisions shall be deemed severable and shall not be affected thereby, providing such remaining parts, terms, portions or provisions can be construed in substance to constitute the Agreement that the Parties to this Agreement intended to enter into in the first instance.
17. **Survival.** The agreements, warranties, provisions, representations, and obligations of the Parties hereto shall survive the termination or complete performance of this Agreement, including specifically the indemnification and hold harmless requirements in Section 7 as well as the Employee Retention stipulations set forth in Section 3
18. **Counterparts.** This Agreement may be executed in counterparts and/or by facsimile, a complete set of which shall be deemed an original, but all of which will constitute the same Agreement.
19. **Compliance.** Ramco agrees to comply with all federal, state, and local laws, codes and regulations and all municipal laws, ordinances, and regulations, in force during the term of this Agreement and to obtain at its own expense all licenses necessary for the performance of its obligation under this contract. Ramco shall promptly, at its sole cost and expense, correct any violations of such laws, regulations, ordinances, and orders committed by Ramco, its, agents, servants, and employees. Ramco shall pay all taxes, assessments and premiums under the Federal Social Security Act, any applicable Unemployment Insurance, Workers' Compensation Act, Sales Tax, Use Tax, Personal Property Taxes or other applicable taxes or assessments now or hereafter in effect and payable by reason of or in connection with any part of its performance under this Agreement.


20. **Joint Preparation of Agreement.** This Agreement shall not be construed against the party preparing it, but shall be construed as if it were prepared jointly by the Parties, and any uncertainty or ambiguity, or both, shall not be interpreted against any person or entity

IN WITNESS WHEREOF, each of the Parties has executed this Agreement on the date and year written below.

ASSOCIATION

RAMCO

By: _____
As Its: _____
Dated: _____



By: COREY NEGRI
As Its: PRESIDENT
Dated: 03/01/2022

EXHIBIT "A"

- The Association is permitted to adopt reasonable Post Orders from time to time and in the event the Association adopts such Post Orders the Services shall be conducted by Ramco in accordance with the most current approved post orders, as they may be modified by the Association, from time to time.

- Ramco will provide an unarmed, uniformed Security Officer to man the Associations site per the hours and scheduled rates designated in Exhibit "B"

- Scheduling of personnel shall be the duty and responsibility of Ramco.

- The Security Officer assigned will be a permanent employee of Ramco, will hold the appropriate licensing, will have a clean criminal background, and will be covered by Ramco's bond and insurance.

- Ramco shall be jointly and severally liable for the actions of its on duty Security Officers, employees and other designated representatives.

- The Security Officer assigned shall have a demeanor and attitude appropriate for such a position. A professional, polite, courteous, and fair yet firm manner shall be always maintained by the Security Officer. The Security Officer will always reflect well as a member of this community.

- The Security Officer assigned must have good oral communication skills (i.e., the ability to speak and understand English fluently) as conversation between the officer and guest is required for each and every visitor to enter the Association.

- Ramco personnel/employees shall meet the following requirements as permitted by law:
 - All employees of Ramco coming onto the Association's property shall be well groomed and uniformed.

 - Ramco shall be responsible for the purchase and maintenance of said uniforms.

 - Replacement uniforms shall be the responsibility of Ramco. The uniform shall clearly identify the employees as an employee of Ramco. An identification badge will further identify the security officer for Ramco with his or her name clearly printed.

 - Ramco employees shall park their private vehicles only where designated by the Association and said employees shall not enter or remain on the Association's property except when on active duty.

- All vehicles used by Ramco for patrol purposes shall be clean, fully operable and be marked as Ramco patrol.
- Ramco shall be exclusively responsible for the recruiting, screening, testing, investigating, training and/or supervision of its employees.
- Ramco personnel shall be drug free at all times and shall have had a background check (including, but not limited to, criminal history and I-9 compliance) performed and the results available and reviewed prior to being assigned to any portion of the Association's community.
- Ramco personnel shall be familiar with the rules of the road and Ramco personnel shall have both a valid driver's license and clean driving records.
- Ramco personnel shall be unarmed.
- Ramco personnel shall possess the following: (a) good general health without physical defects, which would interfere with the fulfillment of guard duties; (b) binocular vision correctable with glasses to read all normal correspondence without further magnification; (c) ability to discriminate standard colors; (d) hearing capability in the normal range; (e) capability of standing or walking for extended periods; (f) capability of climbing stairs; (g) ability to read, write and speak English clearly; and (h) high school diploma or GED equivalent.

Subsection 7F

Servusat Proposal



Estimate

Number E1062

Date 5/3/2022

Servusat, LLC
 P.O. Box 771417
 Orlando, Fl. 32877
 407-250-3813
 Info@Servusat.com
 Sales@Servusat.com
 www.Servusat.com

Bill To
VillaSol CDD Inframark 2050 Puerta del Sol Blvd Kissimmee, FL, 34744 USA

Terms	Project
	Access Control System

Quantity	Description	Amount
1.00	Special Order (See Notes...)	
1.00	Access Control System Troubleshooting	
1.00	Access Control Card Reader Installation & Setup	
1.00	Access Control Controller Unit Programming	
1.00	Access Control Card Reader Test up	
1.00	Access Control System Test up	
1.00	Total Services.....	\$658.29

Special Order:
 01 16Bits Weather proof Prox Mullion Rosslare Card Reader
 01 Miscellaneous

Terms & Conditions

Discount	(\$91.52)
Total	\$566.77
Amount Paid	\$0.00
Amount Due	\$566.77

DISCLAIMER & TERMS: Payments within 30 Days. We accept debit, credit cards, checks and cash. Special orders payments in advance. NSF Checks will have \$35.00 surcharge. PRICES CAN BE CHANGE WITHOUT NOTICE. All Software and Hardware are provided by customer. We are NOT responsible for any lost data and/or information that may stored in your electronic devices. 30 Days limited service warranty:(we don't cover: issues from virus, spyware, malware, trojan, etc.) Be conducting business with Servusat, LLC clients grants permission to utilize jobs performed for marketing purposes; Servusat, LLC also owns the rights to the pictures and/or videos used of services rendered in connection to the jobs performed at my residence or place of business. I also release Servusat, LLC of any claims related to the production, marketing or distribution of multimedia elements such as pictures and videos used for marketing purposes locally, nationally or across the

**Home Automation - Network Solutions - Audio/Video Solutions - Access Control
 Video Surveillance - Cloud Phones - IT Solutions**

Section 8

Business Items

Subsection 8A

Registered Voters Information



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2022

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

RE: VillaSol Community Development District – Registered Voters

Dear Ms. Demarco:

Thank you for your letter of April 1, 2022, requesting confirmation of the number of registered voters within the VillaSol Community Development District as of April 15, 2022.

The number of registered voters within the VillaSol CDD is 842 as of April 15, 2022.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

Subsection 8B

Presentation of Fiscal Year 2023 Proposed Budget

VILLA SOL
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2023

Proposed Budget
Meeting on May 10, 2022

Prepared by:



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VillaSol
Community Development District

Operating Budget
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU MAR-2022	APR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,912	\$ 273	\$ 2,500	\$ 110	\$ 150	\$ 260	\$ 2,500
Room Rentals	2,232	1,568	2,000	1,657	343	2,000	2,000
Interest - Tax Collector	202	1	-	-	-	-	-
Special Assmnts- Tax Collector	427,642	812,609	813,093	735,706	77,387	813,093	813,093
Special Assmnts- Discounts	(14,020)	(26,293)	(32,524)	(28,103)	-	(28,103)	(32,524)
Other Miscellaneous Revenues	500	571	-	-	-	-	-
Access Cards	5,260	3,538	4,000	2,018	1,982	4,000	4,000
Insurance Reimbursements	2,496	-	-	-	-	-	-
TOTAL REVENUES	427,224	792,267	789,069	711,388	79,862	791,250	789,069
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	5,200	7,200	6,000	4,000	2,000	6,000	6,000
FICA Taxes	398	551	459	306	153	459	459
ProfServ-Arbitrage Rebate	-	1,800	600	600	-	600	600
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	7,515	29,587	27,200	18,275	18,275	36,550	27,200
ProfServ-Legal Services	21,937	33,085	25,000	13,420	13,420	26,840	25,000
ProfServ-Mgmt Consulting Serv	42,390	47,000	47,000	24,289	22,711	47,000	48,410
ProfServ-Property Appraiser	172	170	400	257	143	400	400
ProfServ-Special Assessment	5,150	5,150	5,150	5,150	-	5,150	5,150
ProfServ-Trustee Fees	8,620	5,806	6,410	2,671	3,739	6,410	6,410
Auditing Services	6,250	6,250	6,250	6,250	-	6,250	6,250
Communication - Telephone	3,699	2,477	3,600	1,636	2,064	3,700	3,600
Postage and Freight	1,089	839	1,600	281	1,319	1,600	1,600
Insurance - General Liability	19,847	19,847	21,832	18,614	-	18,614	22,337
Printing and Binding	1,298	1,376	4,000	765	3,235	4,000	4,000
Legal Advertising	648	828	1,000	458	542	1,000	1,000
Miscellaneous Services	829	1,314	1,000	996	996	1,992	1,000
Misc-Assessmnt Collection Cost	4,013	8,653	16,262	14,147	1,161	15,308	16,262
Misc-Web Hosting	2,889	1,556	2,150	1,247	903	2,150	2,150
Office Supplies	632	1,005	400	105	105	210	400
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	133,751	175,669	177,488	113,642	71,766	185,408	179,403
<i>Field</i>							
ProfServ-Field Management	50,724	48,000	48,000	24,000	24,000	48,000	48,000
Misc-Property Taxes	511	-	540	-	540	540	540
Total Field	51,235	48,000	48,540	24,000	24,540	48,540	48,540
<i>Landscape Services</i>							
Contracts-Lake and Wetland	7,598	7,786	7,800	3,913	3,887	7,800	8,034
Total Landscape Services	7,598	7,786	7,800	3,913	3,887	7,800	8,034
<i>Utilities</i>							
Utility - General	41,370	42,439	46,000	19,389	19,389	38,778	46,000
Total Utilities	41,370	42,439	46,000	19,389	19,389	38,778	46,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU MAR-2022	APR- SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
Gatehouse							
Contracts-Security Services	88,916	87,815	88,045	44,023	44,022	88,045	88,045
R&M-Gatehouse	4,957	12,268	8,000	2,252	6,748	9,000	9,000
Misc-Access Control Software	1,022	6,103	1,100	239	861	1,100	1,100
Misc-Bar Codes	1,712	1,333	2,000	-	1,800	1,800	2,000
Total Gatehouse	96,607	107,519	99,145	46,514	53,431	99,945	100,145
Road and Street Facilities							
R&M-Roads & Alleyways	25,510	(15,894)	10,000	10,822	5,411	16,233	20,000
R&M-Signage	511	-	863	-	863	863	863
R&M-Pipe Inlet & Structure	-	144,417	183,700	-	183,700	183,700	183,700
Total Road and Street Facilities	26,021	128,523	194,563	10,822	189,974	200,796	204,563
Parks and Recreation - General							
Contracts-Fountain	2,020	1,292	1,588	794	794	1,588	1,588
Contracts-Security Services	4,443	6,663	6,663	3,332	3,331	6,663	6,663
Contracts-Pools	8,762	8,819	7,740	3,870	3,870	7,740	7,740
Contracts-Sheriff	506	148	7,500	370	7,230	7,600	7,500
Utility - Refuse Removal	2,925	4,678	4,200	2,677	2,677	5,354	4,200
R&M-Clubhouse	9,536	15,011	11,000	2,253	2,253	4,506	11,000
R&M-Parks	969	-	500	-	500	500	500
R&M-Pools	9,321	8,779	9,700	2,082	7,568	9,650	9,700
R&M-Tennis Courts	-	-	500	-	500	500	500
Misc-Access Control Software	-	365	500	-	500	500	500
Misc-Contingency	5,134	2,969	8,000	1,847	3,353	5,200	8,000
Capital Outlay	-	5,498	-	-	-	-	-
Total Parks and Recreation - General	43,616	54,222	57,891	17,225	32,576	49,801	57,891
Common Area							
Contracts-Landscape	64,524	58,836	55,992	28,276	27,996	56,272	59,352
R&M-Common Area	2,437	12,017	3,500	250	3,250	3,500	3,500
R&M-Other Landscape	4,268	-	3,500	7,670	3,835	11,505	10,000
Total Common Area	71,229	70,853	62,992	36,196	35,081	71,277	72,852
TOTAL EXPENDITURES	471,427	635,011	694,419	271,701	430,644	702,345	717,428
Excess (deficiency) of revenues							
Over (under) expenditures	(44,203)	157,256	94,650	439,687	(351,859)	88,905	71,641
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	94,650	-	-	-	71,641
TOTAL OTHER SOURCES (USES)	-	-	94,650	-	-	-	71,641
Net change in fund balance	(44,203)	157,256	94,650	439,687	(351,859)	88,905	71,641
FUND BALANCE, BEGINNING	233,905	189,702	346,958	346,958	-	346,958	434,786
FUND BALANCE, ENDING	\$ 189,702	\$ 346,958	\$ 441,608	\$ 786,645	\$ (351,859)	\$ 434,786	\$ 506,427

Exhibit "A"
 Allocation of Fund Balances

AVAILABLE FUNDS

		<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$	434,786
Net Change in Fund Balance - Fiscal Year 2023		71,641
Reserves - Fiscal Year 2023 Additions		-
Total Funds Available (Estimated) - 9/30/2023		506,427

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits		4,075
	Subtotal	4,075

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		179,357 ⁽¹⁾
Fiscal Year 23 Reserves		300,000

Total Allocation of Available Funds		479,357
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Total Unassigned (undesignated) Cash	\$	27,070
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Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2023

REVENUES

Interest - Investments

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

Room Rentals

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

Special Assessments – Tax Collector

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

Special Assessments – Discounts

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

Access Cards

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

Expenditures - Administrative

P/R-Board of Supervisors

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

FICA Taxes

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

Professional Service-Arbitrage Rebate

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

Professional Service-Dissemination Agent

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

Budget Narrative
Fiscal Year 2023

Expenditures – Administrative (continued)

Professional Service-Engineering

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

Professional Service-Legal Service

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

Professional Service-Management Consulting Service

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

Professional Services - Property Appraiser

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

Professional Service-Special Assessment

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

Professional Services - Trustee

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

Auditing Service

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

Communication - Telephone

New internet and WiFi service for Office.

Budget Narrative
Fiscal Year 2023

Expenditures – Administrative (continued)

Postage and Freight

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

Insurance-General Liability

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous Services

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

Miscellaneous Assessment Collection Costs

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

Misc.-Web Hosting

This represents cost for community website construction and maintenance.

Office Supplies

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

Annual District Filing Fee

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

Expenditures – Field

Professional Service-Field Management

\$48,000

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

Misc.-Property Taxes

Property taxes for parcels owned by the District.

Budget Narrative
Fiscal Year 2023

Expenditures – Landscape

Contracts-Lakes and Wetland **\$8,034**

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

Pond Tract 5A	\$ 300
Pond Tract A	310
Overlook	20
Boat Ramp	20
Boat Dock	<u>20</u>
 Total monthly service	 \$ 670

Expenditures – Utility

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

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

Expenditures – Gatehouse

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

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

Monitoring & Database Services	
24 Hour Monitoring of Virtual Gate Guard System at Front Entrance	\$ 5,041
Envera Kiosk System	500
Managed Access Control	150
Monthly Repair & Maintenance Services	861
ISP Pass Thru	447
Additional Residents varies monthly	varies
 For a Total monthly service cost of approximately:	 \$7,337

Budget Narrative
Fiscal Year 2023

Expenditures – Gatehouse (continued)

R&M-Gatehouse	\$9,000
This category is for any items related to maintenance of the gatehouse that are not covered in other budget line items.	
Misc.-Access Control Software	\$1,100
This fee includes maintenance and monitoring.	
Misc.-Bar Codes	\$ 2,000
Gate security system requires car stickers.	

Expenditures – Road and Street Facilities

R&M-Roads & Alleyways	\$ 20,000
This category is for any item related to maintenance of the roadway systems.	
R&M-Signage	\$ 863
Scheduled maintenance of the signage consists of cleaning and general maintenance. Unscheduled maintenance consists of minor repair and replacement, touch-up painting.	
R&M-Pipe Inlet & Structure	\$183,700
Scheduled repairs and maintenance of the storm sewer system within the single-family residential area.	

Expenditures – Parks and Recreation - General

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

Budget Narrative
Fiscal Year 2023

Expenditures – Parks and Recreation – General (continued)

Contracts-Pools	\$ 7,740
The District currently has a contract with Churchills Group Holdings, Inc. to maintain and repair the pool.	
Contracts-Sheriff	\$ 7,500
The District has a contract with Osceola County Sheriff to provide additional patrol of the District roads, as needed.	
Utility – Refuse Removal	\$ 4,200
The District is currently using Waste Management service to remove garbage.	
R&M-Clubhouse	\$ 11,000
This line item is for any maintenance and repairs of the District’s clubhouse. This includes cable services and pest control.	
R&M-Parks	\$ 500
Maintenance of park areas, benches, eating areas, picnic tables, landscaping, and trash removal.	
R&M-Pool	\$ 9,700
This category is for any items related to maintenance of pool maintenance and repair and chemicals.	
R&M-Tennis Courts	\$ 500
Maintenance includes repair of damaged court surface nets, cleaning and fencing.	
Misc.-Access Control Software	\$ 500
This fee includes maintenance and monitoring.	
Misc-Contingency	\$ 8,000
This includes any other miscellaneous expenses incurred during the year.	

Budget Narrative
Fiscal Year 2023

Expenditures – Common Area

Contracts-Landscape **\$59,352**

The District currently has a contract with Bright View landscape service.

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

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

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

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

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

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

R&M-Landscape **\$ 10,000**

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

VillaSol
Community Development District

Debt Service Budgets
Fiscal Year 2023

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU MAR-2022	PROJECTED APR- SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,156	\$ 9	\$ 100	\$ 5	7	\$ 12	\$ 100
Special Assmnts- Tax Collector	221,436	221,436	221,580	200,491	21,089	221,580	221,580
Special Assmnts- Discounts	(7,121)	(7,165)	(8,863)	(7,658)	-	(8,863)	(8,863)
TOTAL REVENUES	215,471	214,280	212,817	192,838	21,096	212,729	212,817
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,286	4,307	4,432	3,855	316	4,171	3,324
Total Administrative	4,286	4,307	4,432	3,855	316	4,171	3,324
<i>Debt Service</i>							
Principal Debt Retirement Series A-1	110,000	115,000	115,000	-	115,000	115,000	125,000
Principal Debt Retirement Series A-2	15,000	15,000	20,000	-	20,000	20,000	20,000
Interest Expense Series A-1	57,895	55,695	53,395	26,698	26,698	53,395	50,951
Interest Expense Series A-2	17,075	16,381	15,688	7,844	7,844	15,688	14,763
Total Debt Service	199,970	202,076	204,083	34,542	169,541	204,083	210,714
TOTAL EXPENDITURES	204,256	206,383	208,515	38,397	169,857	208,254	214,038
Excess (deficiency) of revenues							
Over (under) expenditures	11,215	7,909	4,302	154,441	(148,761)	4,475	(1,221)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	4,302	-	-	-	(1,221)
Other Non Operating Uses	-	-	4,302	-	-	-	(1,221)
TOTAL OTHER SOURCES (USES)	-	-	4,302	-	-	-	(1,221)
Net change in fund balance	11,215	7,909	4,302	154,441	(148,761)	4,475	0
FUND BALANCE, BEGINNING	209,215	220,430	228,340	228,340	-	228,340	232,815
FUND BALANCE, ENDING	\$ 220,430	\$ 228,340	\$ 232,642	\$ 382,781	\$ (148,761)	\$ 232,815	\$ 232,815

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

Period	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
11/1/2022	1,695,000		25,476	25,476	
5/1/2023	1,695,000	125,000	25,476	150,476	175,951
11/1/2023	1,570,000		24,069	24,069	
5/1/2024	1,570,000	120,000	24,069	144,069	168,139
11/1/2024	1,450,000		22,629	22,629	
5/1/2025	1,450,000	125,000	22,629	147,629	170,259
11/1/2025	1,325,000		21,067	21,067	
5/1/2026	1,325,000	130,000	21,067	151,067	172,134
11/1/2026	1,195,000		19,361	19,361	
5/1/2027	1,195,000	135,000	19,361	154,361	173,721
11/1/2027	1,060,000		17,420	17,420	
5/1/2028	1,060,000	135,000	17,420	152,420	169,840
11/1/2028	925,000		15,395	15,395	
5/1/2029	925,000	140,000	15,395	155,395	170,790
11/1/2029	785,000		13,120	13,120	
5/1/2030	785,000	150,000	13,120	163,120	176,240
11/1/2030	635,000		10,683	10,683	
05/01/2031	635,000	150,000	10,683	160,683	171,365
11/01/2031	485,000		8,245	8,245	
5/1/2032	485,000	155,000	8,245	163,245	171,490
11/1/2032	330,000		5,610	5,610	
5/1/2033	330,000	165,000	5,610	170,610	176,220
11/1/2033	165,000		2,805	2,805	
5/1/2034	165,000	165,000	2,805	167,805	170,610
		1,695,000	371,759	2,066,759	2,066,759

Community Development
District

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

Period	Outstanding Balance	Principal	Interest	Debt Service	Annual Debt Service
11/1/2022	305,000		7,381	7,381	
5/1/2023	305,000	20,000	7,381	27,381	34,763
11/1/2023	285,000		6,919	6,919	
5/1/2024	285,000	20,000	6,919	26,919	33,838
11/1/2024	265,000		6,456	6,456	
5/1/2025	265,000	20,000	6,456	26,456	32,913
11/1/2025	245,000		5,994	5,994	
5/1/2026	245,000	20,000	5,994	25,994	31,988
11/1/2026	225,000		5,531	5,531	
5/1/2027	225,000	25,000	5,531	30,531	36,063
11/1/2027	200,000		4,953	4,953	
5/1/2028	200,000	25,000	4,953	29,953	34,906
11/1/2028	175,000		4,375	4,375	
5/1/2029	175,000	25,000	4,375	29,375	33,750
11/1/2029	150,000		3,750	3,750	
5/1/2030	150,000	25,000	3,750	28,750	32,500
11/1/2030	125,000		3,125	3,125	
05/01/2031	125,000	30,000	3,125	33,125	36,250
11/01/2031	95,000		2,375	2,375	
5/1/2032	95,000	30,000	2,375	32,375	34,750
11/1/2032	65,000		1,625	1,625	
5/1/2033	65,000	30,000	1,625	31,625	33,250
11/1/2033	35,000		875	875	
5/1/2034	35,000	35,000	875	35,875	36,750
		305,000	106,719	411,719	411,719

Budget Narrative
Fiscal Year 2022

REVENUES

Interest - Investments

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

Special Assessments – Tax Collector

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

Special Assessments – Discounts

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

Expenditures - Administrative

Miscellaneous Assessment Collection Costs

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

Expenditures – Debt Service

Debt Retirement Series A

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

Interest Expense Series A

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

VillaSol
Community Development District

Supporting Budget Schedules
Fiscal Year 2023

2023-2022 Non-Ad Valorem Assessments Comparison

Neighborhood	O&M Units	Bond Units	Prepaid Units	Annual Maintenance Assessment			Annual 2018 Debt Assessment			Total Assessed Per Unit		
				FY 2023	FY 2022	Variance	FY 2023	FY 2022	Variance	FY 2023	FY 2022	Variance
Townhomes	138	138	0	\$1,217.48	\$1,217.48	0.0%	\$398.15	\$398.15	0.00%	\$1,616	\$1,616	0%
Single Family	278	278	0	\$1,817.13	\$1,817.13	0.0%	\$573.08	\$573.08	0.00%	\$2,390	\$2,390	0%
Single Family- New Debt	77	73	0	\$1,817.13	\$1,817.13	0.0%	\$100.24	\$100.24	0.00%	\$1,917	\$1,917	0%
Total	493		0									

Subsection 8Bi

Consideration of Resolution 2022-03, Approving Fiscal Year 2023 Proposed Budget and Setting the Public Hearing

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: July 12, 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 10th day of May 2022.

Ramon Bermudez
Chairman

Gabriel Mena
Secretary