

**VILLA SOL
COMMUNITY DEVELOPMENT
DISTRICT**

AGENDA PACKAGE

JULY 12, 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
 Peter Armans, District Engineer
 Freddy Blanco, Field Manager

Meeting Agenda

Tuesday, July 12, 2022 – 5:00 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. Business Items**
 - A. Consideration of Resolution 2022-08, Records Retention
- 5. District Engineer**
 - A. Terracon Pavement Evaluation
 - B. Dale Beasley Construction, Via Palma Asphalt Repair
- 6. District Counsel**
- 7. District Manager's Report**
 - A. Acceptance of the Regular Meeting Minutes of May 10, 2022
 - B. Acceptance of Financial Statements of May 31, 2022
 - C. Approval of Check Register of March 2022
- 8. Field Operations**
 - A. Field Reports
 - B. Brightview Proposals – Hurricane, #7816645, #7816646, and #7841660
 - C. Ramco Proposals
 - D. Magnosec Proposal
 - E. Paverology Proposal
 - F. Roofing Proposals
 - G. Pool Service Proposals
 - H. Exercise Systems Proposal
 - I. Gate Incident
- 9. Public Hearing to Consider the Adoption of Fiscal Year 2023 Approved Budget**
 - A. Public Comments
 - B. Consideration of Resolution 2022-06, Adopting the Fiscal Year 2023 Budget
- 10. Public Hearing to Consider the Levy of Operations and Maintenance Assessment for Fiscal Year 2023**
 - A. Public Comments
 - B. Consideration of Resolution 2022-07, Levying Assessments
- 11. Supervisors' Requests & Comments**
- 12. Adjournment**

Next Meeting is Scheduled for August 9, 2022, at 1:00 p.m.

Section 4

Business Items

Subsection 4A

Resolution 2022-08, Records Retention

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLA SOL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Villa Sol Community Development District (the “District”) created and existing pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, Section 257.36(5), Florida Statutes, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy; and

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

Section 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

Section 2. The duties of the Records Management Liaison Officer shall include the following:

- A. serve as the District's contact with the Florida Department of State, State Library and Archives of Florida; and
- B. coordinate the District's records inventory; and
- C. maintain records retention and disposition forms; and
- D. coordinate District records management training; and
- E. develop records management procedures consistent with the attached Records Retention Policy, as amended; and
- F. participate in the development of the District's development of electronic record keeping systems; and
- G. submit annual compliance statements; and
- H. work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. such other duties as may be assigned by the Board or the District's records custodian in the future.

Section 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5); however, the Board hereby extends the minimum retention guidelines contained in the State of Florida General Records Schedule GS1-SL, so as to retain all public records relating to District business until the Board amends the Records Retention Policy to address the disposition of the same.

Section 4. The District agrees to pay Inframark a monthly fee of \$15 per box for the storage of records for all boxes retained as part of the requirements for the Records Retention Act. If the Board desires to retain more records than required by the Records Retention Act the District will be charged \$15 per box per month for all records that are retained.

Section 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 6. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this resolution supersedes any Records Retention Policy previously adopted by the District.

PASSED AND ADOPTED THIS 12TH DAY OF JULY:

ATTEST:

**VILLA SOL COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair

Section 5

District Engineer

Subsection 5A

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

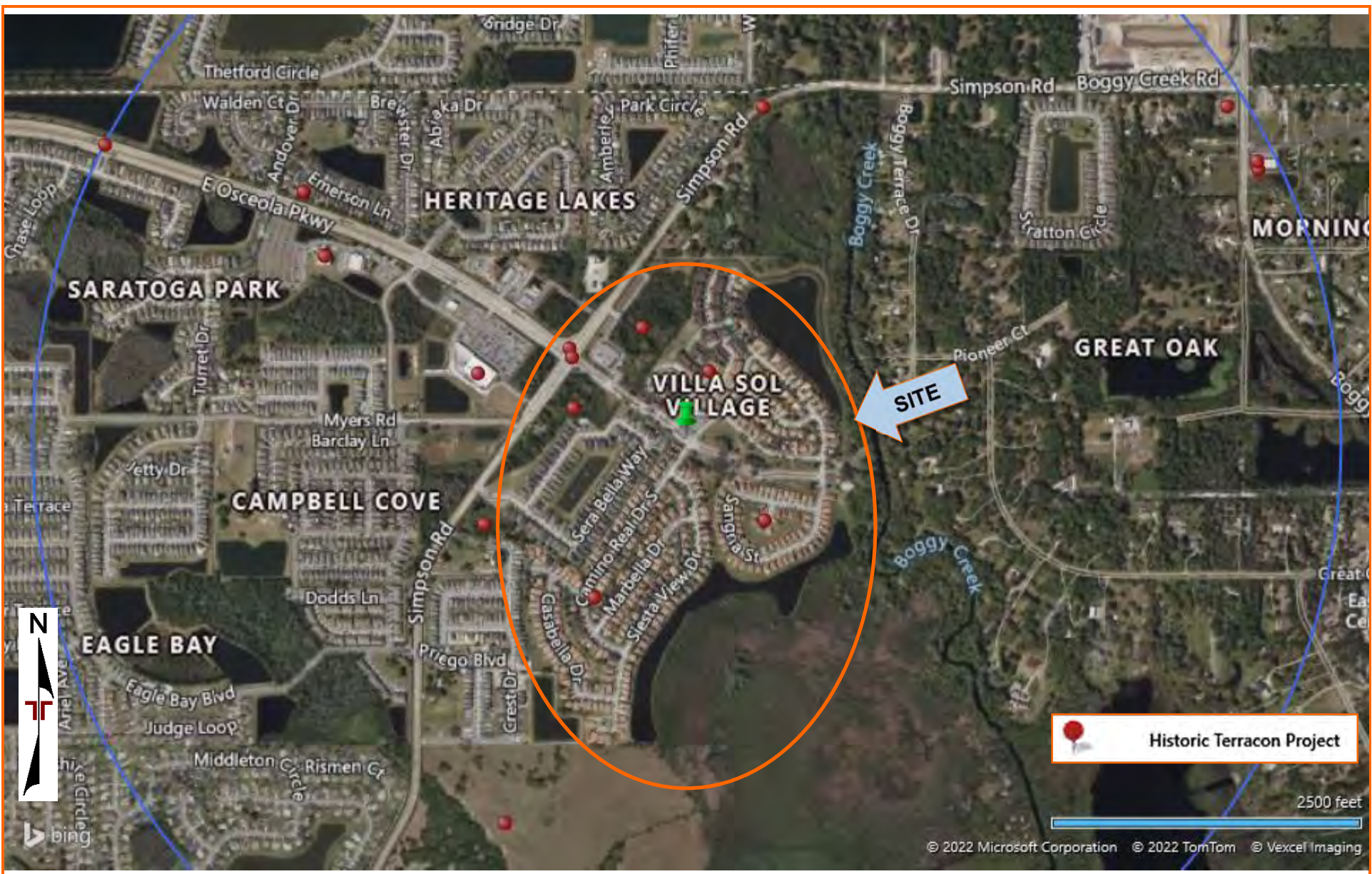


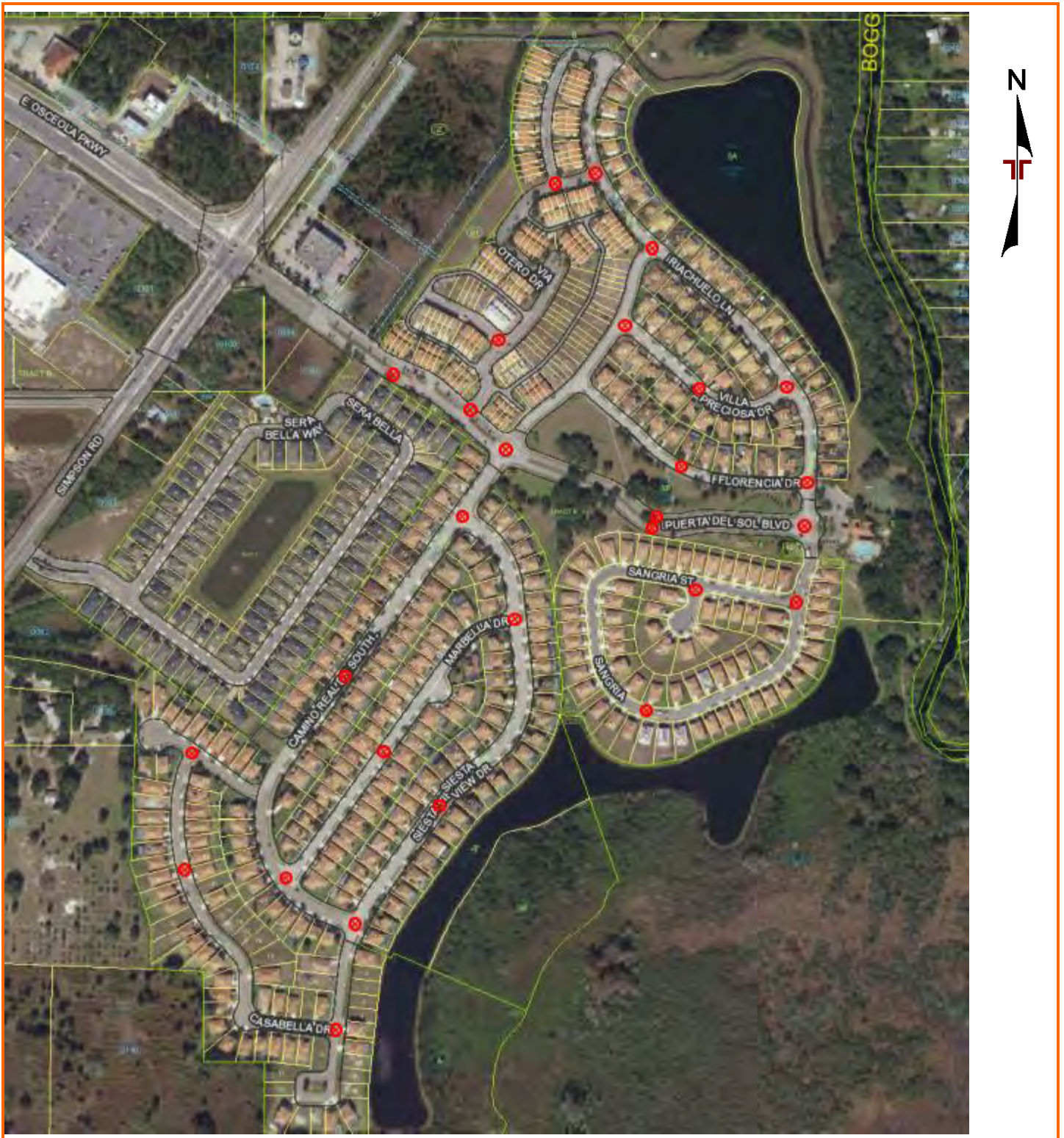
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

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 5B

Dale Beasley Asphalt Repair

DALE BEASLEY CONSTRUCTION

111 E CENTRAL AVE, SUITE A
 HOWIE IN THE HILLS, FL 34737

Phone 407-616-8769

VILLA SOL VIA PALMA ASPHALT REPAIR

Proposal For:	Date	Job No.
VILLA SOL CDD	5/10/2022	
Engineer	Plan Date	Revision

	# OF UNITS	UNIT TYPE	UNIT PRICE	TOTAL
MISC ITEMS				
1 MOBILIZATION	1	LS	250.00	\$250.00
2 MOT	1	LS	150.00	\$150.00
3 SAWCUT ASPHALT	100	LF	3.50	\$350.00
4 SAWCUT BASE	100	LF	3.50	\$350.00
5 DEMO & HAULOFF ASPHALT & BASE	1	LS	2,693.90	\$2,693.90
6 REPLACE BASE WITH 8" FINES	1	LS	2,821.90	\$2,821.90
7 REPLACE ASPHALT	1	LS	1,600.00	\$1,600.00
	SUB-TOTAL			\$8,215.80
	TOTAL			\$8,215.80

NOTES

SITWORK

- 1) Construction staking inclusive of contract items only.
- 2) No handling or removal of Hazardous waste or substandard soil (MUCK) removal included unless specified.
- 3) No allowance has been made for the relocation of endangered plants or animals.
- 4) Construction Testing by others to be coordinated with Dale Beasley Construction.
- 5) No concrete flatwork included

ADMINISTRATION

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

 APPROVED

 DATE

Section 7

District Manager's Report

Subection 7A

Minutes

**MINUTES OF MEETING
VILLASOL COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Villa Sol Community Development District (“District”) was held Tuesday, May 10, 2022, at 6:00 p.m. at VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, Florida 34744.

Present and constituting a quorum were:

Ramon Bermudez	Chairman
Servando Comas	Vice Chairman
Michael Edgecombe (<i>via phone</i>)	Assistant Secretary
Mark Gosdin	Assistant Secretary

Also present, either in person or via communication media technology, were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
Peter Armans	District Engineer
Freddy Blanco	Field Manager

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Bermudez called the meeting to order at 6:01p.m.

Mr. Bermudez called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS Audience Comments

Mr. Cumming stated he had traveled from the UK to attend this meeting. He is hoping that the professionalism and timekeeping is better than the last time he attended.

Mr. McElvee, 2913 Puerta Del Sol Boulevard, stated knows that Atlantic Pipe Services is on the call and the proposal lists his address, would like to know what is happening and what is being done around his home. There is a hole that is on his driveway, he really needs it to be patched, to keep the integrity of his driveway. Mr. Mena stated that he will keep him abreast of all the details. Mr. McElvee also asked when the exit gate will be repaired, he hears honking of horns frequently.

Ms. Glasswell, 3109 Ranchuello, stated she is at the meeting due to being concerned about the pond behind the homes. The pond is not being adequately maintained. There are overgrown grass and weeds. Debris, mud and trash have clogged the inlet and is never cleaned up. Mosquitos is also a problem.

Villa Sol CDD
 May 10, 2022

42 Mr. Perez, wanted to stress the pothole situation at 2913 Puerta Del Sol. Mr. Perez suggests
 43 the Board resolve issues with Envera instead of paying for the switch of companies, which would
 44 be the same cost for services and installation fees for new equipment. Mr. Perez stated he has
 45 taken it upon himself to patrol the neighborhood on his own time, using a flashing light. Mr.
 46 Comas responded he should stop this behavior, and listed several concerns with this. This
 47 includes the utilization of a private vehicle, the enforcement issue, and to officially state the
 48 CDD does not have any patrolling persons.

49 8174 Via Palma Lane, has not seen any positive changes during his time here. He has
 50 complaints about not seeing payments reflected in the increase for the amenities, people breaking
 51 rules at the pool, the conditions of the streets, he wants to see repairs happening, and also visitor
 52 license plates being granted access during repeat visits. The playground also needs to be bigger
 53 for the children.

54 4909 Via Tuscany Way, concerned his backyard is flooded. He stated he is ashamed of
 55 bringing guests to Villa Sol due to decline in appearance, also concerns with concerns with the
 56 playground, wanting it bigger and more equipment.

57 3706 Sangria Road, concerns on dead grass on property and alcohol bottles littering the
 58 community.

59 3172 Via Palma Lane, would like different Board meeting times for convenience of the
 60 residents.

61 3012 Via Preciosa Drive, has HOA issues.

62 2918 Casabella Drive, wants HOA and CDD meetings combined for convenience of the
 63 residents.

64

65 **FOURTH ORDER OF BUSINESS** **District Engineer**

66 **A. Consideration of Atlantic Pipe Services Proposal**

67 Mr. Armans advised the work has been started in Zone 1. Zone 2 has had CCTV
 68 done over the last week, and found that some of these pipe zones are more flooded than
 69 anticipated. Due to the expected increase to this work in Zone 1, there is a price increase of
 70 \$5480.00. Coming in under the proposal on Zone 2 may offset this increased cost. Work
 71 should be started within a week or two within the approval.

72

73

74

75

On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to the Atlantic Pipe proposal increase of \$5480.00.

Villa Sol CDD
 May 10, 2022

76
 77 For the address of 2913 Puerta Del Sol, Mr. Mena inquired about the realistic approach
 78 for repairs to this depression. The CCTV does not show a leak underneath, and the District
 79 could repair this now. Mr. Armans will have someone investigate this tomorrow.

80
 81 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with all
 82 in favor, unanimous approval was given to a not to exceed amount
 83 of \$5000.00 to repair this hole/depression.

84
 85 **B. Terracon Pavement Evaluation**

86 This proposal is per the Board’s desire to have a quality report for all roads through
 87 the District, for the CDD to establish needs for a road maintenance plan. Mr. Comas advised the
 88 proposal is missing Menorca Court, Villa Largo Court, and Via Palma Lane. Mr. Armans
 89 suggested it may cost another \$1500.00 to include these missing streets. Mr. Clark advised the
 90 contract has a liability clause that could drive up the cost another ten percent.

91
 92 On MOTION by Mr. Comas, seconded by Mr. Edgecombe, with all
 93 in favor, unanimous approval was given to authorize Mr. Bermudez
 94 to work with the District Engineer to approve this work for a not to
 95 exceed amount of \$20,000.

96
 97
 98 *Let the record reflect Mr. Edgecombe left the meeting.*

99
 100 Mr. Bermudez asked Mr. Armans his opinion on the status of the roads and
 101 stormwater system in consideration of the upcoming rainy season. Mr. Armans advised that
 102 the CCTV work will provide the basis for this evaluation.

103 Mr. Gosdin would like month meetings during the summer months, which is rainy
 104 season, the Board members present agreed with this.

105
 106 On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all
 107 in favor, unanimous approval was given to schedule a meeting on
 108 August 9, 2022, at 1p.m.

109
 110 **C. Consideration of Dewberry Work Authorization**

111 Mr. Armans advised this agreement is for the Fiscal Year 2023, and has updated
 112 billing rates. Mr. Armans explained work is billed by time and materials. He believes the rates
 113 have increased \$10.00 to \$15.00 dollars an hour.

Villa Sol CDD
 May 10, 2022

157 **D. Resident Behavior in Villa Sol**

158 A discussion ensued around a vehicle damaging the entrance arm. The vehicle was
 159 followed to a residence and parked. The labor comes to approximately \$150.00,
 160 approximately \$50 for the tree, approximately \$300.00 for the entrance arm. Mr. Clark
 161 instructed the Board this is covered in the District policies, and a motion to direct
 162 Management to seek reimbursement for all costs should be made.

163
 164 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all
 165 in favor, unanimous approval was given to Management to seek
 166 reimbursement for repairs and fees from repairing the arm at the
 167 entrance and invoice the homeowner.

168
 169 Mr. Comas spoke to additional items and incidents:

170 A resident has interfered with the towing company performing their duties. Mr. Clark
 171 advised the Board should direct District Counsel to send a cease-and-desist letter to not interfere
 172 with CDD vendors.

173 A resident harassed a landscape vendor, which resulted in the vendor calling the police.
 174 Police spoke to the owner and told him to stop.

175 A resident erected tents, chairs, signs on CDD property for an event. Mr. Clark advised
 176 if a resident wants to utilize CDD property, they should seek permission from the Board prior.
 177 This resident was present at this meeting and argued his point.

178
 179 **SEVENTH ORDER OF BUSINESS** **Field Operations**

180 **A. Field Reports**

181 Mr. Libanoro, from Brightview, would like to see improvements around the community
 182 to be approved by the Board.

183 **B. Inframark Proposals**

184 Inframark Workorder WOVS04262022 was presented to the Board. This proposal was
 185 tabled. The Board requested Inframark explore cheaper options and temporary solutions,
 186 requesting an itemized proposal for the next meeting.

187 Inframark workorder WOVS04272022 was presented to the Board.

188
 189 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all
 190 in favor, unanimous approval was given to Inframark Workorder
 191 WOVS04272022.

192
 193 Inframark Workorder WOVS04282022 was presented to the Board. This workorder

Villa Sol CDD
 May 10, 2022

194 WOVS04282022 was tabled.

195 **C. Brightview Proposals**

196 Brightview Irrigation Repairs for March Monthly Inspection \$851.34

197

198 On MOTION by Mr. Comas, seconded by Mr. Godsin, with all in
 199 favor, unanimous approval was given to Brightview proposal for
 200 irrigation repairs from March monthly inspection for \$851.34.

201

202 Brightview Irrigation Proposal \$968.92

203

204 On MOTION by Mr. Comas, seconded by Mr. Godsin, with all in
 205 favor, unanimous approval was given to Brightview proposal for
 206 irrigation repairs for \$968.92.

207

208 **D. Exercise System Repair Proposal #051105, \$379.50**

209

210 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all
 211 in favor, unanimous approval was given to the Exercise System
 212 Repair proposal #051105 for \$379.50.

213

214 **E. Continued Security Discussion**

215 **i. Ramco Protective Proposal**

216 This proposal was tabled until a representative from Ramco can attend the meeting
 217 to present this proposal to the Board.

218 **F. Servusat Proposal \$566.77**

219

220 On MOTION by Mr. Comas, seconded by Mr. Godin, with all in favor,
 221 unanimous approval was given to the Servusat proposal for \$566.77.

222

223 Mr. Blanco advised there are landscaping concerns around the boat ramp.

224 Mr. Bermudez stated concerns around the wild hog issue through the District. Mr.

225 Mena advised hog trapping carries a large cost, and often becomes a permanent addition to the
 226 budget.

227

228 **EIGHTH ORDER OF BUSINESS Business Items**

229 **A. Registered Voter's Information**

230 Mr. Mena stated there are 842 registered voters in the District, for informational
 231 purposes only.

232 The Board would like to make a motion to amend the moving of \$500,000 to emergency
 233 reserve; due to expenses through the rest of the Fiscal Year 2022, this should have only been
 234 \$300,000 maximum. The emergency fund is the same as the general fund.

Subsection 7B

Financials

VillaSol
Community Development District

Financial Report

May 31, 2022

Prepared by



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 <u>SUPPORTING SCHEDULES</u>	
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VillaSol
Community Development District

Financial Statements

(Unaudited)

May 31, 2022

Balance Sheet
May 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 660,385	\$ -	\$ 660,385
Due From Other Funds	-	3,684	3,684
Investments:			
Money Market Account	104,671	-	104,671
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	116,432	116,432
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
TOTAL ASSETS	\$ 771,802	\$ 225,327	\$ 997,129
<u>LIABILITIES</u>			
Accounts Payable	\$ 15,894	\$ -	\$ 15,894
Accrued Expenses	4,936	-	4,936
Due To Other Funds	3,684	-	3,684
TOTAL LIABILITIES	24,514	-	24,514

Balance Sheet
May 31, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
Restricted for:			
Debt Service	-	225,327	225,327
Assigned to:			
Operating Reserves	175,392	-	175,392
Unassigned:	565,150	-	565,150
TOTAL FUND BALANCES	\$ 747,288	\$ 225,327	\$ 972,615
TOTAL LIABILITIES & FUND BALANCES	\$ 771,802	\$ 225,327	\$ 997,129

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAY-22 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 149	5.96%	\$ 19
Room Rentals	2,000	2,378	118.90%	658
Special Assmnts- Tax Collector	813,093	780,595	96.00%	13,414
Special Assmnts- Discounts	(32,524)	(27,741)	85.29%	380
Access Cards	4,000	2,931	73.28%	585
TOTAL REVENUES	789,069	758,312	96.10%	15,056
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	6,000	4,600	76.67%	600
FICA Taxes	459	352	76.69%	46
ProfServ-Arbitrage Rebate	600	600	100.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	25,393	93.36%	3,738
ProfServ-Legal Services	25,000	14,532	58.13%	-
ProfServ-Mgmt Consulting	47,000	32,122	68.34%	3,917
ProfServ-Property Appraiser	400	257	64.25%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	6,411	100.02%	3,740
Auditing Services	6,250	6,250	100.00%	-
Communication - Telephone	3,600	2,404	66.78%	384
Postage and Freight	1,600	353	22.06%	62
Insurance - General Liability	21,832	18,614	85.26%	-

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
Printing and Binding	4,000	863	21.58%	94
Legal Advertising	1,000	557	55.70%	47
Miscellaneous Services	1,000	1,737	173.70%	51
Misc-Assessment Collection Cost	16,262	15,052	92.56%	276
Misc-Web Hosting	2,150	1,636	76.09%	-
Office Supplies	400	105	26.25%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	177,488	137,163	77.28%	12,955
<u>Field</u>				
ProfServ-Field Management	48,000	32,000	66.67%	4,000
Misc-Property Taxes	540	-	0.00%	-
Total Field	48,540	32,000	65.93%	4,000
<u>Landscape Services</u>				
Contracts-Lake and Wetland	7,800	5,250	67.31%	668
Total Landscape Services	7,800	5,250	67.31%	668
<u>Utilities</u>				
Utility - General	46,000	23,597	51.30%	3,708
Total Utilities	46,000	23,597	51.30%	3,708
<u>Gatehouse</u>				
Contracts-Security Services	88,045	58,697	66.67%	7,337
R&M-Gatehouse	8,000	2,947	36.84%	240
Misc-Access Control Software	1,100	529	48.09%	-
Misc-Bar Codes	2,000	-	0.00%	-
Total Gatehouse	99,145	62,173	62.71%	7,577

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
<u>Road and Street Facilities</u>				
R&M-Roads & Alleyways	10,000	25,708	257.08%	-
R&M-Signage	863	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	524	0.29%	-
Total Road and Street Facilities	194,563	26,232	13.48%	-
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,588	926	58.31%	132
Contracts-Security Services	6,663	4,998	75.01%	-
Contracts-Pools	7,740	4,515	58.33%	645
Contracts-Sheriff	7,500	555	7.40%	-
Utility - Refuse Removal	4,200	3,649	86.88%	486
R&M-Clubhouse	11,000	2,514	22.85%	180
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	4,666	48.10%	639
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	-	0.00%	-
Misc-Contingency	8,000	1,863	23.29%	-
Total Parks and Recreation - General	57,891	23,686	40.91%	2,082
<u>Common Area</u>				
Contracts-Landscape	55,992	38,158	68.15%	4,936
R&M-Common Area	3,500	2,022	57.77%	1,292
R&M-Other Landscape	3,500	7,670	219.14%	-
Total Common Area	62,992	47,850	75.96%	6,228
TOTAL EXPENDITURES	694,419	357,951	51.55%	37,218

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAY-22 ACTUAL</u>
Excess (deficiency) of revenues				
Over (under) expenditures	94,650	400,361	0.00%	(22,162)
<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	\$ 400,361	0.00%	\$ (22,162)
FUND BALANCE, BEGINNING (OCT 1, 2021)	346,958	346,958		
FUND BALANCE, ENDING	\$ 441,608	\$ 747,319		

Notes to the Financial Statements

Assets

- ▶ Due from Other Funds represents amount due from assessments.
- ▶ District has one MMA. (See Cash & Investments Report for details)
- ▶ Prepaid Items represents payment for Trustee fees services 10/01/2022-02/28/2023.
- ▶ Deposit with KUA.

Liabilities

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly services for Brightview Landscape Services.
- ▶ Due to Other Funds represents debt service portion of assessment received, transfer will be done on June 13th, 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.

VILLASOL
Community Development District

Revenues, Expenditures and Fund Balances

All Funds

Notes to the Financial Statements
May 31, 2022

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures				
<u>Administration</u>				
P/R Board of Supervisor	\$6,000	\$4,600	77%	Board members attend meetings as of May 2022.
ProfServ-Arbitrage Rebate	\$600	\$600	100%	Paid in full.
ProfServ-Engineering	\$27,200	\$25,393	93%	General engineering: CDD meeting:2979 Marbella and other sevicees.
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	\$1,737	174%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Misc-Web Hosting	\$2,150	\$1,636	76%	Website services through current month.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.
<u>Road and Street Facilities</u>				
R&M-Roads & Alleways	\$10,000	\$10,822	108%	Road maintenance.
<u>Parks and Recreation-General</u>				
Contracts-Security Services	\$6,663	\$4,998	75%	Services through current month and special details.
Utility-Refuse Removal	\$4,200	\$3,649	87%	Services through current month.
<u>Common Area</u>				
R&M-Other Landscape	\$3,500	\$7,670	219%	Tree trimming, playground, mulch and removed dead tree.

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 9	9.00%	\$ 1
Special Assmnts- Tax Collector	221,580	212,724	96.00%	3,655
Special Assmnts- Discounts	(8,863)	(7,560)	85.30%	104
TOTAL REVENUES	212,817	205,173	96.41%	3,760
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,432	4,102	92.55%	75
Total Administration	4,432	4,102	92.55%	75
<u>Debt Service</u>				
Principal Debt Retirement A-1	115,000	115,000	100.00%	115,000
Principal Debt Retirement A-2	20,000	20,000	100.00%	20,000
Interest Expense Series A-1	53,395	53,395	100.00%	26,698
Interest Expense Series A-2	15,688	15,688	100.00%	7,844
Total Debt Service	204,083	204,083	100.00%	169,542
TOTAL EXPENDITURES	208,515	208,185	99.84%	169,617

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	MAY-22 ACTUAL
Excess (deficiency) of revenues				
Over (under) expenditures	4,302	(3,012)	0.00%	(165,857)
<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	\$ (3,012)	0.00%	\$ (165,857)
FUND BALANCE, BEGINNING (OCT 1, 2021)	228,340	228,340		
FUND BALANCE, ENDING	\$ 232,642	\$ 225,328		

VillaSol
Community Development District

Supporting Schedules

May 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
04/08/22	31,678	23	647	32,348	25,421	6,927
04/08/22	7,550	-	154	7,704	6,054	1,650
05/09/22	16,001	(466)	327	15,862	12,465	3,397
05/09/22	1,201	(18)	25	1,207	949	259
TOTAL	\$ 938,863	\$ 35,301	\$ 19,160	\$ 993,324	\$ 780,595	\$ 212,724
% COLLECTED				96.00%	96.00%	96.00%
TOTAL OUTSTANDING				\$ 41,349	\$ 32,499	\$ 8,856

Cash and Investment Report
May 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%	\$660,385
Money Market Account	Bank United	Money Market	0.15%	\$104,671
			SubTotal	<u>\$765,056</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%	\$116,432
			SubTotal	<u>\$221,643</u>
			Total	<u>\$986,699</u>

Bank Account No. 1613 TRUIST (SunTrust) GF
 Statement No. 05-22
 Statement Date 5/31/2022

G/L Balance (LCY)	660,384.54	Statement Balance	660,818.06
G/L Balance	660,384.54	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	660,818.06
Subtotal	660,384.54	Outstanding Checks	433.52
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	660,384.54	Ending Balance	660,384.54
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/4/2022	Payment	DD447	Payment of Invoice 008038	124.30	0.00	124.30
5/19/2022	Payment	005248	OSCEOLA COUNTY SHERIFF'S OFFICE	184.92	0.00	184.92
5/31/2022	Payment	DD452	Payment of Invoice 008094	124.30	0.00	124.30
Total Outstanding Checks.....				433.52		433.52

Subsection 7C

Check Register

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/22 to 05/31/22
(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 # 005217								
001	04/01/22	ENVERA SYSTEMS	00042488	GATE REPAIRS	R&M-Gatehouse	546035-53901	\$267.00	
							Check Total	<u>\$267.00</u>
CHECK # 005218								
001	04/01/22	MARILIN LUGO	070722	REFUND FOR DEPOSIT	Room Rentals	347010	\$300.00	
							Check Total	<u>\$300.00</u>
CHECK # 005219								
001	04/01/22	SOLITUDE LAKE MANAGEMENT	PI-A00772495	MARCH 2022 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53902	\$668.37	
							Check Total	<u>\$668.37</u>
CHECK # 005220								
001	04/14/22	BRIGHTVIEW LANDSCAPE SVC	7818992	APRIL LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00	
							Check Total	<u>\$4,946.00</u>
CHECK # 005221								
001	04/14/22	CLARK & ALBAUGH, LLP	17896	GEN MATTERS THRU MAR 2022	ProfServ-Legal Services	531023-51401	\$4,445.50	
							Check Total	<u>\$4,445.50</u>
CHECK # 005222								
001	04/14/22	INNERSYNC STUDIO LTD	20220	WEBSITE HOSTING/COMPLIANCE SVCS	Misc-Web Hosting	549915-51301	\$388.13	
							Check Total	<u>\$388.13</u>
CHECK # 005223								
001	04/14/22	LLS TAX SOLUTIONS INC.	002626	ATRITRAGE SVCS - REV REFNDNG BNDS 2018A-1	ProfServ-Arbitrage Rebate	531002-51301	\$600.00	
							Check Total	<u>\$600.00</u>
CHECK # 005224								
001	04/21/22	SOLITUDE LAKE MANAGEMENT	PI-A00789563	4/2022 LAKE & POND MGMT	Contracts-Lake and Wetland	534021-57201	\$668.37	
							Check Total	<u>\$668.37</u>
CHECK # 005225								
001	04/27/22	CHURCHILLS POOLS	30713	APRIL 2022 POOL MAINT	Contracts-Pools	534078-53901	\$777.26	
							Check Total	<u>\$777.26</u>
CHECK # 005226								
001	04/27/22	SERVUSAT, LLC	4085	ACCESS CONTROL	R&M-Clubhouse	546015-53901	\$289.88	
							Check Total	<u>\$289.88</u>
CHECK # 005227								
001	04/28/22	CHURCHILLS POOLS	30764	CHEMICALS	R&M-Pools	546074-53901	\$341.08	
							Check Total	<u>\$341.08</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/22 to 05/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005228								
001	04/28/22	DEWBERRY ENGINEERS INC	2105175	ENGINEERING SERVICES THROUGH 3/25/22	ProfServ-Engineering	531013-51501	\$3,325.00	
							Check Total	<u>\$3,325.00</u>
CHECK # 005229								
001	04/28/22	THE HOME DEPOT	040522-9241		SUPPLIES FOR REC CENTER	546078-57201	\$159.54	
001	04/28/22	THE HOME DEPOT	040522-9241		SUPPLIES FOR REC CENTER	546078-57201	(\$143.71)	
							Check Total	<u>\$15.83</u>
CHECK # 005230								
001	05/03/22	ATLANTIC PIPE SERVICES	22-0242-1	PLUG INSTALL/RENTAL;MOBILIZ;DISP FEE;MISC DEWATERI	R&M-Roads & Alleyways	546081-54101	\$14,886.44	
							Check Total	<u>\$14,886.44</u>
CHECK # 005231								
001	05/03/22	BRIGHTVIEW LANDSCAPE SVC	7775183		R&M-Other Landscape	546036-53901	\$4,946.00	
							Check Total	<u>\$4,946.00</u>
CHECK # 005232								
001	05/03/22	CHURCHILLS POOLS	30763	CHEMICALS	R&M-Pools	546074-53901	\$345.95	
							Check Total	<u>\$345.95</u>
CHECK # 005233								
001	05/03/22	DEWBERRY ENGINEERS INC	2105453	ENGG SVCS THRU MAR 2022	ProfServ-Engineering	531013-51501	\$55.00	
							Check Total	<u>\$55.00</u>
CHECK # 005234								
001	05/03/22	ENVERA SYSTEMS	713889	GATE ACCESS 5/1-5/31/22	Contracts-Security Services	534037-53904	\$7,337.13	
							Check Total	<u>\$7,337.13</u>
CHECK # 005235								
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	Postage and Freight	541006-51301	\$11.13	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	Printing and Binding	547001-51301	\$5.20	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	BAY STATE ALARM	549001-51301	\$479.32	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	HAND SANITIZER	549001-51301	\$112.33	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	SAFE W/LOCK	549001-51301	\$49.61	
001	05/03/22	INFRAMARK, LLC	76529	APRIL 2022 MGMT FEES	MAILBOX CLEANING	546016-57208	\$480.00	
							Check Total	<u>\$9,054.26</u>
CHECK # 005236								
001	05/06/22	OSCEOLA NEWS GAZETTE	378739	NOTICE OF REVISED MEETING 5/10/22	Legal Advertising	548002-51301	\$51.75	
							Check Total	<u>\$51.75</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/22 to 05/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005242								
001	05/19/22	ATLANTIC PIPE SERVICES	22-0242-2	STORM PIPE CLEANING / INSPECTION	R&M Pipe Inlet and Structure	546174-54101	\$524.06	
							Check Total	<u>\$524.06</u>
CHECK # 005243								
001	05/19/22	CHURCHILLS POOLS	30788	5/2022 POOL MAINT	Contracts-Pools	534078-57201	\$644.96	
001	05/19/22	CHURCHILLS POOLS	30788	5/2022 POOL MAINT	Contracts-Fountain	534023-57201	\$132.30	
001	05/19/22	CHURCHILLS POOLS	30843	CHEMICALS	Contracts-Pools	534078-53901	\$481.55	
							Check Total	<u>\$1,258.81</u>
CHECK # 005244								
001	05/19/22	CLARK & ALBAUGH, LLP	17934	GEN MATTERS THRU APRIL 2022	ProfServ-Legal Services	531023-51401	\$1,111.50	
							Check Total	<u>\$1,111.50</u>
CHECK # 005245								
001	05/19/22	ENVERA SYSTEMS	712782		Contracts-Security Services	534037-53904	\$7,337.13	
001	05/19/22	ENVERA SYSTEMS	712781		Contracts-Security Services	534037-53904	\$1,665.84	
001	05/19/22	ENVERA SYSTEMS	00045816	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$215.00	
							Check Total	<u>\$9,217.97</u>
CHECK # 005246								
001	05/19/22	EXERCISE SYSTEMS INC	25093	QRTRLY PREVENTIVE MAINT FIT CENTER 4/27/22	QUARTERLY PREV MAINT	546015-57201	\$180.00	
							Check Total	<u>\$180.00</u>
CHECK # 005247								
001	05/19/22	FED EX	7-751-11108	SHIPPING FEES 5/4/22	Postage and Freight	541006-51301	\$55.74	
							Check Total	<u>\$55.74</u>
CHECK # 005248								
001	05/19/22	OSCEOLA COUNTY SHERIFF'S OFFICE	53455	SEC SVCS 4/21/22	Contracts-Sheriff	534100-57201	\$184.92	
							Check Total	<u>\$184.92</u>
CHECK # 005249								
001	05/19/22	SOLITUDE LAKE MANAGEMENT	PI-A00809069	MAY 2022 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-57201	\$668.37	
							Check Total	<u>\$668.37</u>
CHECK # 005250								
001	05/19/22	TERMINIX PROCESSING CENTER	419806061	PEST CONTROL 4/5/22	R&M-Clubhouse	546015-57201	\$81.00	
							Check Total	<u>\$81.00</u>
CHECK # DD441								
001	04/05/22	CHARTER COMMUNICATIONS	068176902031822	BILL PRD 3/17-4/16/22 OFFICE	Communication - Telephone	541003-51301	\$260.18	
							Check Total	<u>\$260.18</u>
CHECK # DD442								
001	04/05/22	KUA	31522 ACH	BILL PRD 2/5-3/8/22	Utility - General	543001-53903	\$2,964.80	
							Check Total	<u>\$2,964.80</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/22 to 05/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD443								
001	04/05/22	TOHO WATER AUTHORITY	030622 ACH	2/4 - 3/6/22	Utility - General	543001-53903	\$383.69	
							Check Total	<u>\$383.69</u>
CHECK # DD444								
001	04/24/22	WASTE MANAGEMENT	9974745-0180-3 ACH	REFUSE REMOVAL 4/1-4/30/22	Utility - Refuse Removal	543020-57201	\$485.60	
							Check Total	<u>\$485.60</u>
CHECK # DD445								
001	05/05/22	KUA	041522 ACH	BILL PRD 3/8-4/8/22	Utility - General	543001-53903	\$3,027.80	
							Check Total	<u>\$3,027.80</u>
CHECK # DD446								
001	05/05/22	TOHO WATER AUTHORITY	40522	BILL PRD 3/6-4/5/22	Utility - General	543001-53903	\$671.67	
							Check Total	<u>\$671.67</u>
CHECK # DD447								
001	05/04/22	CHARTER COMMUNICATIONS	037311801041522 ACH	BILL PRD 4/14-5/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD448								
001	05/04/22	CHARTER COMMUNICATIONS	068176902041822	BILL PRD 4/17-5/16/22 OFFICE	Communication - Telephone	541003-51301	\$259.76	
							Check Total	<u>\$259.76</u>
CHECK # DD449								
001	04/14/22	CHARTER COMMUNICATIONS	077902902033022 ACH	BILL PRD 3/28-4/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD450								
001	05/20/22	CHARTER COMMUNICATIONS	077902902043022 ACH	SERVICE 4/28 - 5/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD451								
001	05/20/22	WASTE MANAGEMENT	9982044-0180-1 ACH	REFUSE REMOVAL 5/1 - 5/31/22	Utility - Refuse Removal	543020-57201	\$486.37	
							Check Total	<u>\$486.37</u>
CHECK # DD452								
001	05/31/22	CHARTER COMMUNICATIONS	037311801051522 ACH	BILL PRD 5/14-6/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # 005237								
001	05/11/22	RAMON E. BERMUDEZ	PAYROLL	May 11, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 005238								
001	05/11/22	SERVANDO JR COMAS	PAYROLL	May 11, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/22 to 05/31/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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CHECK # 005240

001	05/11/22	MARK A. GOSDIN	PAYROLL	May 11, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u>\$76,813.81</u>

SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

CHECK # 005251

202	05/25/22	VILLASOL CDD C/O US BANK N.A.	05232022-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$19,609.31	
							Check Total	<u>\$19,609.31</u>
							Fund Total	<u>\$19,609.31</u>

Total Checks Paid	\$96,423.12
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Section 8

Field Operations

Subsection 8A

Field Reports



Villa sol Field Report 6/13/22

Monday, June 13, 2022

22 Item Identified



Item 1

Assigned To Inframark

Cleaning service next to the boat ramp was completed by Inframark Technicians.



Item 2

Assigned To Board Of Supervisors

Grass damage by wild hogs located next to the boat ramp.



Item 3

Assigned To Inframark

Provide Proposal for drain boxes installation to the pool pump area to avoid erosion damage.



Item 4

Assigned To Inframark

Provide vendor proposal for pavers repair around the recreation center.



Item 5

Assigned To Inframark

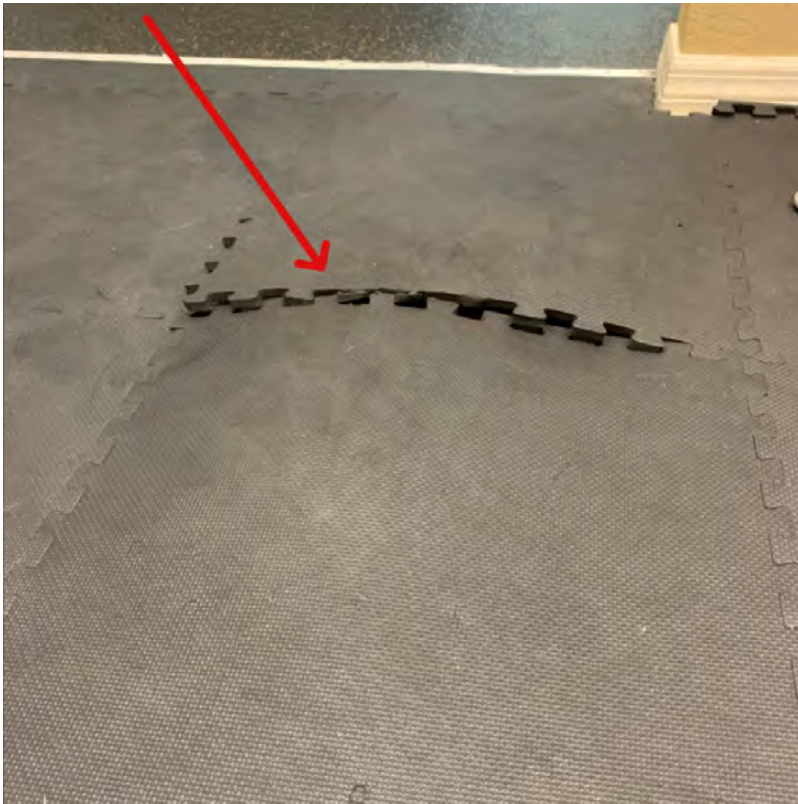
Erosion damage located behind the recreation center caused by clogged gutter. Provide schedule for cleaning service asap.



Item 6

Assigned To Inframark

Contact the gym equipment vendor for troubleshooting and repair.



Item 7

Assigned To Exercise Systems

Provide Proposal for rubber flooring installation at the gym.



Item 8

Assigned To Inframark

Provide schedule for drain box cleaning service.next to the pool deck



Item 9

Assigned To Inframark

Provide Proposal for damage sign replacement service to the pool area.



Item 10

Assigned To Inframark

Provide schedule for installation of hand soap dispenser.



Item 11
Assigned To Brightview
Landscaping
Provide schedule for irrigation
leak repair.



Item 12
Assigned To Inframark
Provide schedule for repair
doggie pot station (the station is
bent) located at Sangria St.



Item 13

Assigned To Brightview
Landscaping

The mowing service is complete but the trimming service is not complete at all around the lake behind Riachuelo Ln.



Item 14

Assigned To District Engineer

The company hired by the district Engineer Located the manhole and left the grass removed at 2979 Marbella drive.



Item 15

Assigned To Brightview

Landscaping

Fixed a irrigation leak and and left the area marked with old pipes creating a tripping hazard.



Item 16

Assigned To Brightview

Landscaping

Provide Proposal for irrigation box installation.



Item 17

Assigned To Brightview
Landscaping

The mowing service is complete
but the edging service is not fully
complete at Puerta del Sol Blvd.



Item 18

Assigned To District Engineer

The company hired by the District
Engineer left the area without
grass installation at Puerta del Sol.



Item 19

Assigned To District Engineer

The company hired by the District Engineer left the area without grass installation between Puerta del Sol Blvd and Florencia Dr.



Item 20

Assigned To District Engineer

The company hired by the District Engineer left the area without grass installation between Puerta del Sol Blvd and Florencia Dr.



Item 21
Assigned To Inframark
Spike installation service is
ongoing.

Field Report Follow Up

Assigned To The Board Members

Item 1 provide Proposal for pavers repair.

Item 2 in schedule for replacement.

Item 3 smoke detector installation is complete.

Item 6 wild hogs issue is still present.

Item 7 is completed.

Item 8

Provide Proposal for new signs.

Item 9 weeds control is ongoing.

A handwritten signature in black ink that reads "F. Blanco".

Freddy Blanco Field Manager
Inframark

VILLA SOL CDD
Weekly Updates
06/06/2022 – 06/12/2022



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



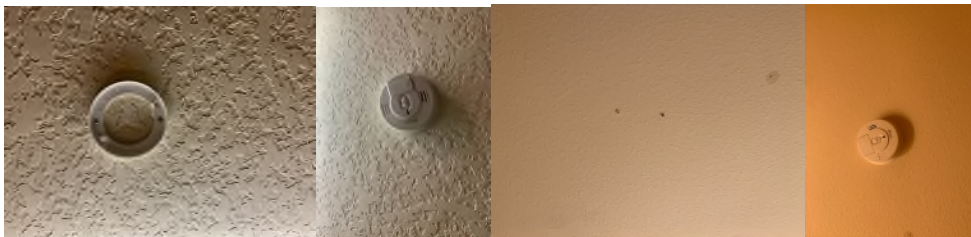
- ❖ The boat ramp area was cleared.



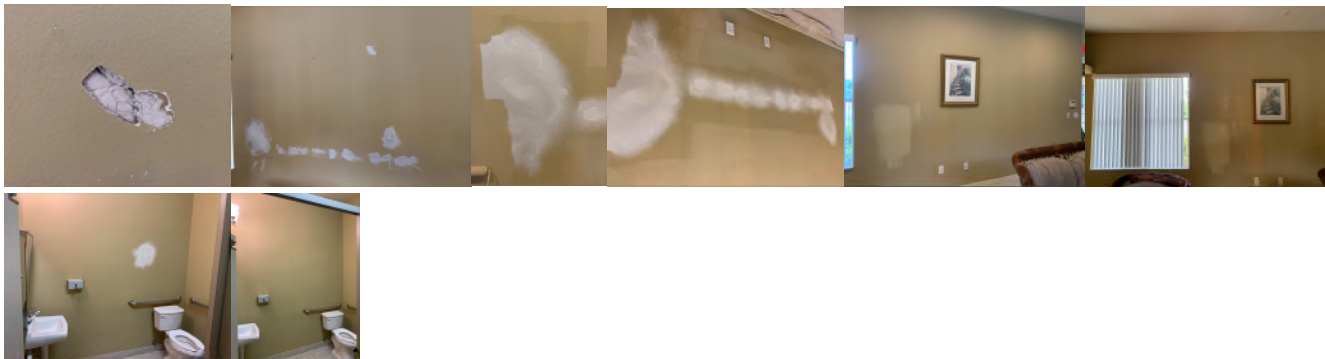
- ❖ The toilet handle was replaced.



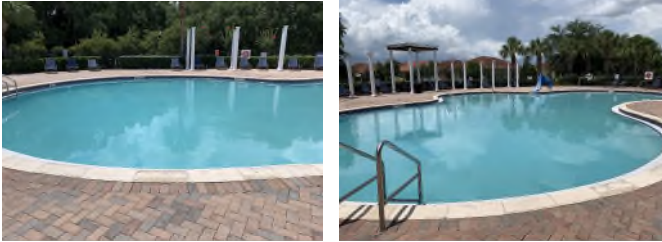
- ❖ Replaced smoke detector alarm.



- ❖ Repaired rec center and women's restroom wall.



- ❖ Churchills pool service was at the community to perform a deep cleaning of the filters system and for the pool chemical stabilization service on Thursday.



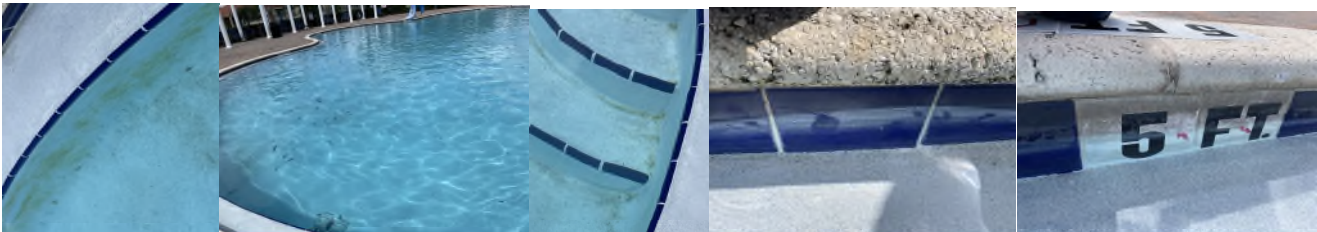
- ❖ Reported Treadmill machine is working but does a humming noise when on. It doesn't do it right away but after a few minutes it comes on then gets louder.



- ❖ Reported small crack in the clubhouse storage room window.



- ❖ Reported the pool was still dirty around the rim and is green on the bottom and on the stairs on Sunday.



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



*thank
you*

VILLA SOL CDD
Weekly Updates
06/13/2022 – 06/19/2022



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



- ❖ The asphalt was removed to make a frame to install speed reducers at the community exit.



- ❖ Replaced damaged toilet seat.



- ❖ Replaced damaged fire alarm.



- ❖ Pressure washing was done on the roof and sides of the entrance to the recreation center.



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



*thank
you*

Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: ESP - Lx plus
 Date: 05/11/22 Page #: 1 of 2



	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>12 pm</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:	Working <u>Not Working</u>

Controller Make & Model:	<u>ESP - Lx plus</u>		
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

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

Track/Maintenance [No Charge]:

Maintenance Repairs																
Replaced Nozzles																
Valve Straightened/Adjusted		<u>1</u>						<u>1</u>		<u>2</u>						<u>2</u>

Other Repairs or Upgrades:

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

Additional Comments: Troubleshooting labor 4,5,12,14,15,17

Technician Name: Joel Roman Signature: Joel Roman



Job Name: villa sd cdd
 Job Number: 345203017
 Controller Name: esp-Lx plus
 Date: 05/11/22 Page #: 2 of

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

Zone Map:	Yes	No
Present in Contr.	Yes	No

Information:

Zone Number	17	18	19	20	21										
Spray, Rotor, MP, Drip, or Bubblers		<u>S</u>	<u>X</u>	<u>R</u>	<u>R</u>										
Annuals, Shrub, Turf	<u>2</u>														
Run Time [Program:]	<u>20</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>30</u>										
Run Time [Program:]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

Contract/Maintenance [No Charge]:

Maintenance Repairs															
Clogged Nozzles															
Head Straightened/Adjusted		<u>1</u>		<u>2</u>											

Billable Repairs or Upgrades:

Head Broken - 6" spray		<u>2</u>													
Head Broken - 12" spray															
Head Broken - 6" rotor				<u>1</u>	<u>1</u>										
Head Broken - 12" rotor															
Broken Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Nozzle - MPR		<u>3</u>													
Nozzle - MP rotator															
Severe Line Clog															
Lateral Line Break															
Relocation															
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

(Club House)

Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: esp - me 3
 Date: 05/11/22 Page #: 1 of 1



	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>4am</u>	<u>100</u> %	M T <u>W</u> T F S <u>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 - me 3</u>		
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:

Device Number	1	2	3											
Device Type, Rotor, MP, Drip, or Bubblers	<u>R</u>	<u>R</u>	<u>S</u>											
Time [Program:]	<u>15</u>	<u>15</u>	<u>15</u>											
Time [Program:]														
Filter Pack/Doubler/Add-a-Zone														
Number of Faults or Alarms														

Leak Detection/Maintenance [No Charge]:

Maintenance Repairs														
Leakaged Nozzles														
Leak Straightened/Adjusted	<u>1</u>	<u>2</u>	<u>1</u>											

Leakable Repairs or Upgrades:

Repair/Upgrade	1	2	3											
Broken - 6" spray	<u>1</u>		<u>1</u>											
Broken - 12" spray														
Broken - 6" rotor	<u>2</u>	<u>1</u>												
Broken - 12" rotor														
Open Riser														
Upgrade 4" to 6" Pop Up														
Upgrade 6" to 12" Pop Up														
Leak - MPR	<u>3</u>	<u>1</u>	<u>2</u>											
Leak - MP rotator														
Leak - Line Clog														
Leak - Gal Line Break														
Leak - Station														
Raised or Lowered-Turf														
Raised or Lowered-Shrub														
Leak - Reg Valve Box														
Leak - Inoperative/Sticking														
Leak - Additional Labor/Troubleshoot														
Leak - See Comments														

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman



Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: Battery pack
 Date: 05/11/22 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>6 am</u>	<u>100</u> %	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:	YES	<u>NO</u>
Weather Sensor:	Working	<u>Not Working</u>

Controller Make & Model: Battery pack

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

Zone Map:	Yes	No
Present in Contr.:	Yes	No

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Spray, Rotor, MP, Drip, or Bubblers	<u>5</u>																			
Annuals, Shrub, Turf																				
Run Time [Program:]	<u>30</u>																			
Run Time [Program:]																				
Battery Pack/Doubler/Add-a-Zone																				
Zone Faults or Alarms																				

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

Head Broken - 6" spray	<u>2</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																				
Nozzle - MPR	<u>3</u>																			
Nozzle - MP rotator																				
Severe Line Clog																				
Lateral Line Break																				
Relocation																				
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



Job Name: Villa sd CDD
 Job Number: 345203017
 Controller Name: ESP-Lx plus
 Date: 05/11/22 Page #: 1 of

	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:	<u>YES</u> NO
Weather Sensor:	<u>Working</u> 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:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Valve, Rotor, MP, Drip, or Bubblers			<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>R</u>	<u>R</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>19</u>	<u>30</u>	<u>30</u>	<u>20</u>	<u>20</u>				
Time [Program:]																
Filter Pack/Doubler/Add-a-Zone																
Other Faults or Alarms																

Track/Maintenance [No Charge]:

Maintenance Repairs	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Replaced Nozzles																
Filter Straightened/Adjusted			<u>1</u>			<u>2</u>				<u>1</u>						

Visible Repairs or Upgrades:

Broken - 6" spray			<u>1</u>		<u>2</u>			<u>1</u>								
Broken - 12" spray																
Broken - 6" rotor																
Broken - 12" rotor				<u>1</u>					<u>2</u>							
Open Riser																
Upgrade 4" to 6" Pop Up																
Upgrade 6" to 12" Pop Up																
Leak - MPR			<u>1</u>					<u>2</u>								
Leak - MP rotator																
Leak Line Clog																
Leak Line Break																
Leak at Junction																
Leak Raised or Lowered-Turf																
Leak Raised or Lowered-Shrub																
Leak at Valve Box																
Leak - Inoperative/Sticking																
Leak Additional Labor/Troubleshoot																
Leak - See Comments																

Additional Comments: Annuals 4, 5, 6 Troubleshooting Labor zones 2, 7, 11, 12

Technician Name: Joel Roman Signature: Joel Roman

Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: ESP - Lx plus
 Date: 05/11/22 Page #: 1 of 2



	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>12 pm</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:	Working <u>Not Working</u>

Controller Make & Model:	<u>ESP - Lx plus</u>		
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

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

Track/Maintenance [No Charge]:

Maintenance Repairs																
Replaced Nozzles																
Valve Straightened/Adjusted		<u>1</u>						<u>1</u>		<u>2</u>						<u>2</u>

Other Repairs or Upgrades:

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

Additional Comments: Troubleshooting labor 4,5,12,14,15,17

Technician Name: Joel Roman Signature: Joel Roman



Job Name: villa sd cdd
 Job Number: 345203017
 Controller Name: esp-Lx plus
 Date: 05/11/22 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		%	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:	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

Zone Map:	Yes No
Present in Contr.	Yes No

Information:

Zone Number	17	18	19	20	21										
Spray, Rotor, MP, Drip, or Bubblers		<u>S</u>	<u>X</u>	<u>R</u>	<u>R</u>										
Annuals, Shrub, Turf	<u>2</u>														
Run Time [Program:]	<u>20</u>	<u>20</u>	<u>25</u>	<u>30</u>	<u>30</u>										
Run Time [Program:]															
Battery Pack/Doubler/Add-a-Zone															
Zone Faults or Alarms															

Contract/Maintenance [No Charge]:

Maintenance Repairs															
Clogged Nozzles															
Head Straightened/Adjusted		<u>1</u>		<u>2</u>											

Billable Repairs or Upgrades:

Head Broken - 6" spray	<u>2</u>														
Head Broken - 12" spray															
Head Broken - 6" rotor				<u>1</u>	<u>1</u>										
Head Broken - 12" rotor															
Broken Riser															
Upgrade 4" to 6" Pop Up															
Upgrade 6" to 12" Pop Up															
Nozzle - MPR	<u>3</u>														
Nozzle - MP rotator															
Severe Line Clog															
Lateral Line Break															
Relocation															
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

(Club House)

Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: esp - me 3
 Date: 05/11/22 Page #: 1 of 1



	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>4am</u>	<u>100</u> %	M T <u>W</u> T F S <u>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 - me 3</u>		
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:

Device Number	1	2	3											
Device Type, Rotor, MP, Drip, or Bubbler	<u>R</u>	<u>R</u>	<u>S</u>											
Time [Program:]	<u>15</u>	<u>15</u>	<u>15</u>											
Time [Program:]														
Filter Pack/Doubler/Add-a-Zone														
Number of Faults or Alarms														

Contract/Maintenance [No Charge]:

Maintenance Repairs														
Replaced Nozzles														
Strightened/Adjusted	<u>1</u>	<u>2</u>	<u>1</u>											

Visible Repairs or Upgrades:

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

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman



Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: Battery pack
 Date: 05/11/22 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>6 am</u>	<u>100</u> %	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:	YES	<u>NO</u>
Weather Sensor:	Working	<u>Not Working</u>

Controller Make & Model: Battery pack

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

Zone Map:	Yes	No
Present in Contr.:	Yes	No

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Spray, Rotor, MP, Drip, or Bubblers	<u>5</u>																			
Annuals, Shrub, Turf																				
Run Time [Program:]	<u>30</u>																			
Run Time [Program:]																				
Battery Pack/Doubler/Add-a-Zone																				
Zone Faults or Alarms																				

Contract/Maintenance [No Charge]:

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

Billable Repairs or Upgrades:

Head Broken - 6" spray	<u>2</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																				
Nozzle - MPR	<u>3</u>																			
Nozzle - MP rotator																				
Severe Line Clog																				
Lateral Line Break																				
Relocation																				
Head Raised or Lowered-Turf																				
Head Raised or Lowered-Shrub																				
Damaged Valve Box																				
Valve - Inoperative/Sticking																				
Additional Labor/Troubleshoot																				
Other-See Comments																				

Additional Comments:

Job Name: Villa sd CDD
 Job Number: 345203017
 Controller Name: ESP-Lx plus
 Date: 05/11/22 Page #: 1 of



	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:	<u>YES</u> NO
Weather Sensor:	<u>Working</u> 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:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Valve, Rotor, MP, Drip, or Bubblers			<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>R</u>	<u>R</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>19</u>	<u>30</u>	<u>30</u>	<u>20</u>	<u>20</u>				
Time [Program:]																
Filter Pack/Doubler/Add-a-Zone																
Other Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Replaced Nozzles																
Flange Straightened/Adjusted			<u>1</u>			<u>2</u>				<u>1</u>						

Visible Repairs or Upgrades:

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

Additional Comments: Annuals 4, 5, 6 Troubleshooting Labor zones 2, 7, 11, 12

Technician Name: Joel Roman Signature: Joel Roman



Job Name: Villa Sol CDD
 Job Number: 345203017
 Contoller Name: esp-Lx plus
 Date: 04/07/22 Page #: 1 of 2

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>11 pm</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:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Zone Name																
Zone Type																
Run Time [Program:]																
Run Time [Program:]																
Battery Pack/Doubler/Add-a-Zone																
Zone Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Logged 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																
Regulated Valve Box																
Valve - Inoperative/Sticking																
Additional Labor/Troubleshoot																
Other-See Comments																

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman

Job Name: Villa del CDD
 Job Number: 345203017
 Controller Name: ESP-LX Plus
 Date: 06/07/22 Page #: 2 of



	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:	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:

Zone Number	17	18	19	20	21								
Pray, Rotor, MP, Drip, or Bubbler	S	S	S	R	R								
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					①								
Head Broken - 12" rotor													
Broken Riser													
Upgrade 4" to 6" Pop Up													
Upgrade 6" to 12" Pop Up													
Nozzle - MPR	①	②	①										
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:

Technician Name: Jes Roman Signature: Jes Roman



Job Name: Villa Sol CDD
 Job Number: 349203017
 Controller Name: B esp-Lxplus
 Date: 06/07/22 Page #: _____ of _____

	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:
<input checked="" type="radio"/> YES <input type="radio"/> NO
Weather Sensor:
<input checked="" type="radio"/> Working <input type="radio"/> 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:

Line Number	1	2	3	4	5	6	7	8	9	10	11	12				
Day, Rotor, MP, Drip, or Bubbler		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>K</u>	<u>S</u>	<u>S</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																
One Faults or Alarms																

Contract/Maintenance [No Charge]:

Maintenance Repairs																
Clogged Nozzles																
Head Straightened/Adjusted																

Billable Repairs or Upgrades:

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

Additional Comments:

Technician Name: Joel Roman Signature: [Signature]



Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: Battery pack
 Date: 06/03/22 Page #: 1 of

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>6am</u>	<u>100</u> %	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:
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Weather Sensor:
Working <input type="checkbox"/> Not Working <input type="checkbox"/>

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:

Zone Number	<u>1</u>																		
Oray, Rotor, MP, Drip, or Bubbler	<u>3</u>																		
Run Time [Program:]	<u>15</u>																		
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:

Technician Name: Joel Roman Signature: [Signature]

Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: ESP-ME3
 Date: 06/04/22 Page #: 1 of



	Start Times:	Seasonal Adjust:	Run Days:
Program A	4 AM	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: ESP-ME3

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
Zone, Rotor, MP, Drip, or Bubbler	12	12	5									
Run Time [Program: 1]	15	15	15									
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												
Regulated Valve Box												
Valve - Inoperative/Sticking												
Additional Labor/Troubleshoot												
Other-See Comments												

Additional Comments:

Technician Name: Joel Roman Signature: Joel Roman



Job Name: Villa Sol CDD
 Job Number: 345203017
 Controller Name: esp - mc
 Date: _____ Page #: 1 of _____

	Start Times:	Seasonal Adjust:	Run Days:
Program A	<u>7 am</u>	<u>100</u> %	M <u>W</u> T <u>F</u> 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: _____
 Controller Status: WORKING esp - mc 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							
Zone, Rotor, MP, Drip, or Bubbler	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>S</u>							
Run Time [Program: 1]	<u>20</u>	<u>10</u>	<u>15</u>	<u>45</u>	<u>20</u>	<u>20</u>	<u>15</u>							
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				<u>I</u>										
Additional Labor/Troubleshoot				<u>T</u>										
Other-See Comments														

Additional Comments: zone 4 valve not working. annuals 3.

Technician Name: Joel Roman Signature: Joel Roman

Subsection 8B

Brightview Proposals

Let us Help you Weather the Storm.

Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we're able to provide you with a swift and seamless response following severe weather, we recommend the following: ▼



- ▶ **Pre-Authorize Post-Storm Clean Up**
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf, and indicate your authorization with a signature on the next page.
- ▶ **Keep us Apprised of your Insurance Requirements**
Let us know any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by photographing representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Update your contact information on the following page so we can keep you apprised during emergency response situations.
- ▶ **Prepare your Trees**
Most maintenance contracts cover tree pruning to provide traffic clearance, but this doesn't prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Your BrightView team has an action plan that proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm has passed, and quickly dispatch the appropriate landscape and tree care services teams to address your needs, prioritizing safety first:

- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted.
- ▶ Hazardous damaged limbs that remain in trees are trimmed and removed.
- ▶ Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses range based on the material, size and weight.

Contact Us

www.brightview.com

Approval for clean-up services:

Sign Property Name

Print Name/Title Date

Emergency contact numbers:

Name Phone

Name Phone

Hurricane Price List

Labor	\$60/hour
Operator	\$75/hour
Driver	\$75/hour
340/445/454 Tractor Loaders	\$150/hour
New Holland – Sollod Steer Loader	\$150/hour
Backhoe	\$150/hour
Delivery/Pickup All Tractors except 444	\$450
Delivery/Pickup 444	\$500
Flatbed Truck	\$75/hour
Water Truck	\$175/hour
Irrigation Work/Tech	\$75
Irrigation Work/Helper	\$50
Tree Trimming/Per Day/3 Man Crew	\$3600
Crane Rental/60 Ton	\$260/hour (4 hour minimum)
Stump Grinder/Per Hour + Operator	\$225/hour



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 May Monthly Inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
15.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$34.78	\$521.70
8.00	EACH	Rainbird 5006" Installed- Rotor heads	\$49.26	\$394.08
3.00	EACH	Rainbird 5012 Installed- Rotor heads	\$61.12	\$183.36
18.00	EACH	Nozzle & Shrub Nut (on exist. riser) Installed- Pop-up Spray Head	\$6.00	\$108.00
6.00	EACH	Replace MP Rotator Nozzles	\$15.00	\$90.01

For internal use only

SO# 7816645
JOB# 345203017
Service Line 150

Total Price \$1,297.15

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

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.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Freddy Blanco

May 15, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

May 15, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$1,297.15

SO #: 7816645



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 Trouble shooting for May Monthly Inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	EACH	Trouble shoot 10 zones down on site. Labor	\$65.00	\$1,300.02

For internal use only

SO# 7816646
 JOB# 345203017
 Service Line 150

Total Price \$1,300.02

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.

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Freddy Blanco

May 15, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

May 15, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$1,300.02

SO #: 7816646



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 Monthly Inspection for June.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Trouble shoot zone # 4 timer D inside the tower.	\$65.00	\$195.00
3.00	EACH	Rainbird 1800 6" Installed- Pop-up Spray Head	\$34.78	\$104.34
1.00	EACH	Rainbird 1800 12" Installed- Pop-up Spray Head	\$38.89	\$38.89
3.00	EACH	Rainbird 5006" Installed- Rotor heads	\$49.26	\$147.78
18.00	EACH	Nozzle	\$6.01	\$108.22

For internal use only

SO# 7841660
JOB# 345203017
Service Line 150

Total Price \$594.23

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

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.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

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

Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Freddy Blanco

June 13, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Irrigation Manager

Signature

Title

Eric Javier Cedeno

June 13, 2022

Printed Name

Date

Job #: 345203017

Proposed Price: \$594.23

SO #: 7841660

Subsection 8C

RAMCO Proposals

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



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



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

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: _____

Thank You For Your Business!

Subsection 8D

Magnosec Proposal



MAGNOSEC

License # B1700193
600 N Thacker Ave.
Suite D-35,
Kissimmee, FL 34741
888-883-5877

Proposal

This Proposal deals with the provision of Security Services to:

Villa Sol CDD, Kissimmee

Accepted by: _____

Date: _____

Signature: _____

Initials After Accepted:

Contents

- Company Overview.
- Key Management Personnel.
- The Quality of the Security Officers.
- Contract Overview.
- Security Undertakings - How Can We Help.
- Remuneration.

Company Overview

MagnoSec, Corp. is a Licensed High-End Security Company in the State of Florida, License # B1700193, with full public liability, vehicular and workers compensation insurance. We provide customized security solutions according to the client needs.

MagnoSec, Corp. is also a Security and Lifesaving Training Facility, partnered with American Red Cross. License # DS 3000041. Some of the trainings we offer at the center are Security Officer Program, First Aid/CPR/AED Program, and Leadership Program.

References: We have dozens of references available. You also can see what others are saying about us online: MagnoSec, Corp. is classified as BBB Business (A+ Grade). MagnoSec is also graded in Google My Business as excellent (5 Stars).

OWNERS/FOUNDERS:

- **Lemuel Rivera** is the President of MagnoSec, Corp. He is a former International Police Mentor with over 25 years of experience in Security, Law Enforcement, Anti-terrorism, Bodyguard, & Investigations.

- **Mark O. Schissler** is the Chairman of the MagnoSec Advisory Board. He is a U.S. Air force Lt. General (Three-Star General) retired with over 35 years military experience.

With this team at the helm, you will benefit directly from this experience, knowledge and proven skills, which we are more than happy to freely share with our clients, coupled with our pro-active hands-on management style and a work ethos based on honesty and integrity.

Key Management Personnel

MagnoSec, Corp's structure sets us apart from conventional National and Multi-National companies, who merely provide an Account Manager and more layers in between, making you wait longer, and even worst, when you call them, they are just too busy for you.

All the security services will be personally managed and directed by Mr. Lemuel Rivera or his Operations Manager, which removes the layers of personnel that can exist between officer and authorized manager. MagnoSec, Corp. provides all our clients with a toll-free telephone number to enable contact fast with Mr. Lemuel Rivera or a designated member of staff 24 hours per day, 365 days per year.

Initials After Accepted:

The Quality of the Security Officers

As a part of our duties, we recruit, test, screen & hire the best officers for you.

What we look in a Security Officer?

All security officers employed by MagnoSec, Corp., are fully trained and maintain a Class D Security License issued by the Florida State Department in accordance with Florida State Statute Chapter #493.

Our security officers must follow our strict Zero Tolerance to Discrimination Policy.

All security officers are further vetted, and subject to criminal and credit background checks, and random drug and alcohol testing programs.

MagnoSec, Corp's officers will not become confrontational towards residents, employees, owners or guests under any circumstances.

MagnoSec, Corp's officers will not become engaged in retaliatory or unprofessional language or behavior while on duty.

MagnoSec, Corp's officers will not engage in or display any behavior that may be construed to be derogatory or inflammatory in nature regarding any race, color, religion or persuasion of any nature whatsoever.

All officers must be professional, courteous, and fully trained to perform their specific duties. Officers will be selected to best suit your requirements to ensure that you, our clients, receive the high level of service you expect. If you want them to be very firm, we are. If you want them to be calm, good presence, and just be available as a relationship agent, we do it. If you don't like the officer's performance, we replace them immediately, until you're 100% satisfied.

Security Professional Wages:

One of the keys to hire, retain reliable security officers, and avoid turnovers depend on the right wage. MagnoSec understands that in today's economy value for money coupled with excellent professional customer service is paramount to our clients. Every circumstance is different but be sure that we will always offer the lowest price possible.

Initials After Accepted:

Contract Overview

MagnoSec, Corp will only provide professional and courteous security officers.

MagnoSec, Corp will install, subject to approval by the appropriate entity, warning signs at the entrances to the community. These signs will also carry the company's logo and toll-free telephone number. (Optional)

All security officers will be familiar with the geography and working practices of the community and will assist any resident, staff member, owner or guest to the best of their ability to resolve any issues that may arise.

All personnel will wear a corporate uniform, official patch, and identification card all the time, while on duty. (Florida Statutes: Section 493.6305(1) F.S. & 493.6111(5) F.S.).

The client can terminate the contract in just 30 days.

Security Undertakings - How Can We Help

MagnoSec, Corp's officers will provide security and patrol all streets within the community to deter crime, nuisance and disorder, and ensure a safe and pleasant environment for all of the residents, staff, owners and guests.

MagnoSec, Corp will work with the representatives to ensure that all applicable Federal, State and local By-Laws are upheld in a fair and even manner with any breaches being reported in an appropriate and timely fashion.

MagnoSec, Corp will assist and cooperate with any Law Enforcement or other Emergency Service personnel as necessary, offering our services as a point of contact if required.

MagnoSec, Corp officers could monitor and inspect the community perimeter and challenge any persons found within the common easement areas, to the rear and sides of properties, especially along the boundary fence lines, even including third contractors.

MagnoSec, Corp will assist the Company to enforce a trespass protocol to deter unwelcome persons, according to Florida Statutes 810.09.

Our officers will be very diligent as Fire Watch for any fire alarm, fire sprinkler, or fire suppression system out of order, or if an outage is preplanned for a period to exceed four hours.

Initials After Accepted:

MagnoSec, Corp officers will make physical inspections of the communal pool area to enforce policy rules as smoking, alcohol, storms, lighting, pool pass, guests, sounds, minors alone, etc., and maintenance unit ensuring that these areas are being used appropriately and are free from damage.

MagnoSec, Corp can assist you to develop and/or enforce gymnasiums, kids' playgrounds, basketball, volleyball & tennis courts policy to ensure that only authorized persons use the facility and that it is used in accordance with written rules and restrictions, particularly, but not limited to, no alcohol policies, etc.

MagnoSec, Corp officers will secure these areas, if so required, as part of the patrol duties, and will use their professional training to respond in different situations as apply.

MagnoSec, Corp will work with the client to ensure that, as requested and appropriate, local deeds and restrictions, such as but not limited to, parking restrictions, vehicle storage, trash issues, pet policies, architectural or maintenance issues, etc. are adhered to and if necessary, will gather photographic evidence, advise residents as to appropriate compliance and report such violations to the appropriate representative.

MagnoSec, Corp will also assist, if required, in monitoring and utilizing images gathered by any security camera system and the safe custody thereof. The on-duty security officer will maintain a daily duty log outlining their actions.

The designated representatives of the Company will be furnished with a synopsis of the security officer's daily reports upon request, at a time frame of their choosing, such as daily, weekly, bi-weekly or monthly.

MagnoSec, Corp will provide a 24/7 Real Time & Online Platform to perform this job with the best quality & cutting-edge technology available.

Every time our officers write daily & incident reports, MagnoSec managers evaluates and analyzes the data through our advance "Incident Analytics" to determine the best action to minimize non-welcome situations. We also count with a Report Edition Manager to correct and assist with any report that the officers produce, for a better understanding to the client.

Any issues deemed serious will be brought to the immediate attention of the appropriate representative, including urgent maintenance issues such as inoperative streetlights, water leaks, etc. irrespective of the above synopsis time frame. MagnoSec, Corp and its staff will undertake any other lawful requests made by the client within its remit as a private security provider. MagnoSec, Corp will also provide a personalized phone number at the post, to make sure you will always have access to the officer in an urgent case or as needed.

Initials After Accepted:

Remuneration

Dedicated Officer. Your Bill Rate for officer, for just \$20.00 per hour.

What else is included for the same price? (Yes! Over \$10,000 discounted every year!)

- 24/7 Customer Service & Supervision
- Supervisor Roving Patrol in the area with Security Lights On (\$35 per hour + taxes waived)
- On the job training to our Security Officers
- Employee Performance Tracking System through GPS & Geo-fence Alert
- Checkpoints Placement & Tracking; **the reason why our officers never sleep**
- Security Online Platform Reporting Set Up (\$250.00 waived)
- Real-Time Security Online Platform: Includes guard management system, reporting, post order compliance with workflow, and smartphone (\$199.00 a month + taxes waived)
- Editor Manager to review the reports and admin fee (\$2 per hour + taxes waived)
- Direct access to the owner as a deeper service for faster response
- Security Advice: When security challenges are in line, the proper advice of a former law enforcement and security instructor can be decisive to mitigate real situations - **Priceless**
- Peace of Mind with the pricing; no surprise invoices or hidden costs
- MagnoSec guarantees the service, or you don't pay

** Optional: Security Golf Cart for \$500 per month, per unit, including Maintenance (as tires replacement, batteries, electronics), Insurance, Logistic, Security Decal Package, and Standard Strobe Light Bar.

** Optional: Security Vehicle Patrol for \$975 a month, per unit, including Maintenance, Insurance, Logistic, Security Decal Package, and Standard Strobe Light Bar.

Sales Tax not included. Public Holidays will be invoiced at the rate of 1 1/2 (1 and 1 half) of the regular contracted hourly rate per officer per hour. Invoiced services are to be paid within 15 days of receipt. MagnoSec will represent YOU with the highest standards to bring credibility and prestige to you, while protecting lives and assets. Bill rates valid for 30 days.

Initials After Accepted:



License # B1700193
600 N Thacker Ave.
Suite D35,
Kissimmee, FL 34741
888-883-5877

CONTRACT and AGREEMENT for SECURITY SERVICES

This Agreement for Security Services (the “Agreement”) is made by and between representants of Villa Sol CDD (hereinafter the “Client”), and Magnosec, Corp, a Florida Corporation, with its principal office located at 600 North Thacker Ave, Suite D35, Kissimmee, FL 34741, FL State License # B1700193, (hereinafter the “Company”).

WHEREAS, the Client finds that the Company is willing to perform certain security related tasks hereinafter described in accordance with the provisions of this Agreement; and

WHEREAS, Client finds that the Company is qualified to perform the work, all relevant factors considered, and that such performance will be a benefit to Client’s community.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

1. SERVICES

1.1 Services to Client. The Company shall provide Security Services (“Services”) to the Client for a Twelve (12) months term. Services to be provided to client are more specifically identified below and in line with the Proposal for Services:

- A) Company's officers will provide security to Client to deter crime, nuisance and disorder, and ensure a safe and pleasant environment for all of the residents, owners and guests in the communal area; and
- B) Company will work with the Client's representatives to ensure that all applicable Federal, State and local By-Laws are upheld in a fair and even manner with any breaches being reported in an appropriate and timely fashion; and
- C) Company will assist and cooperate with any Law Enforcement or other Emergency Service personnel as necessary, offering their services as a point of contact if required; and
- D) Company's officers will make physical on foot inspections of the facilities ensuring that these areas are being used appropriately, to deter criminal activity and are free from damage; and
- E) Company's officers will secure/lock the facilities, as so required, as part of their patrol duties; and
- F) Company will work with the Client to ensure that, as requested and appropriate, recorded deed restrictions and Board adopted rules and regulations are adhered to and if necessary, will gather photographic evidence, and advise residents as to appropriate compliance; and
- G) The on-duty security officer will bring any issues deemed serious to the immediate attention of the appropriate Client representative, including urgent maintenance issues such as inoperative lights, water leaks etc.; and
- H) Company and its staff will undertake any other lawful requests made by the Client within its remit as a private security provider; and
- I) All scheduled security services will be personally managed and directed by Mr. Lemuel Rivera or designated member; and
- J) Company shall provide Client with a toll-free telephone number to enable contact with Mr. Lemuel Rivera or a designated member of staff 24 hours per day, 365 days per year: and
- K) Company will provide a professional and courteous security officer to patrol the community facilities. All personnel will wear a corporate uniform and name badge; and
- L) Company will provide an unarmed uniformed security officer for 56 hours per calendar week.

M) Company will provide a \$1,000,000 General Liabilities Insurance (Including Terrorism Acts), and a \$1,000,000 Workers Compensation Insurance.

2. PAYMENT AND INVOICING TERMS.

2.1 Payment for Services. The Company will be compensated as follows:
Company will invoice the Client every two-week based on the contracted hours at a rate of \$20.00 per hour inclusive of all fees, insurances, and services. Sales tax isn't included.

What else is included for the same price? (**Over \$10,000 discounted every year!**)

- 24/7 Customer Service & Supervision
- Supervisor Roving Patrol in the area with Security Lights On (\$35 per hour + taxes waived)
- On the Job Training to our Security Officers
- Employee Performance Tracking System through Checkpoints, GPS & Geo-fence Alert
- Security Online Platform Reporting Set Up (\$250.00 waived)
- Real-Time Security Online Platform: Includes guard management system, reporting, post order compliance with workflow, and smartphone (\$199.00 a month + taxes waived)
- Editor Manager to review the reports and admin fee (\$1 per hour + taxes waived)
- Daily / Weekly / Monthly / Quarterly / Yearly incident reports
- Direct access to the owner as a deeper service for faster response
- Security Advice: When security challenges are in line, the proper advice of a former law enforcement and security instructor can be decisive to mitigate real situations - **Priceless**
- MagnoSec guarantees the service, or you don't pay

Designated Public Holidays (New Year's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day and Christmas Day) will be invoiced at the rate of 1.5 (one and one half) of the regular contracted hourly rate.

Invoiced services are to be paid within 15 days of receipt.

3. CHANGES

Client may, with the approval of the Company, issue written directions of any services to be ordered. Such changes (the "Change Order") may be for additional work, but no change will be allowed unless agreed by the Company in writing. Change requests are for additional work that may be submitted on Client Letterhead signed by an authorized representative of the Client who is able to enter into a binding agreement with the Company. If there's an emergency extra service requested, not part of the shifts already established are not guaranteed, but we will do our best to assist, and it will be invoiced at the rate of 1.5 (one and one half) of the regular contracted hourly rate.

4. LICENSING

All security officers employed by Company are fully trained and maintain a Class D Security License issued by the Florida State Department in accordance with Florida State Statute Chapter #493. Company shall maintain all licenses as may be required by law for the providing of Company services, which shall also include any required business or operational licenses.

5. DAMAGE TO CLIENT PROPERTY

Company shall be solely responsible for the repair of any and all damage caused by Company in performance of its duties hereunder or otherwise. Repairs shall be made promptly in a manner acceptable to the Client. Company will take all reasonable precautions for, and will be responsible for initiating, maintaining and supervising all programs relating to, the prevention of damage, injury or loss to all persons who may be affected by the performance of its operations, including its own employees.

6. MISCELLANEOUS

6.1 Insecurity and Adequate Assurances. If reasonable grounds for insecurity arise with respect to in Client's ability to pay for the Services in a timely fashion, the Company may demand in writing adequate assurances of Client's ability to meet its payment obligations under this Agreement. A 5% late fee will be applied monthly after 30 days due, without exceeding the annually rate established by Florida law. Unless Client provides the assurances in a reasonable time and manner acceptable to the Company, in addition to any other rights and remedies available, Client may partially or totally suspend its performance while awaiting assurances, without Liability to Client.

6.2 Severability. Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of the parties that they would have executed the remaining portion of this Agreement without including and such part, parts, or portions which may, for any reason, be hereafter declared invalid. Any provision shall nevertheless remain in full force and effect in all other circumstances.

6.3 Modification and Waiver. Waiver of breach of this Agreement by either party shall not be considered a waiver of any subsequent breach.

6.4 Independent Contractor. Company shall perform all services solely as an independent contractor and shall not be considered an employee of the Client or under Client's supervision or control. This Agreement is not intended, and shall not be construed, to create a relationship of agent, servant, employer/employee, partnership, joint venture, or

association of any kind as between Client and Company. Company shall be responsible for his own taxes and will receive a 1099 IRS form for filing at the end of the year.

6.5 Notices. All notices or communications hereunder shall be in writing, sent by courier, e-mail or the fastest possible means, provided that the recipient receives a manually signed copy and the transmission method is scheduled to deliver within 48 hours, and shall be deemed given when delivered to the address provided or such other address as may be specified in a written notice in accordance with this section.

Any party may, by giving notice in accordance with this section to the other parties, designate another address or person or entity for receipt of notices hereunder.

6.6 Assignment. This Agreement is not assignable or transferable by Client. This Agreement is not assignable or transferable by the Company, except in the case of complete and wholesale of the Company, without the written consent of the Client, which consent shall not be unreasonably withheld or delayed.

6.7 Disputes. The Company and the Client recognize that disputes arising under this Agreement are best resolved at the working level by the Client and the Company. Both parties are encouraged to be imaginative in designing mechanism and procedures to resolve disputes at this level. Such efforts shall include the referral of any remaining issues in dispute to higher authority within each participating party's organization for resolution. Failing resolution of conflicts at the organizational level, the Company and the Client agree that any remaining conflicts arising out or relating to this Contract shall be submitted to non-binding mediation unless the Company and Client mutually agree otherwise. If the dispute is not resolved through non-binding mediation, then the parties may take other appropriate action subject to the other terms of this Agreement. The resolution of disputes shall be conducted within 30 days.

6.8 Section Headings. Title and headings of sections of this Agreement are for convenience of reference only.

6.9 Representations; Counterparts. Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so on behalf of such party, with full rights and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder. This Agreement shall be executed by original signature of each party.

6.10 Residuals. Nothing in this Agreement or elsewhere will prohibit or limit the Company's ownership and use of ideas, concepts, know-how, methods, data, techniques, skill and knowledge and experience that were used, developed or gained in connection with this Agreement. The Company and Client shall each have the right to use all data collected or generated under this Agreement.

6.11 Security Officers. All security officers are further vetted, and subject to criminal and credit background checks, and random drug and alcohol testing programs. Officers will be professional, courteous, and fully trained to perform their specific duties. The Company's officers will not engage in or display any behavior that may be construed to be derogatory or inflammatory in nature regarding any race, color, religion or persuasion of any nature whatsoever. The Company's officers will not become confrontational towards residents, owners or guests under any circumstances.

6.12 Cooperation. Client will cooperate with the Company in taking actions and executing documents, as appropriate, to achieve the objectives of this Agreement. Client agrees that the Company's performance is dependent on Client's timely and effective cooperation with the Company. Accordingly, Client acknowledges that any delay by Client may result in the Company being released from an obligation or scheduled deadline or in Client having to pay extra fees for the Company's Agreement to meet a specific obligation or deadline despite the delay.

To maintain the good relations, and avoid conflict of interests, both parties agree to not directly or indirectly hire any employee, security officer, or personnel of the other party while working together, except six (6) months after this agreement end, without a written consent. In case that this happens, the party who did, agrees to pay 20% of the yearly billable rate per person hired to the other party for the cost of recruiting, training, preparation, etc.

6.13 Governing Law and Construction. This Agreement will be governed by and construed in accordance with the Laws of Florida, without regard to the principles of conflict law. The language in this Agreement shall be deemed to be the result of negotiation among the parties and their respective counsel and shall not be construed strictly for or against any party. Each party (i) agrees that any action arising out of or in connection with this Agreement shall be brought solely in the Courts of the State of Florida, in Orange or Osceola County, or the United States Middle District Court of Florida, (ii) hereby consents to the jurisdiction of the Courts of the State of Florida and the United States Middle District of Florida Court, and (iii) agrees that, whenever a party is requested to execute one or more documents evidencing such consent, it shall do so immediately.

6.14 Compliance with Law. Company agrees to be bound by and to comply with all applicable federal, state and local laws and applicable regulations and governmental directives as they pertain to the performance of this Agreement.

6.15 Interpretation. No provision of this Agreement is to be interpreted for or against either party, as both parties agree that this Agreement was negotiated and drafted after discussions by both parties hereto.

6.16 Entire Agreement Survival. This Agreement, including any Exhibits, states the entire Agreement between the parties and supersedes all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersedes any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between the Client and the Company respecting the subject matter hereof. This Agreement may only be amended in writing executed by the parties hereto.

6.17 Force Majeure. The Company shall not be responsible for delays (including any delay by the Company to make progress in the prosecution of any Services) if such delay arises out of cause beyond its control. Such causes may include, but are not restricted to, Acts of God or of the public enemy, fires, floods, epidemics, riots, quarantine restrictions, strikes, freight embargoes, earthquakes, special outages, computer or communications failures, and/or severe weather.

6.18 Use By Third Party. Work performed by the Company pursuant to this Agreement is only for the purpose intended and may be misleading if used in another context. Client agrees not to use any documents produced under this Agreement for anything other than the intended purpose without the Company's written permission. This Agreement shall, therefore, not create any rights or benefits to parties other than to the Client and the Company.

6.19 Termination of Contract. Either party may terminate this Agreement at any time provided that they give the other party a thirty (30) day written notice prior to the effective termination date. Client also has the right to immediately terminate the Agreement for failure to correct non-performance issues after a fifteen (15) day notice and opportunity to cure period. Upon termination, Company shall be entitled to compensation that has yet to be paid by Client for services performed up to and including the date of termination by prorating this Agreement from the date of commencement through the termination date.

6.20 Disputes/Attorneys' Fees. If any legal action, proceeding, or hearing is brought by either party to enforce the terms and conditions of this Agreement, then the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs incurred at trial and all appellate levels, including bankruptcy proceedings.

This Agreement represents the party's entire understanding and supersede any prior Agreement. The parties acknowledge that there are no other understandings between them in this regard, except as may be evidenced by written memorandum. This contract commences on _____, year 2022 and ends on _____, year 2023. After this date, the contract remains under the same conditions, until someone decides to cancel it through written notice, or a contract is made for extension/edition.

7.0 GENERAL PROVISIONS

7.1 These Conditions (together with the terms set out in the Proposal) constitute the entire agreement between the parties, supersede any previous agreement or understanding and may not be varied except in writing between the parties. All other terms and conditions, express or implied by statute or otherwise, are excluded to the fullest extent permitted by law. The company is not responsible for occurrences that aren't stated in this agreement.

7.2 Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to the other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving the notice.

7.3 No failure or delay by either party in exercising any of its rights under these Conditions shall be deemed to be a waiver of that right, and no waiver by either party of any breach of these Conditions by the other shall be considered as a waiver of any subsequent breach of the same or any other provision.

7.4 If any provision of these Conditions is held by any competent authority to be invalid or unenforceable in whole or in part, the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected.

7.5 Any agreement to which these Terms and Conditions apply shall be governed and construed in accordance with Florida Legislation, and the parties agree to submit to the exclusive jurisdiction of the State of Florida.

In witness whereof the parties hereto have accepted and made and executed this Agreement as of the signature dates below.

CLIENT:
Villa Sol CDD

COMPANY:
MagnoSec, Corp.

BY: _____
Signature

BY: _____
Signature

Printed Name:

Printed Name: Lemuel Rivera

Position:

Position: President

Date: _____

Date: _____

Subsection 8E

Paverology Proposal

ESTIMATE

**INFRAMARK Management C/O
Freddy Blanco**

Paverology LLC

20391 Racine St
Orlando, Fl 32833

Phone: (407) 864-1338
Email: jmcllung241@gmail.com

Estimate # 000812
Date 05/21/2022

Description	Total
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Villa Sol - Paver repairs	\$0.00
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Scope -

Exterior walkway - To repair areas of sinking, lifting shifting and separation of pavers throughout entire walkway area around clubhouse, tennis courts and rear left walkway behind tennis courts where pavers are missing and to repair rear clubhouse walkway steps up to rear doors.

Interior fence pool - repair pool deck pavers and channel drain to include entire length of drain strip at lanai transition. Various areas throughout pool deck and around pool shell of settling and area around jacuzzi where settling has occurred and drainage slope is incorrect

** all areas of repair needs were documented during walkthrough with Freddy Blanco and pictures of all area were taken.

Paver repair - exterior clubhouse walkway	\$6,000.00
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Will include removing pavers from approximately 1200 sqft of walkway. base material will be inspected for proper depth and compaction. All tree roots throughout areas that are pulled up will be removed and dead headed to prevent future paver damage in repaired areas. Base material (concrete fines) will be installed to all needed areas and compacted.

Once walkway area is repaired and prepped pavers will be reinstalled sanded and curved with new concrete band.

Note - all areas of walkway that have currently damaged concrete band will have broken curb band removed and repoured

Repair rear steps areas of loose and settled pavers from steps (some pavers are currently broken and will be replaced from this area)

Materials -

Concrete - 40 / 80lb

Base material - 2 ton

Mortar - 2 / 60lb bag

Sand - 1 ton

Pavers - 20 sqft Adobe Appian combo (to replace area of pavers that are missing from walkway)

Includes

Labor / materials

Paver repair - pool area	\$3,600.00
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Removal of Pavers from pool deck along drain strip to repair proper drainage grade and eliminate current trip hazard from uneven surface. Currently pavers are not even in areas at transition and

drain strip is sticking up in areas from incorrect installation. Approx, 160 sqft of area to be pulled and repaired

Remove pavers and repair base material from approx. 60 linear feet around main pool shell where pavers have settled causing a trip hazard

Remove and repair several areas of settled pavers throughout main body of pool deck. All areas were documented and pictured during walkthrough

Remove pavers from approximately 200 sqft of area around jacuzzi where drain slope is incorrect and pavers have settled. There is also a trip hazard issue around rim of entire jacuzzi due to improper slope and paver settling.

Jacuzzi area drain strip also will be removed, area repaired and reinstalled properly. Currently parts of drain strip are above surface of pavers causing a trip hazard.

Settled and shifted pavers on front gate entrance to pool will be removed and repaired. Approximately 40sqft

Materials -
Base material - 1 ton
Sand - 1/4 ton

Materials / labor

Warranty \$0.00

3 year contractor warranty against workmanship defects to all areas of repair.

Does not include damage caused by intentional /unintentional hitting or running over with mowers

Subtotal	\$9,600.00
Total	\$9,600.00

Licensed and Insured (to be provided upon request)

50% deposit required prior to start of work. Balance due upon completion

Credit card payments will be subject to a 3% surcharge

INFRAMARK Management C/O Freddy Blanco

Subsection 8F

Roofing Proposals



LIC# CCC1332541/ CGC1529262
 COMMERCIAL & RESIDENTIAL ROOFING
 6105 E. Colonial Dr.
 Orlando, FL 32807
 Office (407) 430-7663
www.SkyLightRoofing.com

"Thank you for Considering SKY LIGHT ROOFING INC. for your project. The most important part of any estimate is the measuring process. The size of your roof is the most important part of determining your price. We have made an effort to measure your roof as accurately and safely as possible, for the purpose of determining everything possible to do the job right the first time!"

NAME/ADDRESS:
 VILLA DEL SOL CLUB HOUSE
 3050 Puerta Del Sol Blvd.
 Kissimmee, FL 34744

PROPOSAL#: 101722

PHONE NUMBER: (407)947-2489

EMAIL:

SHINGLES/ FLAT COLOR: _____

DRIP EDGE COLOR: _____

CONDITIONS OF PROPOSAL

Contractor submits this proposal for work on the property herein described. Upon acceptance, contractor agrees to furnish labor and materials necessary to improve the above premises according to the terms, prices, and specifications set forth in this agreement. If the agreement is accepted immediately, the approximate start date will be _____, and an approximate completion date will be _____, as further detailed in this agreement.

By: Juan Jaramillo Date: 5/05/2022

DESCRIPTION OF THE WORK AND MATERIALS:

- Install new WACO Flex Flashing around entire cupola roof.
- Install a 1½in. termination bar right under the stucco transition ties into the new flashing.
- Install new membrane over the entire foam trim to waterproof.
- Seal the seams at the foam-trim and paint them.
- Remove tiles around affected areas to prepare for tile replacement.
- Replace app. 35 broken tiles. (BECAUSE OF THE TILES' INTERLOCK PLACEMENT SYSTEM, TO REPLACE ONE TILE, WE MUST ALSO REMOVE ALL THE ONES AROUND, WHERE SOME MAY GET DAMAGED AT UNFASTENING)
- Install tiles back on.
- Tiles will be installed using quick drive screws.
- Ground will be swept with a magnet at the end of each working day.
- Clean entire work area and haul away all debris.

MATERIAL WARRANTY AS PROVIDED BY THE MANUFACTURERS & TWO-YEAR LABOR

- Price includes the specified roofing materials, labor, taxes and all permitting fees. ALL ROTTED WOODWORK IS ADDITIONAL \$89.00/SHEET OF PLYWOOD, OR \$6.95/LF, IF CEDAR WOOD \$8.50/LF. (PLEASE BE AWARE THAT THE HOMEOWNER IS RESPONSIBLE FOR MAKING THE PROPER ARRANGEMENTS TO BE HOME DURING THE ROOFING JOB, IF HOMEOWNER DESIRES TO DISAPPROVE ANY ROTTED WOODWORK REPLACEMENT, OTHERWISE WE WILL REPLACE ALL THE NECESSARY WOODWORK WITH SIMILAR MATERIALS AT THE QUOTED PRICES AS THE DECKING CANNOT BE LEFT EXPOSED DUE TO THE RISK FOR WATER INTRUSION).

ROOFING INVESTMENT \$6,989.00

*The price is based on the existing roof having only one layer of roofing material. If removal of the roof covering reveals the existing roof has more than 1 layer, there will be an extra charge for removal and disposal of the additional material to be documented in a change order signed by the Owner.

ADDITIONAL CONTRACT TERMS

1. Owner agrees to pay Contractor its normal selling price for all additions, alterations, or deviations. Other than rotted woodwork, no additional work shall be done without prior written authorization of Owner and agreed to by Contractor on a fully signed Change Order. Any such authorization shall only be on a written Change Order form signed by both parties, which shall become part of this Contract. Where such additional work is added to this Contract, it is agreed that the Total Price under this Contract shall be increased by the price of additional work and that all terms and conditions of this Contract shall apply equally to such additional work.

2. Any change in the written job specifications or construction necessary to conform to existing or future building codes, zoning laws, or regulations of inspecting Public Authorities shall be considered additional work to be paid for by Owner as additional work.
3. If the quantity of material required under this Contract is increased, the Owner shall be obligated to reimburse Contractor for additional expense incurred plus 20% as overhead and profit on such materials. If the Owner or agent of the Owner furnishes material or performs labor on any portion of the work in progress, any loss to the Contractor that results thereof shall be charged to the Owner. Any changes made under this Contract will not affect the validity of this document.
4. The Contractor shall NOT be responsible for any damage or delays occasioned by the Owner or Owner's agent, Acts of Nature, earthquake, storm, undisclosed conditions, or other causes beyond the control of Contractor.
5. The Contractor shall NOT be responsible for any damage during the performance of his work using normal construction practices or dusting inside the house if the Contractor damages or contacts any other existing components including, but not limited to, water pipes, sewer pipes, gas lines, electrical wiring, ventilation and/or other wiring, conduits, pipes, tubes and vents that have been incorrectly installed within the roof deck or roof truss area.
6. The time to start and complete the work does not include and will be extended by the time during which the Contractor is delayed in his work by (a) the acts of the Owner or their agents or employees or those claiming under agreement with or grant from Owner, or by (b) any Acts of Nature which Contractor could not have reasonably foreseen and provided against, or by (c) stormy or inclement weather which necessarily delays the work, or by (d) strikes, boycotts or like obstructive actions by employees or labor organizations which are beyond the control of the Contractor and which he cannot reasonably overcome, or by (e) extra work requested by the Owner, or by (f) failure of the Owner to promptly pay for any work, or by (g) unforeseen delays cause by Public Authority; or by (h) defective roof decking, roof structure, concealed conditions, or other construction that delays the job or requires additional work by the Contractor, and such time shall be added to the time for completion, plus a reasonable allowance of costs incurred plus 20% overhead and profit, as compensation for such delays & any additional work.
7. Contractor shall, at his own expense, carry all workers' compensation insurance and public liability insurance for the protection of the Contractor and the Owner during the progress of the work in amounts required by law. Owner agrees to procure at his own expense, prior to the commencement of any work, property insurance with fire insurance, Course of Construction, all Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of all improvements on the property. Such insurance shall be written to protect the Owner and Contractor and Lien Holder, as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.
8. Where colors are to be matched, Contractor shall make every reasonable effort to do so using standard colors and materials but does not guarantee a perfect match.
9. Contractor shall be entitled to be paid as agreed above and in full upon completion. Should either party hereto bring suit in court to enforce the terms of this Agreement, the prevailing party shall be entitled to court costs and reasonable attorney's fees, plus interest at the legal rate, for pursuit, litigation and appellate attorney's fees.
10. Unless expressly otherwise noted in this Agreement, the price quoted does not include repair or removing fascia, trim, sheathing, rafters, structural members, siding, masonry, caulking, metal edging, flashing of any type, or repairing or replacing any other components attached to the roof, decking or trusses. If, during the course of the work, it should become apparent that any such portions of the structure should be repaired or replaced, Owner and Contractor shall agree to a signed Change Order, or Owner shall have such work done by others and pay Contractor for any additional work and materials required to be provided by Contractor to protect the structure as additional compensation.
11. The Owner is solely responsible for providing Contractor with water, and electricity during the course of construction.
12. The Contractor shall not be responsible for damage to existing stairways, curbs, driveways, cesspools, septic tanks, water or gas lines, arches, shrubs, lawn, trees, clotheslines, telephone or electric lines, etc. by the Contractor, subcontractor, or supplier incurred in the normal use, the performance of the work or in the delivery of materials for the job.
13. Owner hereby warrants & represents that he shall be solely responsible for the conditions of the building site over which the Contractor has no control and subsequently results in unforeseen costs, damage to the building or injury to persons or property. Contractor agrees to complete the work in a workmanlike and timely manner but is not responsible for: (a) failure or defect that result from work done by others prior to, at the time of, or subsequent work done under this Agreement; (b) failure to keep gutters, downspouts and valleys clear of obstructions; (c) failure of Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, structural members, siding, masonry, caulking, metal edging, flashing of any type, or other repairs, and unforeseen or concealed circumstances.
14. **FOR ANY DEFECTIVE WORKMANSHIP RESULTING IN ANY LEAK, CONTRACTOR WILL PROVIDE THE LABOR AND MATERIALS TO REPAIR THE LEAK AS PER WARRANTY ABOVE. CONTRACTOR MAKES NO OTHER WARRANTY, EXPRESSED OR IMPLIED, (DISCLAIMING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR MERCHANTABILITY). ANY WARRANTY OR LIMITED WARRANTY FOR THE MATERIALS USED IN THE PROJECT, SHALL BE LIMITED TO THAT PROVIDED SOLELY BY THE MANUFACTURER(S) OF THE PRODUCTS & MATERIALS USED IN CONSTRUCTION. HOMEOWNER WAIVES AND RELEASES CONTRACTOR FROM ANY LIABILITY FOR ANY OTHER CLAIMS OR DAMAGES RELATING TO THE STRUCTURE, ANY PROPERTY, PERSONAL INJURY, OR DEATH.**
15. Owner hereby grants Contractor the right to display signs and advertising at the building site.
16. This Agreement constitutes the entire contract, and the parties are not bound by oral representation by any party or agent of either party.
17. The price quoted for completion of the work is valid for thirty (30) days and Contractor is entitled to rebid the job if not performed within that time.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

APPROVED AND ACCEPTED (OWNER)

PRINT NAME

DATE



Date: 6/17/2022

Total Roof Services
1920 N Rio Grande Ave
Orlando, FL 32804
407-495-4151

Re: Info Mart
Freddy Blanco
Villa Sol Clubhouse
3050 Puerta Del Sol
Kissimmee, FL 34744

Freddy Blanco,

Enclosed is our proposal for roof repairs at the above-mentioned property. Below is a detailed scope of work for repair of your roof.

A handwritten signature in black ink, appearing to read "Jose Morales", is written over a horizontal line.

Jose Morales, HCRI-C
Inspector ID #: 201208223
State Certified Contractor #CCC1330329



Villa Sol Clubhouse
3050 Puerta Del Sol
Kissimmee, FL 34744

OBSERVATIONS

1. Chipped tile in field of roof.
2. Void at roof to wall transition - potential moisture intrusion area.
3. Interior leak area near skylight opening.
4. Void at roof to wall transition due to broken tile - recommend replacement of tile and application of sealant at void.
5. Open gap in tile - needs to be reset properly.
6. Void at roof to wall transitio - cracking in stucco evident. Stucco deficiencies should be addressed by a stucco contractor.
7. Large existing cracks in stucco - recommend stucco contractor address repairs - possible point of water entry.
8. Void at roof to wall transition - recommend application of sealant.
9. Tiles at transition need to be removed and reset - exposed opening where previous repair with mastic was made.
10. Open void at roof to roof transition - previous repair made with mastic. Recommend reapplication of sealant.

Villa Sol Clubhouse
3050 Puerta Del Sol
Kissimmee, FL 34744

SUMMARY

Total Roof Services inspected the roof area of the Villa Sol Clubhouse in response to a leak. During inspection it was identified that this is a sloped roof with a shingle and tile roof system. Overall the tile roof system is in fair condition - however the roof to wall transition needs to be addressed. The shingle roof is in generally good condition as well but the roof to roof transition should be addressed in the future. There were deficiencies identified in the roof system such as: previous mastic repairs at the roof to roof transition on the shingles, voids in the tile at the roof to wall transition, open void at the roof to roof transition for potential moisture entry, broken tiles, and large cracks in the stucco. Total Roof Services recommends getting a stucco contractor out to address the deficiencies with the stucco as water can easily enter from that point.

Total Roof Services recommends a repair of the roof system by removing tiles surrounding the roof to wall transition where the leak is reported - identifying then addressing any sealant/flashing issues - and removing tiles. Please find enclosed a scope of work for repair along with accompanying photos.

Villa Sol Clubhouse
3050 Puerta Del Sol
Kissimmee, FL 34744

SCOPE OF WORK

Roof To Wall Transition Maintenance and Tile Roof Maintenance

1. Remove existing tiles surrounding roof to wall transition in an area up to 2'x60' to examine the flashing and sealant at the transition where the leak area has been reported.
2. Replace any damaged flashings as needed. Remove and replace sealant as needed at flashing.
3. Includes replacement of broken (not chipped or slightly cracked) tiles not to exceed 10 tiles. This includes both the tiles that must be replaced at the transition and in the field of the roof.
4. Includes application of mortar cement not to exceed 15 LF on the ridges near the roof to wall transition.
5. Reinstall the concrete tile previously removed, replacing and cracked or broken tiles as needed. Replacement tiles will be obtained from any stock piles onsite. If no stock pile exist, replacement tiles will be purchased from a local tile bone yard. Replacement tiles will not be guarantee to match color and texture surfacing.
6. Clean roof area of job created debris and dispose of the same.
7. Repair to include a 1 year repair warranty covering only the roof area where repairs were performed.
8. Total Roof Services recommends a stucco contractor to come out and address deficiencies identified within the stucco - even with the transition area fixed there is a potential for water entry above the roof line at the stucco deficiencies.

SCOPE OF WORK TOTAL

\$5,450.00

Five Thousand Four Hundred Fifty Dollars

***Payment as low as \$115.59
Subject to Credit Approval.***

Villa Sol Clubhouse
3050 Puerta Del Sol
Kissimmee, FL 34744

TERMS

Balance Due Upon Completion
33% Upon Contract Signing

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You authorized to do the work as specified. Payment will be made as outlined above. Note: this proposal may be withdrawn by us if not accepted within 10 days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Not responsible for inclement weather as it relates to job speed. In the event of a dispute under this agreement, including non-payment, the prevailing party shall be entitled to recover all attorney fees and costs. Our workers are fully covered by Workers Compensation Insurance.

3 DAY RIGHT TO CANCEL

Cancellation of a this sale must be made in writing to the Total Roof Services by no later than midnight of the third business day after the day the buyer signed the contract. A written notice sent by mail must be postmarked by no later than midnight of the third business day after the contract date. If a deposit was collected a refund check will be mailed within 10 business days after receipt of cancellation notice. Cancellation notices can also be emailed to admin@totalroofservices.com

CONTRACT ACCEPTANCE

Selected Option Total: _____

Accepted By: _____ Date _____

Company Representative: _____



PHOTOS

NOTES

PHOTO 1



Address verification.

PHOTO 2



NOTES

Gutter spike backing out - recommend a gutter contractor to reset.

PHOTOS

PHOTO 3



NOTES

Chipped tile in field of roof.

PHOTO 4



NOTES

Void at roof to wall transition - potential moisture intrusion area.

PHOTOS

PHOTO 5



NOTES

Interior leak area near skylight opening.

PHOTO 6



NOTES

Cracked tile in field of roof.

PHOTOS

PHOTO 7



NOTES

Overview of transition area - some broken tiles requiring replacement.

PHOTO 8



NOTES

Field of roof overview - in fair condition. Some chipped/cracked tiles.

PHOTOS

PHOTO 9



NOTES

Void at roof to wall transition due to broken tile - recommend replacement of tile and application of sealant at void.

PHOTO 10



NOTES

Open gap in tile - needs to be reset properly.

PHOTOS

PHOTO 11



NOTES

Void at roof to wall transitio - cracking in stucco evident. Stucco deficiencies should be addressed by a stucco contractor.

PHOTO 12



NOTES

Broken tile leaving exposed gap for water entry.

PHOTOS

PHOTO 13



NOTES

Large existing cracks in stucco - recommend stucco contractor address repairs - possible point of water entry.

PHOTO 14



NOTES

Close-up of stucco cracking - large gap.

PHOTOS

PHOTO 15



NOTES

Void at roof to wall transition - recommend application of sealant.

PHOTO 16



NOTES

Tiles at transition need to be removed and reset - exposed opening where previous repair with mastic was made.

PHOTOS

NOTES

PHOTO 17



Interior leak area.

PHOTO 18



NOTES

Open void at roof to roof transition - previous repair made with mastic. Recommend reapplication of sealant.



CONSTRUCTION LIEN LAW ADVISORY NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUB-CONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Florida Statutes 713.015 (2003)

Project Info: **Villa Sol Clubhouse**
 3050 Puerta Del Sol
 Kissimmee, FL 34744

Signature: _____ Date: _____



**IMPORTANT DISCLOSURES AND INFORMATION
PERTAINING TO ROOF REPLACEMENT PROCESS**

PLUMBING/ HVAC LINES/ ELECTRICAL LINES IN ATTIC

It is the Home Owners responsibility to disclose to Total Roof Services if the home has been replumbed. Replumbed means that water supply lines have been installed through the attic. It is against Florida Building Code for plumbers / AC / electricians to install pipes near the roof substrate, however, quite often the pipes/lines are installed along the roof line. As part of our re-roof process we are required to re-nail the roof substrate with 2-3/8" ring shank nails. If plumbing is along the roof substrate there is a high probability that the water lines will be hit. If we are aware that there is plumbing in attic and we have attic access we can do our best to locate and avoid the areas where water lines exist. Total Roof Services will not assume any damage due to waterlines, HVAC/AC lines or electrical lines that are improperly installed along the roof lines.

HOME HAS BEEN
REPLUMBED

HOME HAS **NOT**
BEEN REPLUMBED

SATELLITE DISHES

Any existing satellite dish on the roof will need to be removed during the roof replacement process. During this time owners may have a disruption of TV service due to satellite dish not being aligned or mounted on the roof. We will do our best to realign the dish as a courtesy. Total Roof Services will not be responsible for any satellite dish realignment fees and it is our official position that the satellite dish should not be mounted on to the roof. If a satellite dish is mounted back onto roof, owner accepts that any damage attributed to the satellite dish will void any manufacturer or labor warranty from Total Roof Services. Total Roof Services wants homeowner to understand that there is no way to reinstall a satellite dish on to a roof and guarantee it will not leak in the future.

DISH WILL
BE RELOCATED

REINSTALL DISH
OWNER ASSUMES RISKS

NO SATELLITE
DISH ON ROOF



SKYLIGHTS

Total Roof Services will provide a price for replacement of all skylights on a roof. These items are listed separately from the base price but are a requirement. Skylights require sealant (roof cement) installed along the flashings of the skylight that make the skylight difficult to reseal. At the cost of the skylight versus replacement in the future, it is advised that they should be replaced during the roof replacement process. In the event home owner decides not to replace, homeowner fully understands that any issues arising from failure related to reused skylights will not be covered under warranty. Homeowner also understands that the price listed on roof replacement proposal for the skylights is only for replacement during the roof replacement process. If skylights need to be replaced afterwards there will be a minimum \$1200 service charge plus cost of materials.

 SKYLIGHTS WILL
 BE REPLACED

 REINSTALL SKYLIGHTS
 OWNER ASSUMES RISKS

 NO SKYLIGHTS
 ON ROOF

GUTTERS

Total Roof Services has provided an option for installation of the gutters on your home. If you have existing gutters Total Roof Services will do our best to remove and reinstall the gutters. It is unknown how the existing gutters are installed without actually removing the roof and drip edge. Therefore Total Roof Services can not guarantee that gutters will be reusable. Total Roof Services assumes no liability in the condition of the existing gutters. in the event gutters need to be replaced, homeowner has been give an upfront cost for this replacement.

 GUTTERS WILL
 BE REPLACED

 REINSTALL GUTTERS

 NO GUTTERS
 ON ROOF



SOLAR PANELS

Unless specifically stated in our contract, it will be the homeowners responsibility to have the solar panels removed prior to our scheduled roof replacement date and should not be reinstalled until the roof has passed the final inspection. Homeowner also understands that if the solar panels are not properly attached to the roof it can cause leaks. Any damage to the roof due to solar panel installation will not be covered under warranty.

 TRS WILL SCHEDULE
 REMOVAL/REPLACEMENT

 OWNER WILL SCHEDULE
 REMOVAL/REPLACEMENT

 NO SOLAR PANELS
 ON ROOF

SEPTIC TANKS

During the roof replacement process Total Roof Services and our suppliers will be using heavy equipment such as dumpsters and delivery trucks. It is home owners responsibility to disclose location of septic tanks, holding tanks, and drain fields so that they can be avoided. Total Roof Services will not be responsible for damage to septic tanks / drain field/ etc if there was no prior disclosure. If septic tank location was not previously disclosed during our inspection and pricing process, additional costs may apply if tanks inhibit roof access and construction process.

 TANK LOCATIONS HAVE IDENTIFIED

 NO TANKS ON PROPERTY



NAILS / DEBRIS

During the reroof process there will be a significant amount of debris falling off the roof. It is our procedure to clean up the jobsite at the end of the day, however, the final clean up will be performed at the end of the job. Total Roof Services can not be held responsible for flat tires or persons stepping on nails/debris during an active roof project. We request that vehicles and foot traffic be kept out of the work zone until the project is 100% complete. In the event that it is impossible to keep vehicles and foot traffic away from the job site, it is homeowners responsibility to allow Total Roof Services personnel the opportunity to stop the job and clean up the area were traffic is to occur. This is meant for everyone's safety and to avoid preventable property damage. A jobsite is active until a Total Roof Services personnel has given owners an all clear. Removal of the dumpster is not considered an all clear as there is typically debris underneath the dumpster that will need to be clean prior to driving or walking through that job area.

PRE CONSTRUCTION SURVEY

As part of our contracting process Total Roof Services will need to perform an interior and exterior assessment of the project to document existing conditions and to identify any area of concern. Homeowner agrees to provide reasonable access to the home for inspection prior to commencement of work.

Project Info: **Villa Sol Clubhouse**
 3050 Puerta Del Sol
 Kissimmee, FL 34744

BY SIGNING THIS DOCUMENT HOMEOWNER ACKNOWLEDGES THAT TOTAL ROOF SERVICES HAS DISCUSSED HOME REPLUMBING, SATELLITE DISHES, SKYLIGHTS, GUTTERS, SOLAR PANELS, SEPTIC TANKS AND NAILS/DEBRIS. HOMEOWNER ACKNOWLEDGES TO THE BEST OF THEIR ABILITY THEY HAVE TRUTHFULLY ANSWERED ALL QUESTIONS PRESENTED CONCERNING HOME REPLUMBING, SATELLITE DISHES, SKYLIGHTS, GUTTERS, SOLAR PANELS, SEPTIC TANKS AND NAILS/DEBRIS.

Signature: _____ Date: _____



WHAT TO EXPECT

Job Process:

Tear Off:

Crew will begin tear off from front of the home to rear of the home to minimize debris removal over newly dried in areas.

Wood Replacement:

Any damaged wood will be replaced during the tear off process. Photos will be take before and after wood replacement. If wood is replaced near edge of the roof, photos will be take of the roof / wall connection construction for presenting to your insurance company for possible discounts.

Dry In:

The process of drying in your home; consists of removal of the old system down to the wood sheathing. After all bad wood has been properly replaced; the entire wood sheathing area will be re-nailed according to code requirements. Immediately following the re-nailing of your plywood, the crew will begin to install the water barrier, also known as synthetic underlayment. Once the underlayment has been installed your roof is protected against the rain. Given the size of this roof, the crew will install the entire roof in several stages, with the goal of drying in each roof section by the end of each day. Dry in will also include the installation of metal drip edge flashing along the entire perimeter .

Shingles:

Shingle installation will begin with the installation of a row of starter shingles over the drip edge. This starter shingle will be adhered to the drip edge with black roof cement to prevent the shingles from blowing off with high winds. This is done in compliance with Florida Building Code. Immediately following the starter shingle installation, crew will install the dimensional shingle up to the ridge, carefully flashing in all protrusions, including pipe boots, vents and solar fans.

Vents / Solar Fans:

All solar and off ridge vents will be installed during the shingling process. As the installation approaches the ridge of the roof section, the crew will cut a 2" vent hole along the entire ridge area where the ridge vent will be installed. After the vent is installed, the ridge vent will be covered with ridge shingles, providing a waterproof layer on top of the ridge vent.

**Cure Time:**

After your roof has been installed you may notice that some of the shingles appear to be slightly lifted. This is normal after an installation, and the shingles will settle and properly cure after a few days of heating and cooling throughout the day and night. Once the sun heats up the shingles, they will begin to relax, and the tar strip underneath each shingle will also heat up and will allow the shingle to adhere to the shingle below. This is the curing process of the shingle installation. This curing time will vary based on weather, temperature and color of shingles.

Materials:

As part of our internal installation process, we order more material than is needed to complete the roof. This extra material is ordered so that in event there are damaged shingles or unusable shingles, we will have enough onsite and do not need to divert valuable resources to get an extra bundle for the crew. This allows us to streamline the installation process without slowing the crew down due to needing more material. At the conclusion of the installation all unused, unopened bundles of shingles will be returned to our company. It is customary for us to leave any open bundles with the homeowner, so that in event the roof is ever damaged, you will have shingles that will closely match your new roof. If the amount of left over shingles is too little, we may opt to leave a full bundle. This will be discussed at job close out, so as not to leave customer with more material than they can deal with.

Pre Cautions: MATERIAL LOADING

On the day the material is loaded the delivery company will be stacking the bundles of shingles onto the ridge of the roof. During this process, there will be noise and shaking of the roof. As a precaution and recommendation, it is recommended that all valuable artwork and possessions that are mounted on the walls should be removed for the duration of your roof installation process.

Pre Cautions: INSTALLATION

During the installation process our crew will be using power tools, pneumatic guns and construction equipment. The use of this equipment can be loud at times and have the potential of shaking the roof. This vibration is minimal, however, from down below it may seem much louder or stronger than it really is. Rest assured that our crews will be taking special care of your home and are working to expediently install your roof so as to minimize the inconvenience.

Pre Cautions: WORK AREA CLEAN UP

The work site will be cleaned up on a daily basis. The crew will take all precautions to protect your pool screen area and the shrubs / bushes around the perimeter of your home. It is recommended that precaution be used when pulling into your driveway to avoid damage to your tires from a loose nail. Our crew will clean up at the end of each workday and will run a magnetic around the entire work area to pick up all loose metal debris.



Ron DeSantis, Governor

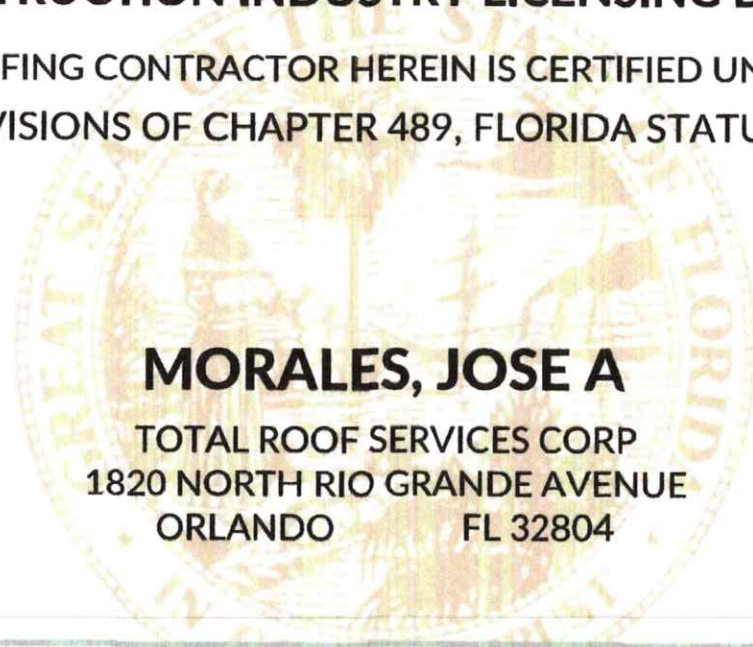
Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



MORALES, JOSE A

TOTAL ROOF SERVICES CORP
1820 NORTH RIO GRANDE AVENUE
ORLANDO FL 32804

LICENSE NUMBER: CCC1330329

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Subsection 8G

Pool Proposals

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Estimate #2475

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

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

Sent On 06/10/2022
Job Title Filter Rebuild

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Notes	06.09.22 KJ: On inspecting filter grids after a major cleaning many grids were found to have developed holes/tears in the fabric of the grids. We recommend replacement ASAP as we cannot use DE as it will return through the holes to the pool. The grids have not previously been replaced and usually will last 5 to 7 years without defect.	1	\$0.00	\$0.00*
GRIDS_19	Renew DE grids	54	\$42.95	\$2,319.30*

Total **\$2,319.30**

* Non-taxable

Terms:
50% with order
Balance on install.

Warranties:
Any equipment or material warranties are provided by the relevant manufacturers, conditions may apply.

Disputes:
If a dispute arises out of or relates to this contract, or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try in good

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Estimate #2475

From Churchills Pools
407 557 2730
mail@churchillspools.com
www.churchillspools.com
1101 Miranda Ln #131
Kissimmee
FL 34741
Bill To 210 N University Drive #702
Coral Springs, Florida 33071
Sent On 06/10/2022
Job Title Filter Rebuild

Notes Continued...

faith to settle the dispute by mediation administered by the Florida Swimming Pool Association before resorting to arbitration, litigation, or some other dispute resolution procedure.

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

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

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

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

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

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

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Estimate #2476

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

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

Sent On 06/13/2022
Job Title Pool Pump Overhaul

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Notes	<p>The pool pump has become noisy in operation, suspected wear/abrasion of impeller to diffuser. The motor appears OK, no bearing noise can be heard (cannot warrant there is no issue but runs OK).</p> <p>To preclude motor wear/heat damage it may be prudent to replace the pump internal parts.</p> <p>Impeller, Diffuse, Shaft Seal, O ring.</p> <p>Parts are stocked and available.</p> <p>We would also suggest that the pump cabinet could be lined with a soundproof material.</p>	1	\$0.00	\$0.00*
REPAIRS SERVICES	To main pool pump: Disassemble pool pump, replace shaft seal, impeller, diffuser and diffuser O ring.	1	\$2,149.00	\$2,149.00*

Total **\$2,149.00**

* Non-taxable

Terms:
50% with order
Balance on install.

Warranties:
Any equipment or material warranties are provided by the relevant manufacturers, conditions may apply.

Disputes:
If a dispute arises out of or relates to this contract, or the breach thereof, and if the dispute cannot be settled through negotiation, the parties agree first to try in good

CHURCHILLSPOOLS

Working hard for your leisure

Villa Sol

Villa Sol
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

Estimate #2476

From Churchills Pools
407 557 2730
mail@churchillspools.com
www.churchillspools.com
1101 Miranda Ln #131
Kissimmee
FL 34741
Bill To 210 N University Drive #702
Coral Springs, Florida 33071
Sent On 06/13/2022
Job Title Pool Pump Overhaul

Notes Continued...

faith to settle the dispute by mediation administered by the Florida Swimming Pool Association before resorting to arbitration, litigation, or some other dispute resolution procedure.

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

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

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

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

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

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



SERVICE MAINTENANCE REPAIRS

Residential & Commercial

June, 2022

Villa Sol Community Development District
350 Puerta del Sol Blvd, Kissimmee, FL 34744

Attention: Freddy Blanco

I would like to offer the following quote for cleaning and maintenance of your community swimming pool.

Scope of Work

The following scope of work is to be performed at the address above three (3) days per week months September-May and five (5) days per week June to August.

- Maintain the community pool with proper chemical levels to include pH, chlorine, calcium, and conditioner levels in a desired range per industry standards and Florida Health Department.
- Vacuum pool daily, scrub and brush tiles and other areas where needed to prevent algae and bacteria from developing.
- Backwash Filters
- Keep the pool area in a safe and sanitary condition for residents to use, make sure all pool equipment is locked and secured, fill out the required pool log on every visit.
- All pool techs are Certified Pool Operators through the State of Florida.
- Inspect all pool equipment on every visit to make sure everything is operational and functioning properly in a safe manner.
- Keep all chemicals labeled per industry and state standards.
- Report all defective and/or inoperable pool equipment immediately to the District Manager.
- Pool Service Orlando staff is not responsible for any life saving techniques nor have training to perform CPR or any other techniques. The CDD is responsible to have all required safety equipment in working order.

Monthly Pool Cleaning Fee

Our monthly pool cleaning service fee is **\$1,750** which is an annual rate of **\$21,000** with **all chemicals included**.

Contract terms

Contract for **one (1)** year and will be renewed automatically on an annual basis on the anniversary date, this contract may be terminated upon a **sixty days (60)** written notice after a Notice to Cure is sent to Pool Service Orlando giving a **sixty day (60)** opportunity to cure such notice. Services will be invoiced monthly at the beginning of each month of service and are due no later than ten days from date of invoice to avoid a 5% late fee.

Acceptance of Proposal

Signature

Title

Date

Date to Commence Services

Thank you for the opportunity to quote servicing your pool.

Miguel Medrano
Pool Services of Orlando
321 946-1680
poolserviceorlando@gmail.com

TECHNI-POOLS

MAINTENANCE & REPAIRS

PROPOSAL:

Swimming Pool and Spa Maintenance and Operation at *“Villa del Sol Community HOA”*

Thank you for considering TECHNI-POOLS for your pool needs. We appreciate the opportunity to offer you the most professional and knowledgeable team at your service. We are a full service Pool Company that offers operation, maintenance, repairs and renovations.

OUR CREDENTIALS:

- FL. State license number: RP252555331
- Orange county license number: SPM000082
- Certified pool operator (CPO): 32-329810
- Proof of liability and workers compensation insurance available upon request.

OUR CONTACT INFO:

Andres de la Cerda

Ph: 4077661281

Email: Andres@techni-pools.com

06/27/2022



**Your local pool expert
is only one call away!**



POOL SERVICE AGREEMENT

TECHNI-POOLS will maintain the swimming pool: 3050 Puerta del Sol Blvd Kissimmee, Fl 34744. Described as a: under 50,000-gal *Commercial* pool.

One Service Technician will visit the site 3 times per week & 5 times a week during June, July and August and will perform the following services:

- Test and level Chlorine, Ph, Alkalinity, Calcium Hardness and Cyanuric Acid to meet standard requirements.
- Brush swimming pool walls, Gutters, and Floors.
- Vacuum pool floor*.
- Clean tiles*.
- Backwash and Clean pool filter(s)*.
- Inspect and clean pool pump(s) strainer canister.
- Inspect and clean pump room/area.
- Perform an overall inspection of the pump system to ensure proper operation.
- Perform an overall inspection of all safety equipment (life ring, life hook, rope) to ensure good condition and availability as required by code.
- Repair any faulty condition that compromises the operation of the pool and will incur in a cost of less than \$350 (please read: [About Repairs](#)).



About the Price:

TECHNI-POOLS will perform the service for: \$13,836 per year payable at the rate of \$1,153 per calendar month.

About the Billing:

Service is billed in advance on the first day of each month and payment is due on the 16th of said month. A late fee of \$9.00 or 1.5% (whichever is greater) will be assessed after the last day of said month. A \$25 dollar fee will be assessed for each returned check. Payment should be made in cash, check, money order, by mailing it to: Po. Box 721122, Orlando, FL 32872

About Repairs.

Any repair that compromises the normal operation of the pool and incurs in a cost of \$350 or less will be performed with notification to the customer by text at 407-473-1117 and billed accordingly. If the repair does not compromise the normal operation of the pool or its cost is more than \$350 a request for authorization will be submitted to the customer.

Any exceptions.

Techni-Pools is not responsible for any pre-existing conditions in the pool equipment or plaster. Our service is limited to the maintenance of the pool in regular operation not including damage done by act of nature (i.e.: hurricanes, tornados, flood, freezes, fire, theft, vandalism etc.) or any type of construction or cleaning work around the pool (i.e.: deck cleaning, landscaping job, pool area renovation etc). If the consequence of this exceptions require a special service it will be performed after authorized by the customer at an additional cost.



About the Terms.

This agreement may be terminated by either party by providing to the other a 30 day Written Notice. In the event your service falls on a holiday, service will be rescheduled. In the event of rain on your service day, the pool/spa will be cleaned to the extent weather permits and chemicals will be added. If service or partial services are rendered, service will not be rescheduled. In the event that you believe that a service call was missed for reasons other than those stated previously, please contact TECHNI-POOLS within 24 hours, and the call will be made up.

Resolution of all disputes arising pursuant to this Agreement shall be in the Orange County Court System, Florida.. The parties submit to the jurisdiction of said Court system and agree that venue is proper in such Court. If TECHNI-POOLS LLC is required to take legal action against CUSTOMER or take any other measures including hiring an attorney, to collect any sums due under this agreement, CUSTOMER will be responsible for all expenses incurred by TECHNI-POOLS, including court costs and attorney's fees. According to florida's construction lien law (sections [713.001-713.37](#), florida statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a "notice to owner." Florida's construction lien law is complex, and it is recommended that you consult an attorney.



Let's Get Started!

By signing below we accept the terms and conditions of this Service Agreement.
And establish the service to start on the following date: _____.

By Techni-Pools:

Andres de la Cerda
Owner/CEO

By Villa del Sol Community HOA

Name:

Position:

Signature:

Date:

Subsection 8H

Exercise Systems Proposal

Exercise Systems, Inc.**Show Room**

6881 Kingspointe Parkway, Suite 10
 Orlando, FL 32819
 Phone: 407-996-8890

Sales Proposal



Quote Number: 0048793
 Agenda Page 167
 Date 6/17/2022

Quote Expires on: 7/17/2022

Questions? Please call
 John Young

Customer:

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

Delivery Address:

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

Model	MFG	Description	Price	Qty	Ext
PTIL	PTSF	PREMIERTUFF® SPORT FLOOR 24" X 24" 3/8" SINGLE-PLY INTERLOCKING RUBBER SPORT FLOORING BLACK W/, GRAY SPEC	\$19.00	60	\$1,140.00
Frght	SERVICE	Freight,-in bound*	\$475.00	1	\$475.00
IS		INSTALLATION 200 SQL FEET- Includes delivery, removal of old floor, installation removing and replacing equipment	\$300.00	1	\$300.00

Terms: **50% dow, Balance cod**
 Signed: _____
 Name: _____ Title: _____

Sub-Total	\$1,915.00
Tax	\$143.63
Total	\$2,058.63

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

PremierTUFF Tiles

•24" x 24" x 3/8"



Subsection 8I

Gate Incident

From:
To:
Subject:
Date:
Attachments:

From: Junior Comas <juniorcomas@hotmail.com>
Sent: Wednesday, June 15, 2022 8:11 AM
To: Envera Systems <communitysupport@enverasystems.com>
Cc: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>; Perez, Brett <Brett.Perez@inframark.com>; Mena, Gabriel <gabriel.mena@inframark.com>; Blanco, Freddy <freddy.blanco@inframark.com>; Crawford, Brenden <Brenden.Crawford@inframark.com>
Subject: Re: Incident at the Gate VillaSol [ref:_00D80dpX4._5003n2ZCBXg:ref]

Great Job! Please copy Mr Clark.

Gabriel: Please include this in the Agenda Package for discussion in our next meeting.

Thanks
Junior

Get [Outlook for iOS](#)

From: Envera Systems <communitysupport@enverasystems.com>
Sent: Wednesday, June 15, 2022 8:02 AM
Cc: elizabeth.fiallo@inframark.com <elizabeth.fiallo@inframark.com>; brett.perez@inframark.com <brett.perez@inframark.com>; gabriel.mena@inframark.com <gabriel.mena@inframark.com>; juniorcomas@hotmail.com <juniorcomas@hotmail.com>; freddy.blanco@inframark.com <freddy.blanco@inframark.com>; brenden.crawford@inframark.com <brenden.crawford@inframark.com>
Subject: RE: Incident at the Gate VillaSol [ref:_00D80dpX4._5003n2ZCBXg:ref]

Dear ,

Thank you for contacting Envera Community Support,

We have completed the incident review process. Our findings show that there was a particular vehicle that was responsible for the damage that your community's property has sustained.

The vehicle tag information is attached. From the tag information we were able to associate a David Adams as a listed Resident at 3048 Camino Real Dr.

The link listed below will provide you access to download and view the video of the incident.

https://www.dropbox.com/s/m6s7dd5wfgx9ptf/GS_06.14.2022_2811537.exe?dl=0

NOTICE TO CLIENTS REQUESTING VIDEO PULLS AND IDENTIFYING INFORMATION:

Cameras installed in some communities which are serviced by Envera are positioned to capture vehicle license plate information. As a result, clients will sometimes request that Envera provide vehicle license plate information, as well as further personal information which is associated with a vehicle's license plate. Such information may be protected by the federal Driver's Privacy Protection Act (the "DPPA"), and is only allowed to be disclosed to you for "Permissible Uses" as described in the DPPA. The text of the DPPA can be found at <https://www.law.cornell.edu/uscode/text/18/2721>, and the "Permissible Uses" for which you may request such information can be found in Subsection 2721(b) of the DPPA. Any client who submits a request to Envera for personally identifying information certifies that they have read the DPPA, and that the use for which it is requested is classified as a "Permissible Use" according to the terms of 18 § 2721(b) of the DPPA. In addition, please note that the DPPA applies to the authorized recipient of information which is protected by that statute; as such you should consult with counsel before further disclosing any information which you receive.

----- Original Message -----

From: Daphnee Eyma [deyma@enverasystems.com]

Sent: 6/14/2022 1:33 PM

To: freddy.blanco@inframark.com; jparsley@enverasystems.com; servicedept@enverasystems.com; communitysupport@enverasystems.com

Cc: elizabeth.fiallo@inframark.com; gabriel.mena@inframark.com; juniorcomas@hotmail.com; brett.perez@inframark.com; brenden.crawford@inframark.com

Subject: RE: Incident at the Gate VillaSol

Good Afternoon,

I have included our community support team to assist with your video retrieval request.

GM Guys: I just received a call from a Resident regarding a Gray Pickup Truck with high wheels that stop at the Resident side, disable the Arm to gain access to the community and drove off.

Please contact Envera for the Video Footage. Incident date is today June 14 between 10:20-10:25AM

Best Regards,

Daphnee Eyma
Service Coordinator
Envera Systems | Next Generation Security



Direct: 941-556-0734
dEyma@enverasystems.com
www.enverasystems.com

**** To report problems with Envera equipment, request video retrieval, or request a schedule change for amenities or gates, please use the following form to expedite service:**
<https://info.enverasystems.com/service>

From: Blanco, Freddy [<mailto:freddy.blanco@inframark.com>]
Sent: Tuesday, June 14, 2022 1:18 PM
To: Daphnee Eyma <dEyma@enverasystems.com>; Jordan Parsley <jparsley@enverasystems.com>; Envera Service <servicedept@Enverasystems.com>
Cc: Perez, Brett <Brett.Perez@inframark.com>; Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>; Mena, Gabriel <gabriel.mena@inframark.com>; Crawford, Brenden <Brenden.Crawford@inframark.com>; juniorcomas@hotmail.com
Subject: FW: Incident at the Gate
Importance: High

Good afternoon Daphnee
Please see the information below a [provide the video footage regarding this incident.

Respectfully Freddy B

PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION

THANK YOU.
FREDDY BLANCO | Field Services Manager



313 Campus Street | Celebration, FL 34747
Office: 1.407.566.1935 | **Mobile:** 1.407.947.2489 | www.inframarkims.com

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

From: Junior Comas <juniorcomas@hotmail.com>
Sent: Tuesday, June 14, 2022 10:31 AM
To: Mena, Gabriel <gabriel.mena@inframark.com>
Cc: Blanco, Freddy <freddy.blanco@inframark.com>
Subject: Incident at the Gate

GM Guys: I just received a call from a Resident regarding a Gray Pickup Truck with high wheels that stop at the Resident side, disable the Arm to gain access to the community and drove off.

Please contact Envera for the Video Footage. Incident date is today June 14 between 10:20-10:25AM

Thanks in Advance
Junior

Get [Outlook for iOS](#)

ref:_00D80dpX4._5003n2ZCBXg:ref

Section 9

Public Hearing to Consider the Adoption of Fiscal Year 2023 Approved Budget

Subsection 9B

Resolution 2022-06, Adoption of Fiscal Year 2023 Budget

RESOLUTION 2022-06**THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLA SOL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Villa Sol Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLA SOL COMMUNITY DEVELOPMENT DISTRICT:**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Villa Sol Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JULY 2022.

ATTEST:

VILLA SOL COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2022/2023 Budget

VILLA SOL
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2023

Approved Budget
Meeting on May 10, 2022

Prepared by:



VILLASOL
Community Development District

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VillaSol
Community Development District

Operating Budget
Fiscal Year 2023

VILLASOL
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	APR-	PROJECTED	BUDGET
			FY 2022	MAR-2022	SEP-2022	FY 2022	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	3,000	7,000	8,000
FICA Taxes	398	551	459	306	230	536	612
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	72,843	186,485	181,556
<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

VILLASOL
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET	THRU	APR-	PROJECTED	BUDGET
			FY 2022	MAR-2022	SEP-2022	FY 2022	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	431,721	703,422	719,581
Excess (deficiency) of revenues							
Over (under) expenditures	(44,203)	157,256	94,650	439,687	(351,859)	87,828	69,488
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	94,650	-	-	-	69,488
TOTAL OTHER SOURCES (USES)	-	-	94,650	-	-	-	69,488
Net change in fund balance	(44,203)	157,256	94,650	439,687	(351,859)	87,828	69,488
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	\$ 504,274

VILLASOL
Community Development District

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	69,488
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/2023	504,274

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	4,075
Subtotal	<u>4,075</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	179,895 ⁽¹⁾
Fiscal Year 23 Reserves	300,000

Total Allocation of Available Funds	479,895
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 24,379</u>
---	-------------------------

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 Approved 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)	-	(7,658)	(8,863)
TOTAL REVENUES	215,471	214,280	212,817	192,838	21,096	213,934	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)	5,680	(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)	5,680	0
FUND BALANCE, BEGINNING	209,215	220,430	228,340	228,340	-	228,340	234,020
FUND BALANCE, ENDING	\$ 220,430	\$ 228,340	\$ 232,642	\$ 382,781	\$ (148,761)	\$ 234,020	\$ 234,020

VILLASOL

Series 2018 Debt Service Fund

Community Development
District

**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

VILLASOL

Series 2018 Debt Service Fund

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									

Section 10

Public Hearing to Consider the Levy of Operations and Maintenance Assessment for Fiscal Year 2023

Subsection 10B

Resolution 2022-07, Adoption of Operations and Maintenance Assessment for Fiscal Year 2023

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLA SOL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of July 2022.

ATTEST:

**VILLA SOL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll