

VillaSol
Community Development District

Agenda

September 12, 2023

AGENDA

Villa Sol

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 5, 2023

Board of Supervisors
Villa Sol
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Villa Sol Community Development District will be held **Tuesday, September 12, 2023 at 5:00 p.m. at Villa Sol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744.**

Following is the advance agenda for the regular meeting:

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment Period (*Limited to 3 Minutes*)
4. District Engineer
5. Business Matters
 - A. Discussion of Rules for Amenity Facilities
 - B. Discussion of Street Parking Rules
6. District Counsel
7. District Manager's Report
 - A. Action Items List
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
 - D. Presentation of Sheriff Patrol Reports
8. Field Operations
 - A. Field Manager's Report
 - B. Proposal from D&C Parking Lot Maintenance for Asphalt Work at Main Entrance
 - C. Proposal from Blade Runners to Push Back Conservation Area Overgrowth
 - D. Proposal from Blade Runners to Replace Plants in Median
9. Supervisor's Requests & Comments
10. Next Meeting Date – October 10, 2023 at 5:00 PM
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe". The signature is fluid and cursive, with a large initial "J" and "M" that are connected to the rest of the name.

Jason M. Showe
District Manager

Cc: Kristen Trucco, District Counsel
Peter Armans, District Engineer
Jarret Wright, Field Manager

Enclosures

SECTION V

SECTION A

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

GENERAL POLICIES

GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. That can only happen if we actually care about and respect each other.

These rules are intended to benefit everyone by establishing an acceptable standard that maximizes everyone's enjoyment while minimizing anyone's restrictions. It is important that we all show respect for each other by maintaining an appropriate level of decorum in dress and behavior as described herein.

FACILITY HOURS

VillaSol's recreational facilities are generally open 365 days a year at the times set forth below. However, there may be occasions or circumstances when the facilities need to be closed for regular maintenance or repairs, or to otherwise ensure everyone's safety. Please check the schedule posted at www.villasolcdd.org for more detailed information.

RECREATION CENTER:

- ▶ Open daily from 6:00 am. to 9:00 p.m.

POOL and PLAYGROUND:

- ▶ Open daily from dawn to dusk.

DEFINITIONS

Access Card: That certain card issued and administered by the District that provides access to the District's amenities and recreational facilities.

Board: VillaSol Community Development District's Board of Supervisors

Childcare Provider: Any person who is not a parent or guardian that has been lawfully entrusted with the care of a Resident under the age of 18 years.

District: VillaSol Community Development District. May also be referred to as VillaSol or CDD and includes all of the territory within the District.

Guests: Any User who is not a Homeowner or Resident and who accompanies a Homeowner or Resident at any of the District’s amenities or recreational facilities.

Homeowner: The owner or lessee (renter) of any residential property located within the District, including all persons lawfully residing in such residential property.

Horseplay and rough housing: Boistrous, rough, noisy behavior, usually involving people pushing and/or hitting each other as a joke.

Pool Deck Area: All of the outdoor area surrounding the Pool and within the fence.

Pool: The structure within the Pool Deck Area that contains water for and all walls, ladders, rails, lane markers, or other amenities attached thereto.

Resident: See Homeowner.

Rules: These General Policies.

Service Animal: A dog or other animal trained to do work or perform tasks for an individual with a disability, including physical, sensory, psychiatric, intellectual, or other mental disability, that is at all times kept under the control of its handler by leash or harness, unless doing so interferes with the animal’s ability to perform the work or tasks it was trained to perform, or if the individual’s disability prevents him or her from so controlling the animal. Service animals that are out of control, not housebroken, or that pose a direct threat to the health or safety of others will be removed.

User: Any person entering or remaining upon the District’s amenities or recreational facilities.

POOL POLICIES

GENERAL RULES

State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, VillaSol will enforce whichever rule is more restrictive.

LOST ACCESS CARDS: Replacement cards are available for a fee of \$20 each. There is a limit of two Access Cards per Homeowner.

For their safety, all Users under the age of eighteen (18) must be accompanied in the recreation facilities by an adult Resident of Childcare Provider over the age of eighteen (18).

Guests must be accompanied by an adult Resident over eighteen (18) years of age. In the event the Pool Deck Area reaches maximum capacity, Guests may be asked to leave so all

Residents may enjoy the use of the facility. Residents are responsible for the conduct of their Guests. Childcare Providers must provide a notarized written statement from the child's or children's parent(s) or guardian(s) authorizing custodial rights. The Childcare Provider must bring proof of proper identification and a list of an emergency contacts and the authorize pool privilege.

GENERAL POLICIES FOR POOL AND POOL DECK AREA

All Residents and Guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

- No Resident may enter or remain in the Pool Deck Area without his/her Access Card, which must be in his/her possession at all times during use.
- No Guest may enter the Pool Deck Area unless accompanied by a Resident who is in possession of his/her Access Card.
- Only two (2) Guests per Resident are allowed in the Pool or Pool Deck Area at any time.
- All Users must shower before entering the Pool.
- Users will swim at their own risk as there is **NO LIFEGUARD ON DUTY**.
- NO DIVING, RUNNING or HORSEPLAY is allowed in the Pool/Pool Deck Area.
- Furniture on Pool Deck Area must be covered with a towel before and during use by any person.
- Individual inflatable toys, floats and mattresses may be used. Oversized and multi-person inflatable toys, floats and mattresses are not allowed. Additionally, "Boogie Boards," kick boards, and other similar objects are not allowed in the Pool. VillaSol reserves the right to prohibit the use of any inflatable or other toy, float, mattress, or other item during peak occupancy, during scheduled Pool activities, or if the toy, float, mattress, or item creates any safety concern or becomes a nuisance.
- No glass or other breakable objects are allowed in the Pool/Pool Deck Area.
- No chewing gum is permitted in the Pool/Pool Deck Area.
- Swimmers are required to wear footwear and a cover-up over their bathing suits when in the recreation center.
- Swimmers must dry off before entering the recreation center.

- Proper swim attire must be worn in the pool and at the recreation center and on the pool deck area. Thong or t-back bathing suits are not considered proper swimming attire. **FOR PROPER POOL MAINTENANCE, NO CUT-OFFS OR STREET CLOTHES ARE TO BE WORN IN THE POOL!**
- Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, horseplay, and obscene language will not be tolerated. Residents and/or Guests will be asked to leave the pool area immediately upon violating this policy.
- Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to fines and/or termination of pool privileges. Residents are responsible for the conduct of their Guests.
- For safety reasons, no electrical cords can be used in the Pool Deck Area.
- No alcoholic beverages are permitted in or around the Pool/Pool Deck Area.
- All food must be kept in designated areas.
- No masks, fins, or snorkels are allowed in the Pool.
- No one shall pollute the Pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.
- Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the Pool. For the comfort of others, changing of diapers, clothes, etc., is not allowed in the Pool Deck Area. Please use the restroom facilities. Breast feeding is permitted in accordance with Florida Law.
- Pool entrances must be kept clear at all times.
- Smoking (including e-cigarettes) is not permitted at any time in the Pool/Pool Deck Area.
- No animals other than Service Animals are allowed in the on the Pool Deck Area. No animals are allowed in the Pool.
- No roller blades, skateboards, or bicycles are permitted in the Pool Deck Area.
- No swinging on the ladders or railings is allowed.
- Snapping of towels is not permitted.

- VillaSol-owned pool furniture may not be removed from the Pool Deck Area.
- Loud and abusive language is not allowed.
- VillaSol prides itself on the attractive appearance of our Pool Deck Area. Please make use of the garbage cans.
- Any person swimming when the facility is closed may be suspended from using the facility.
- Radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the Pool Deck Area unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.
- No electronic equipment of any kind is permitted in the Pool.
- Radio-controlled toys, drones, or other devices are not allowed in the Pool/Pool Deck Area
- There is no trespassing in the Pool or Pool Deck Area after dusk.
- Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules whenever deemed necessary or appropriate, at a duly-noticed Board meeting. All such amendment(s), modification(s) and/or deletion(s) will be posted on the District's website at www.villasolcdd.org. All Residents are responsible for being familiar with the Rules as amended or modified from time to time.

VILLASOL CDD MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. At that time, if no other lightning is seen, the pool will re-open. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. A duly designated representative of the District shall make all determinations with regard to this thunderstorm policy.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely

toilet trained, he/she must wear a swim diaper at all times in the pool area. A duly designated representative of the District shall make all determinations with regard to this feces policy.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed. A duly designated representative of the District shall make all determinations with regard to this heavy rain policy.

<h2>RECREATION CENTER POLICIES</h2>
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GENERAL POLICIES FOR FITNESS ROOM

The fitness room is unattended. All Users will use the fitness room at their own risk and will comply with the written and posted Rules, which will be strictly enforced at all times. All Users are urged to contact a physician before starting an exercise workout routine.

- No Resident may enter the fitness room without his Access Card. Guests must be accompanied by an adult Resident over eighteen (18) years of age in possession of his/her Access Card.
- Only one Guest per Resident is allowed in the fitness room at any time.
- Youths thirteen (13) to seventeen (17) years old may use the fitness room when accompanied by an adult Resident over eighteen (18) years of age.
- Children under the age of thirteen (13) are not permitted to use the fitness room under any circumstances.
- No skateboards, skates, or other wheeled toys are permitted in the fitness center.
- No Horseplay is allowed in the fitness room. Users acting in such a manner will be asked to immediately leave the area.
- Radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the fitness room unless they are personal devices equipped with headphones. The use of headphones with all types of music players is required.
- No loitering is permitted in the fitness room. Anyone loitering in the fitness area will be asked to immediately leave the area.
- No animals other than Service Animals are allowed in the fitness room.

- There is to be no misuse of equipment or furnishings in the fitness center. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness facilities.
- Each User is responsible for wiping off the equipment after use.
- Appropriate clothing and footwear (covering the entire foot) must be worn by all Users at all times in the fitness room. Appropriate clothing includes t-shirts (no tank tops), shorts (no jeans or jean shorts), leotards (or other attire specifically designed for working out), and/or sweat suits (no swim suits).
- In the event of an emergency, dial 911.

GENERAL POLICIES FOR RECREATION CENTER

The recreation center hours of operation (6:00 a.m. to 9:00 p.m.) will be posted at the entrance of the clubhouse. The hours of operation will be subject to change for special scheduled events and holidays and may be adjusted seasonally as determined by management and the advisory committee.

- All Residents and Guests will use the recreation facilities at their own risk and will comply with the written and posted rules and regulations of the recreation center. All rules and regulations will be strictly enforced at all times.
- Young adults ages seventeen (17) and younger may not use the recreation center without adult supervision.
- Guests must be accompanied by an adult Resident over eighteen (18) years of age.
- Unless otherwise arranged and authorized in advance, only two (2) Guests per Resident are allowed in the recreation center at any time.
- Cars, motorcycles, golf carts, mopeds, bicycles, etc., must be parked in the designated parking areas at the recreation center and are not allowed inside the recreation center areas or at the entrance of the building.
- No skateboards, skates, or other wheeled toys are permitted in the recreation center or at the building entrance.
- No Horseplay is allowed.
- Unless other arrangements have been made in advance for an authorized group event, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted in the recreation center unless they are personal devices equipped with headphones. Unless other arrangements have been made in advance for an authorized group event, the use of headphones with all types of music players is required.
- No loitering is permitted in the recreation center or on the parking lot, or playground facilities.
- No animals other than Service Animals are allowed in the fitness room.

There is absolutely **no smoking** in the recreational facilities or on the playground. A designated area will be setup for this purpose.

NOTICE

THE VILLASOL COMMUNITY IS PROTECTED BY VIDEO CAMERAS IN ALL AREAS. RESIDENTS AND GUESTS MUST ABIDE BY THE COMMUNITY RULES AND BY THE POLICIES STATED HEREIN AND SHALL MAINTAIN THE APPROPRIATE LEVEL OF DECORUM OR, IF YOU ARE ABUSIVE TO OTHER PATRONS, YOU WILL BE ASKED TO LEAVE THE PREMISES OR BE REMOVED BY THE APPROPRIATE MEANS. THIS VIDEO WILL BE USED IN ORDER TO PROSECUTE ANY PERSON THAT VIOLATES THESE RULES. IF THE BEHAVIOR CONTINUES BY THE RESIDENT, THIS WILL RESULT IN ACTION TAKEN BY THE BOARD OF SUPERVISORS OF THE CDD, INCLUDING BUT NOT LIMITED TO, A SUSPENSION OR TERMINATION OF THE RESIDENT'S PRIVILEGES TO THE RECREATION FACILITIES. NOTICE OF THE CDD BOARD'S INTENTION TO CONSIDER SUCH ACTION DURING A PUBLIC MEETING SHALL BE PROVIDED TO THE RESIDENT AGAINST WHOM SUCH ACTION WILL BE CONSIDERED.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND IN THE COMMUNITY CENTER.

GUEST POLICIES

GUESTS

All guests must be accompanied by a Resident over the age of eighteen (18) when using the recreation facilities.

Guests must strictly adhere to all rules and regulation of the VillaSol recreation center. Any violation of these rules will result in the revocation of the guest's privileges.

VillaSol residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

FEES:

Annual non-resident user fee:	\$ 1,375.00
Access to all Recreation Center Amenities.	

The annual non-residential user fee will be reviewed and annually adjusted, if necessary.

DAMAGE TO PROPERTY OR PERSONAL INJURY

Each Resident and each Guest, as a condition of use of, or access or invitation to, the District's recreational facilities, assumes sole responsibility for his or her property. The District and its

contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the District's recreational facilities.

No person shall remove from the room in which it is found or from the District's recreational facilities premises any property or furniture belonging to the District or its contractors without proper authorization. Recreational facilities Users shall be liable for any property damage and/or personal injury at the District's recreational facilities, or at any activity or function operated, organized, or arranged or sponsored by the District or its contractors, caused by any Resident or any Guest. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Resident or Guest who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game function, exercise, competition, or other activity operated, organized, arranged, or sponsored by the District, either on or off the District's recreational facilities premises, shall do so at his or her own risk, and shall hold the District, its Board, of Supervisors, its employees, its representatives, its contractors, and its agents, harmless for any and all loss, cost, claim, injury, damages, or liability sustained or incurred by him or her, resulting therefrom and/or from any act or omission of the District, or its respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any Guest or Resident, or any family member of such Guest or Resident.

Should any party bound by these Rules bring suit against the District, its Board of Supervisors, staff, agents, employees, representatives, or contractors, in connection with any event operated, organized, arranged, or sponsored by the District or any other claim or matter in connections with any event operated, organized, arranged, or sponsored, by the District, and fail to obtain judgment therein against the District, its Board of Supervisors, staff, agents, employees, representatives, or contractors, said party shall be liable to the District for all costs and expenses incurred by the District in the defense of such suit (including court costs and attorneys' fees through all appellate proceedings)."y the Board at its meeting adopting the annual fiscal year budget.

SUSPENSION AND TERMINATION OF PRIVILEGES

Privileges at the District's recreational facilities be subject to suspension and/or termination in the sole discretion of the District's Board of Supervisors if a Resident or Guest:

- submits false information on the application for an Access Card.
- permits unauthorized use of an Access Card.
- exhibits unsatisfactory behavior, deportment or appearance.
- fails to abide by these Rules established for the use of the District's recreational facilities.

- treats any recreational facility staff in a disrespectful or abusive manner.
- engages in conduct that is improper or likely to endanger the welfare, safety or reputation of any recreational facility staff member.
- is arrested while on any recreational facilities premises.”

Recreational facilities staff may at any time remove and Resident or Guest from the District’s recreational facilities when such action is deemed necessary to protect the health, safety and welfare of any other Resident(s) or Guest(s), or to protect the District’s recreational facilities from damage.

Notwithstanding the foregoing, anytime a Resident or Guest is arrested for an act committed, or allegedly committed, while on the District’s recreational facilities premises, such Resident or Guest shall have all recreational facilities privileges immediately suspended until the next meeting of the District’s Board of Supervisors. At that meeting, the Board will be presented with the facts surrounding the arrest and the Board may make a recommendation of termination of the arrested person’s privileges.

Any Resident or Guest whose privileges have been terminated is entitled to appeal such termination to the District’s Board of Supervisors, whose determination shall be final.

COMMUNITY ROOM USE FOR PRIVATE FUNCTIONS

Only District residents or paid users may use the community room for private events.

Current pool regulations and recreation center policies apply in all circumstances.

An exclusive area will be designated for the function.

The following steps must be completed by the VillaSol resident two weeks prior of using the Community Room for any event

- Call the District office to confirm availability of the date and time for the event.
- Complete and sign a VillaSol reservation form.
- Provide a copy of the deed of the property at the VillaSol community.
- Provide a copy of the applicant's driver's license.
- Bring two separate checks one check for the deposit and the other check is the fee for the room. The checks should be payable to: VillaSol CDD.

Note: Cash or credit cards are not accepted.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the community room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck; residents are expected to cleanup after themselves and make use of the trash cans.

Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District.

A deposit of \$300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is canceled with less than 24 hours' notice. The deposit is fully refundable if the event is canceled due to inclement weather.

A cleanup fee will be taken out of the deposit if the room is not returned to its original condition.

FEES:

RECREATION CENTER

DEPOSIT: **\$300.00**
Per event (*refundable if no repairs or cleanup is required after the event*)

USER FEES: **\$ 25.00**
Per hour, minimum of four hours (*non-refundable*)

SECURITY:

In addition to User Fees, users of the Recreation Center may elect to hire security for the duration of the event, utilizing off-duty officers or other private security arranged by and at the discretion of the District. The cost of security must be paid by the users in advance.

NO MORE GUESTS ARE PERMITTED AT A TIME IN THE COMMUNITY ROOM OR POOL AREA THAN ARE LEGALLY PERMITTED UNDER APPLICABLE OCCUPANCY LIMITATIONS ESTABLISHED BY THE FIRE MARSHAL.

TENNIS COURTS / BASKETBALL COURT & POOL CHAIRS

- These facilities are available on a first-come, first-serve basis.
- No reservations are taken for these facilities.
- Use is limited to two hours if others are waiting to use the facilities.

THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.

THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.

IMPORTANT PHONE NUMBERS

EMERGENCY 911

Kissimmee Police (non-emergency)407-846-3333

Kissimmee Fire Department (non-emergency)	407-847-7111
Osceola County Sheriff's Office (non-emergency)	407-348-2222
Osceola County Fire Rescue (non-emergency).....	407-932-5338
Florida Poison Information Center	1-800-282-3171
VillaSol CDD (District Manager, <i>Inframark</i>).....	407-566-1935
Fax number.....	407-566-2064
VillaSol HOA (Property Manager, <i>Titan HOA Management</i>).....	407-705-2190
VillaSol Recreation Center.....	407-348-5284
Security Guardhouse	407-344-9306

VillaSol Clubhouse
3050 Puerta del Sol
Kissimmee, FL 34744

NOTE: *These policies and rules are subject to change on a periodic basis.*

SECTION B

RESOLUTION 2022-02

A RESOLUTION ADOPTING AMENDED RULES AND REGULATIONS FOR STREETS AND ROADWAYS WITHIN VILLASOL COMMUNITY DEVELOPMENT DISTRICT; PROHIBITING CERTAIN STREET PARKING; PROVIDING FOR REMEDIES TO CORRECT STREET PARKING; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

WHEREAS, VillaSol Community Development District is the owner of various boulevards and streets within the boundaries of the Community Development District; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) has the right to adopt reasonable rules and regulations regarding the operation of District Roads located within the District; and

WHEREAS, the Board finds that excessive parking of vehicles or the parking of certain large vehicles or vessels on streets and roadways creates a cluttered look, impedes the effective operation of District Roads in accordance with their intended design and presents a safety hazard; and

WHEREAS, the Board desires to adopt rules and regulations dealing with street parking. **WHEREAS**, the District is authorized by Fla. Stat. §190.012(2)(d) to engage a towing company and to utilize the procedures of Fla. Stat. §715.07 to enforce the provisions of this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the VillaSol Community Development District as follows:

1. **Street Parking**. Parking of vehicles in one of the streets or roads within the District (“Street Parking”) is prohibited in areas where there is inadequate room, where such parking is likely to create a public safety hazard, or where the Board of Supervisors otherwise determines that Street Parking shall be prohibited. For purposes of the foregoing, the following shall apply:

- a. On any street having a right of way of less than fifty feet (50’), street parking shall be prohibited.
- b. Street Parking shall be prohibited along Puerta del Sol Boulevard.
- c. Street Parking shall be prohibited at any location or in any manner where it is not permitted pursuant to Fla. Stat. §§316.1945, 316.195 or 316.1951.
- d. Street Parking shall be prohibited in other locations where the Board of Supervisors has, by resolution, determined Street Parking to be unsafe or to hinder the effective operation of the District’s Roads. Such areas shall be identified by signage, pavement marking or both.

e. Dual rear wheel vehicles (as defined in Osceola County Code §22-50-2), Commercial Motor Vehicle or Recreational Vehicles shall be prohibited from Street Parking.

f. No boat or boat trailer shall be parked on the street except for time periods not exceeding 30 minutes for purposes of loading and unloading of such boat.

g. No trailer of any type, whether attached to a vehicle or not, may be parked on the street except during times where a trailer belonging to a vendor or service company is actually at a residence providing service to that residence.

h. No abandoned or inoperable vehicle or vehicle which does not have current tags and registration shall be parked on the street.

i. No vehicle may be parked in such a manner as to block or inhibit ingress and egress by other vehicles, including specifically emergency vehicles.

j. No vehicle may be parked in the parking lot adjacent to the Recreation Center during hours that the Recreation Center is not open for use.

k. For purposes of this Resolution, the street shall include all areas, including lawn areas and sidewalks, within the right of way owned by the VillaSol Community Development District and shall include any areas owned by the District that are used for parking of vehicles. Nothing in this designation shall be deemed to affect the obligation of owners of improved lots to maintain lawn and landscape improvements within the right of way area as required under Section 5.1 of that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2124, Page 2046, of the Public Records of Osceola County, Florida or any amendment or supplement thereto.

l. The following definitions shall apply to this Resolution:

i. "Vehicle" be a Motor Vehicle as defined in Fla. Stat. §316.003(21).

ii. "Parking" shall be as defined by Fla. Stat. §316.003(27).

iii. Commercial Motor Vehicle shall be as defined by Fla. Stat. §316.003(66).

iv. "Recreational Vehicle" shall be a vehicle described in Fla. Stat. §320.01(1)(b).

v. Any term not otherwise defined herein shall have the meaning set forth in Chapter 22 of the Osceola County Code.

2. **Remedies.** The Board shall have the right to cause offenders of vehicles to be towed for violations. The notices provided for violations hereunder shall be the notices required by Fla. Stat. §715.07. For this purpose, the Board shall be authorized to enter into a contract with one or more towing companies under the provisions of Fla. Stat. §715.07 in order to provide for offending vehicles to be towed. Such towing companies shall be authorized to erect signage complying with Fla. Stat. §715.07 and to tow vehicles violating this resolution. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the owner


of such vehicle. The Board shall have the right to charge and assess an administrative fee, pursuant to Fla. Stat. §190.035, not to exceed \$250.00 for violations hereunder.

3. **Rules and Regulations.** The Board shall have the right to adopt rules and regulations which further regulate and discourage street parking or which identify any specific areas described in Section 1(d) above.

4. **Effective Date.** This Resolution shall become effective upon its adoption.

ADOPTED this 9th day of November 2021.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

88167B5C9432456

_____, Chairman

Attest:



Gabriel Mena, Secretary

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Rule Chapter 1 Relating to Parking and Towing on the District's Roadways

Pursuant to Chapter 190, Florida Statutes, at a duly noticed public meeting, the Board of Supervisors of VillaSol Community Development District (the "District") adopted the following policy to govern overnight parking and parking enforcement on roadways owned by the District. This policy repeals and supersedes any and all prior rules and/or policies governing the same subject matter and shall be referred to as the "District's Parking and Towing Rules."

Section 1. Introduction. The District finds that the parking, stopping and standing of Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (as defined herein) have the potential to cause public safety hazards; impede the effective operation of the roadways owned by the District; and create a danger to the health, safety and welfare of District residents, paid users and the public. The District's Parking and Towing Rules are intended to provide guidelines for parking on roadways owned by the District.

Section 2. Applicability. The District's Parking and Towing Rules shall be applicable on, over or within (a) all portions of the right-of-way located within the District's boundary that are owned by the District, including landscaped areas and sidewalks as applicable; and (b) designated parking areas/lots owned by the District (collectively referred to herein as the "District's Roadways"). A list and map of the District's Roadways is set forth in **Exhibit "A"** attached hereto.

Nothing in this designation shall be deemed to affect the obligation of owners of lots to maintain the lawns and landscape improvements within the right-of-way areas, as required under Section 5.1 of that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2124, Page 2046, of the Public Records of Osceola County, Florida, or any amendment or supplement thereto.

Section 3. Definitions.

A. Commercial Vehicle. Vehicles and mobile items (whether motorized or not), that are: (1) titled, registered or leased to a company and not an individual person; or (2) not designed and used for personal/family transportation, such vehicles with work racks, tool racks and/or visible equipment for commercial purposes (includes limousines, lawn maintenance vehicles, construction vehicles and vehicles used for businesses); or (3) dual-wheel trucks.

B. Vehicle. Any mobile item which normally uses wheels, whether motorized or not (includes motorcycles and trailers).

C. Vessel. Any mobile item capable of being used as a means for transportation on water (includes a boat, boat trailer, watercraft, barge or airboat).

D. Recreational Vehicle. A mobile item designed for recreational use (includes motor homes, campers, trailers, go-carts, all-terrain vehicles, mopeds, unregistered vehicles, golf carts).

E. Parked. Left unattended or stalled by its owner or user.

F. Overnight. Between the hours of 10 p.m. and 6 a.m. daily.

The terms Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle may collectively be referred to herein as the “vehicle.”

Section 3. Parking Restrictions.

A. Street parking by any Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle is prohibited on District’s Roadways containing a width of less than fifty feet. A list and map of the District’s Roadways containing a width of less than fifty feet is set forth in **Exhibit “B.”**

B. Street parking by any Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle is prohibited on Puerta del Sol Boulevard.

C. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner that blocks access to a driveway.

D. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand in any manner that blocks a sidewalk, intersection and/or crosswalk.

E. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand with tires on grass, as this could cause damage to the District’s irrigation/landscaping improvements.

F. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park within thirty feet of the approach to a stop sign.

G. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand, except momentarily to pick up or discharge a passenger or passengers, within 15 feet of a fire hydrant.

H. Temporarily parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in any manner which has the effect of disrupting the normal flow of traffic; which block ingress or egress of trucks, public service vehicles and emergency vehicles; or which would require other vehicles to leave the paved surface of the District’s Roadways to pass.

I. No vehicle bearing a “For Sale” sign shall be parking on, over or within the District’s Roadways.

J. Any vehicle not capable of operating on its own is prohibited from being parked on, over or within the District's Roadways.

K. No vehicle bearing an expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District's Roadways.

L. No vehicle parked on, over or within the District's Roadways or any other District property shall be used as a domicile or residence either temporarily or permanently.

M. Parking of any Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles is prohibited on or within all non-paved District property, including landscaped or grassed areas within or adjacent to any District roadways.

N. Parking, standing or stopping of any vehicles on District Roadway deemed to be unsafe by the District, as identified by signage, pavement marking or both.

O. Parking is prohibited in the District's parking lot adjacent to the Recreation Center during hours that the Recreation Center is not open for use.

P. No abandoned or inoperable Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be parked on the District's Roadways.

Q. Commercial vehicles shall not be parked on, over, or within the District's Roadways, except during the period of delivery or during the period of time services are provided to the adjacent residential unit(s), which shall not exceed nine hours.

R. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not be parked in a manner that blocks access to mail kiosks or mailboxes on or adjacent to the District's Roadways.

S. All vehicles shall park facing the direction of authorized traffic movement on the District's Roadways (with its right-hand wheel (as applicable) within 12 inches of the right-hand curb or edge of the roadway (as applicable)).

Section 4. Parking Permits.

A. Overnight Parking Permits. Individuals may apply for an "overnight parking permit" to park on the District Roadways. Overnight parking permits will be granted in accordance with the following:

1. Permits may not exceed seven consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen nights per year for one vehicle, as identified by its license plat number.

2. Individuals interested in an Overnight Parking Permit may submit a request to the District Manager (Jason Showe). Such request must include the following information:

- i. The name, address and contact information of the owner of the vehicle to which the permit will be granted;
- ii. The make/model and license plate of the vehicle to which the permit will apply;
- iii. The reason and special terms (if any) for the Overnight Parking Permit;
- iv. The date and time of the expiration of the requested Overnight Parking Permit.

3. It is the responsibility of the individual requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's Roadways.

4. Upon receipt of all requested documentation, as set forth above, the District Manager will issue an Overnight Parking Permit to the resident. Overnight Parking Permits will be granted by way of written correspondence from the District Manager. No verbal grants of authority will be issued or be held valid.

5. The Overnight Parking Permit must be displayed on the bottom left side of the Vehicle windshield.

Section 5. Enforcement.

A. Towing. Any vehicle parked in violation of the District's Parking and Towing Rules may be towed at the owner's expense by a towing contractor approved by the District's Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Such towing contractor shall be authorized to erect signage complying with Section 715.07, *Florida Statutes* and tow vehicles violating the District's Parking and Towing Rules. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the vehicle owner. *Nothing* herein shall prevent the District from issuing warnings or from implementing an administrative grace period. The Board of Supervisors for the District shall have the right to charge and assess an administrative fee pursuant to Section 190.035, *Florida Statutes*, not to exceed \$250.00 for violations of the District's Parking and Towing Rules.

B. Suspension and Termination of Privileges. A user's privileges at any or all District facilities may be subject to various lengths of suspension or termination by the Board of Supervisors due to violations of the District's Parking and Towing Rules.

C. Suspension of Rules. The enforcement of the District's Parking and Towing Rules may be suspended in whole or in part for a specified period of time, as determined by Resolution of the Board of Supervisors of the District. In addition, the enforcement of the District's Parking and Towing Rules may be suspended during emergency situations, or as otherwise deemed necessary, at the discretion of the District Manager.

D. Damage to District Property. Should the parking, stopping or standing of any vehicle on, over, or within the District's Roadway or other property, or any portion thereof, even if on a temporary basis, cause damage to the District's Roadway or property, including to landscaping or other improvements, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such damage. Damage includes, but is not limited to, staining caused by fluid leaking onto the District's Roadway.

E. Vehicle Repairs. No vehicle maintenance or repairs shall be performed on, over, or within any portion of the District Roadway, District parking lots/areas or District property.

F. Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

Section 6. Parking at Your Own Risk. The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District's Roadways pursuant to the District's Parking and Towing Rules.

Section 7. Effective Date. The effective date of the District's Parking and Towing Rules is _____, 2023.

Exhibit "A": List and map of the District's Roadways

Exhibit "B": List and map of the District's Roadways containing a width of less than fifty feet

Law Implemented & Specific Authority: Section 190.012, *Florida Statutes*, Section 715.07, *Florida Statutes*, Section 316.1945, *Florida Statutes*, Section 316.195, *Florida Statutes*, Section 316.1951, *Florida Statutes*.

Exhibit “A”

List and Map of the District’s Roadways

[See attached.]

Exhibit “B”

List and Map of District Roadways Containing a Width of Less than Fifty Feet

[See attached.]

SECTION VII

SECTION A

VillaSol CDD Action Items
9/12/2023

Item #	Action Item	Assigned To:	Status	Date Added	Estimated Start	Estimated Completion	Comments/Estimated Completion
1	Gate Replacement/Access System	Showe/Wright	Ongoing	6/1/23	6/30/23	8/31/23	Vendor is awaiting more forms to place system
2	Road Issue - Via Otero	Showe/Wright	Ongoing	6/1/23			TOHO Has verified this is stormwater related. GMS obtaining proposals to CCTV the line to determine repairs needed
3	Rec Center AC Repair	Showe/Wright	Ongoing	6/1/23			Board approved NTE of \$8k when machine fails, GMS getting proposals - GMS recommends replacing unit before failure to lower monthly operational costs
4	Camera Access	Showe/Wright	On Hold	6/1/23			Staff contacting camera vendor to inquire about remote access, and updates needed for remote access at gatehouse - proposals provided for all repairs = Board requested to hold until electrical evaluation completed and more info on the system
5	Pool Equipment	Showe/Wright	On Hold	6/1/23			Staff getting proposals for pool equipment repair - Board would like to hold on spa repair until gas evaluation completed
6	Gym Equipment	Showe/Wright	On Hold	6/1/23			Non-functional equipment removed
7	Waste Management Damage to Roads	Showe/Wright	Ongoing	6/1/23			GMS made contact with Osceola County WM to resolve fluid leak on road, GMS continues to contact and let them know work is not satisfactory. WM will not clean anymore, GMS verifying if additional steps can be taken, and obtaining proposals
8	Spike Installation Investigation	Showe/Wright	Ongoing	6/1/23			GMS obtaining proposals for repair to send a demand letter to vendor - Requesting proposals to remove spike strips completely and concrete in the hole. There are multiple mechanical failures and road issues that present major maintenance complications long term and are a nuisance to the residents.
9	Clubhouse Roof	Showe/Wright	Ongoing	6/7/23			GMS will provide additional evaluation and quote

SECTION B

VillaSol
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2023
8/1/23 - 8/31/23

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
08/01/23	5725 - 5730	\$4,472.91
08/07/23	5677 - 5705	\$6,145.93
08/23/23	5707 - 5713	\$15,613.54
08/24/23	5714 - 5716	\$775.00
08/25/23	5717 - 5722	\$25,246.61
08/31/23	5723 - 5725	\$600.00
	TOTAL	\$52,853.99

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/07/23	00008	5/13/23	54525	202305	330	57200	34600		SHERIFF SVC 5/12-5/19/23	V	1,061.12-		
		5/24/23	54565	202305	330	57200	34600		SHERIFF SVC 5/23-6/03/23	V	1,326.40-		
		6/08/23	54617	202306	330	57200	34600		SHERIFF SVC 6/07-6/12/23	V	1,061.12-		
		6/21/23	54660	202306	330	57200	34600		SHERIFF SVC 6/20-6/29/23	V	795.84-		
OSCEOLA COUNTY SHERIFF'S OFFICE												4,244.48-005677	
8/07/23	00055	7/14/23	2167	202307	320	53800	46001		ASPHALT-NEW BASE	*	1,100.00		
D&C PARKING LOT MAINTENANCE, INC.												1,100.00	005701
8/07/23	00004	8/02/23	458610	202308	340	53800	46000		REPAIRS AFTER IRR. INSP.	*	527.81		
BLADE RUNNERS COMMERCIAL												527.81	005702
8/07/23	00002	8/02/23	3771	202308	320	53800	34502		200 RFID TAGS	*	2,800.00		
KINGS ACCESS CONTROL SOLUTIONS, LLC												2,800.00	005703
8/07/23	00008	5/13/23	54525	202305	330	57200	34600		SHERIFF SVC 5/12-5/19/23	*	1,061.12		
		6/21/23	54660	202306	330	57200	34600		SHERIFF SVC 6/20-6/29/23	*	795.84		
		7/04/23	54700	202307	330	57200	34600		SHERIFF SVC 7/03-7/15/23	*	1,276.32		
		7/20/23	54750	202307	330	57200	34600		SHERIFF SVC 7/19-7/30/23	*	1,276.32		
OSCEOLA COUNTY SHERIFF'S OFFICE												4,409.60	005704
8/07/23	00012	8/01/23	51551	202308	330	57200	46500		AUG 23 - POOL SERVICE	*	1,553.00		
TECHNI-POOLS												1,553.00	005705
8/23/23	00004	8/14/23	458633	202308	340	53800	46300		CH-IZORAS & BLUE DAZE	*	559.50		
		8/14/23	458634	202308	340	53800	46300		CH-REMOVED DEAD PINE TREE	*	550.00		
BLADE RUNNERS COMMERCIAL												1,109.50	005707
8/23/23	00005	8/18/23	2321736	202307	310	51300	31100		GEN ENG SVC THRU 07/28/23	*	5,255.50		
DEWBERRY ENGINEERS INC.												5,255.50	005708

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/23	00001	6/30/23	9	202306	340	53800	46000		GENERAL MAINTENANCE	*	2,362.74		
									GMS-CF, LLC			2,362.74	005709
8/23/23	00006	8/04/23	119484	202307	310	51300	31500		JUL 23 - GENERAL MATTERS	*	4,016.50		
									LATHAM, LUNA, EDEN & BEAUDINE			4,016.50	005710
8/23/23	00007	8/21/23	1341	202308	330	57200	34500		SECURITY 8/07-8/20/23	*	1,218.20		
									MAGNOSEC, CORP.			1,218.20	005711
8/23/23	00008	8/04/23	54792	202308	330	57200	34600		SHERIFF SVC 8/03-8/12/23	*	957.24		
									OSCEOLA COUNTY SHERIFF'S OFFICE			957.24	005712
8/23/23	00009	8/15/23	4578	202308	330	57200	34501		TROUBLESHOOTING	*	163.86		
		8/17/23	4530	202308	330	57200	34501		MGATE SURVEILLANCE SYST.	*	530.00		
									SERVUSAT, LLC			693.86	005713
8/24/23	00056	8/24/23	08242023	202308	300	34700	10000		ROOMRENTAL/DEPOSIT REFUND	*	775.00		
		8/24/23	08242023	202308	300	34700	10000		ROOMRENTAL/DEPOSIT REFUND	V	775.00-		
									JOSEFINA LORA			.00	005714
8/24/23	00056	8/24/23	08242023	202308	300	34700	10000		ROOMRENTAL/DEPOSIT REFUND	*	200.00		
									JOSEFINA LORA			200.00	005715
8/24/23	00056	8/24/23	08242023	202308	300	34700	10000		ROOMRENTAL/DEPOSIT REFUND	*	575.00		
									JOSEFINA LORA			575.00	005716
8/25/23	00004	9/01/23	458668	202309	340	53800	46200		SEP 23 - LANDSCAPE	*	5,000.00		
									BLADE RUNNERS COMMERCIAL			5,000.00	005717
8/25/23	00001	7/31/23	10	202307	340	53800	46000		JUL 23 - GENERAL MAINT.	*	2,674.58		
		8/01/23	7	202308	310	51300	34000		AUG 23 - MGMT FEE	*	4,083.33		
		8/01/23	7	202308	310	51300	49500		AUG 23 - WEBSITE ADMIN	*	100.00		

VILA VILLASOL CDD SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/23	7	8/01/23	7	202308 310-51300-35100		*	150.00		
				AUG 23 - INFORMATION TECH					
8/01/23	7	8/01/23	7	202308 310-51300-51000		*	.51		
				AUG 23 - OFFICE SUPPLIES					
8/01/23	7	8/01/23	7	202308 310-51300-42000		*	177.58		
				AUG 23 - POSTAGE					
8/01/23	8	8/01/23	8	202308 320-53800-34000		*	4,786.67		
				AUG 23 - FIELD MGMT					
8/01/23	8	8/01/23	8	202308 310-51300-51000		*	829.86		
				OFFICE SUPPLIES					
8/01/23	8	8/01/23	8	202308 330-57200-46001		*	157.27		
				CLUBHOUSE LED LIGHTBULBS					
				GMS-CF, LLC				12,959.80	005718
8/25/23	00007	8/06/23	1322	202308 330-57200-34500		*	1,255.11		
				SECURITY 07/24-08/06/23					
				MAGNOSEC, CORP.				1,255.11	005719
8/25/23	00008	7/24/23	BB833ED4	202308 310-51300-48000		*	153.74		
				LEG&PUB NOTICE 7/27&8/03					
				OSCEOLA COUNTY SHERIFF'S OFFICE				153.74	005720
8/25/23	00010	7/01/23	PSI-9306	202307 320-53800-46800		*	688.42		
				JUL 23 LAKE MAINT.					
		8/01/23	PSI00173	202308 320-53800-46800		*	688.42		
				AUG 23 LAKE MAINT.					
				SOLITUDE LAKE MANAGEMENT				1,376.84	005721
8/25/23	00012	8/22/23	51835	202308 330-57200-46003		*	4,501.12		
				REPLACED MOTOR, IMP.&DIFF.					
				TECHNI-POOLS				4,501.12	005722
8/31/23	00057	8/31/23	083123	202308 300-34700-10000		*	300.00		
				RENTAL DEPOSIT REFUND					
				MARILINE LUGO				300.00	005723
8/31/23	00058	8/31/23	08312023	202308 300-34700-10000		*	300.00		
				RENTAL DEPOSIT REFUND					
				HERMAN PEREZ				300.00	005724
8/31/23	00059	8/31/23	08312023	202308 300-34700-10000		*	300.00		
				RENTAL DEPOSIT REFUND					
				MARIA PEREZ				300.00	005725
8/01/23	00049	7/17/23	1532660-	202307 320-53800-43000		*	53.27		
				SVC 06/10-07/08/23					

VILA VILLASOL CDD SNEEROOA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/17/23		1632260-	202307	320-53800-43000						*	145.92		
		SVC 06/10-07/08/23											
7/17/23		1632660-	202307	330-57200-43000						*	1,026.33		
		SVC 06/10-07/08/23											
7/17/23		1632660-	202307	320-53800-43000						*	1,675.97		
		SVC 06/10-07/08/23											
7/17/23		1632660-	202307	320-53800-43000						*	73.80		
		SVC 06/10-07/08/23											
7/17/23		1632660-	202307	320-53800-43000						*	54.21		
		SVC 06/10-07/08/23											
KISSIMMEE UTILITY AUTH (AUTOPAY)											3,029.50	005726	
8/01/23	00011	8/14/23	20004370	202307	330-57200-41050					*	134.30		
		C/H INT 06/28-7/27/23											
SPECTRUM CHARTER (AUTOPAY)											134.30	005727	
8/01/23	00040	7/06/23	1632660-	202306	320-53800-43100					*	14.38		
		SVC 06/06/23-07/06/23											
7/06/23		1632660-	202306	320-53800-43100						*	32.34		
		SVC 06/06/23-07/06/23											
7/06/23		1632660-	202306	330-57200-43100						*	150.76		
		SVC 06/06/23-07/06/23											
7/06/23		16326600	202306	320-53800-43100						*	25.44		
		SVC 06/06/23-07/06/23											
TOHO WATER AUTHORITY (AUTOPAY)											222.92	005728	
8/01/23	00014	7/25/23	0097448-	202308	330-57200-43200					*	629.80		
		SERVICE 08/01-08/31/23											
WASTE MANAGEMENT (AUTOPAY)											629.80	005729	
8/01/23	00011	7/17/23	20057170	202308	330-57200-41050					*	156.39		
		SVC 07/17-08/16/23											
SPECTRUM CHARTER (AUTOPAY)											156.39	005730	
TOTAL FOR BANK A											52,853.99		
TOTAL FOR REGISTER											52,853.99		

SECTION C

VillaSol
Community Development District

Unaudited Financial Reporting
August 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2018</u>
5-6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

VillaSol
Community Development District
Combined Balance Sheet
August 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 196,822	\$ -	\$ 196,822
Accounts Receivable	26,936	-	26,936
<u>Investments:</u>			
Money Market Account	412,623	-	412,623
<u>Series 2018</u>			
Reserve A-1	-	87,273	87,273
Reserve A-2	-	17,938	17,938
Revenue	-	130,908	130,908
Prepaid Expenses	7,671	-	7,671
Deposits	4,074	-	4,074
Total Assets	\$ 648,126	\$ 236,118	\$ 884,244
Liabilities:			
Accrued Epenses	\$ 5,600	\$ -	\$ 5,600
Total Liabilites	\$ 5,600	\$ -	\$ 5,600
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 7,671	\$ -	\$ 7,671
Deposits	4,074	-	4,074
Restricted for:			
Debt Service - Series	-	236,118	236,118
Assigned for:			
Unassigned	630,781	-	630,781
Total Fund Balances	\$ 642,526	\$ 236,118	\$ 878,644
Total Liabilities & Fund Balance	\$ 648,126	\$ 236,118	\$ 884,244

VillaSol
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2023

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 764,307	\$ 764,307	\$ 770,912	\$ 6,605
Interest	2,000	1,833	11,930	10,096
Room Rentals	2,500	2,292	7,479	5,187
Access Cards	4,000	3,667	3,413	(254)
Total Revenues	\$ 772,807	\$ 772,099	\$ 793,734	\$ 21,635
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 8,000	\$ 5,000	\$ 5,600	\$ (600)
PR-FICA	612	383	428	(46)
Engineering	27,200	24,933	58,646	(33,712)
Attorney	25,000	22,917	55,638	(32,721)
Annual Audit	6,250	6,250	9,000	(2,750)
Assessment Administration	5,150	5,150	5,150	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,000	917	-	917
Trustee Fees	6,410	6,410	6,411	(1)
Management Fees	48,410	44,376	61,154	(16,778)
Property Appraiser	400	400	268	132
Information Technology	-	-	450	(450)
Website Maintenance	2,150	1,971	3,767	(1,796)
Telephone	3,600	3,300	-	3,300
Postage & Delivery	1,600	1,467	534	932
Insurance General Liability	22,337	22,337	16,069	6,268
Printing & Binding	4,000	3,667	127	3,540
Legal Advertising	1,000	917	406	511
Other Current Charges	1,000	917	1,162	(246)
Office Supplies	400	367	831	(464)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 165,294	\$ 152,451	\$ 226,417	\$ (73,966)

VillaSol
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2023

	Adopted Budget	Prorated Budget Thru 08/31/23	Actual Thru 08/31/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 48,000	\$ 44,000	\$ 46,360	\$ (2,360)
Security Services	88,045	80,708	77,045	3,663
Electric	46,000	42,167	18,006	24,161
Water & Sewer	-	-	2,468	(2,468)
Landscape Maintenance	59,352	54,406	54,612	(206)
Lake Maintenance	8,034	7,365	7,452	(88)
R&M Common Area	3,500	3,500	36,156	(32,656)
R&M Other Landscape	10,000	9,167	4,810	4,357
R&M Gatehouse	9,000	8,250	5,603	2,647
R&M Roads & Alleyways	20,000	18,333	30,434	(12,101)
R&M Signage	863	791	531	260
R&M Pipe Inlet and Structure	183,700	93,183	93,183	-
Property Taxes	540	495	483	12
Access Control Software	1,100	1,008	68	940
Bar Codes	2,000	1,833	2,800	(967)
Capital Outlay	-	-	31,140	(31,140)
Subtotal Field Expenditures	\$ 480,134	\$ 365,206	\$ 411,152	\$ (45,946)
Parks and Recreation Expenditures				
Security Services	\$ 6,663	\$ 6,108	\$ 7,711	\$ (1,603)
Sheriff Service	7,500	6,875	9,702	(2,827)
Pool Maintenance	7,740	7,095	14,485	(7,390)
Fountain Maintenance	1,588	1,456	1,426	30
Electric	-	-	12,476	(12,476)
Water & Sewer	-	-	1,694	(1,694)
Internet Clubhouse	-	-	4,091	(4,091)
Refuse Removal	4,200	3,850	6,616	(2,766)
R&M Clubhouse	11,000	10,083	5,983	4,100
R&M Pools	9,700	8,892	6,486	2,405
R&M Parks	500	458	-	458
R&M Tennis Courts	500	458	-	458
Access Control Software	500	458	1,201	(743)
Contingency	8,000	7,333	140	7,194
Subtotal Amenity Expenditures	\$ 57,891	\$ 53,067	\$ 72,012	\$ (18,945)
Total Operations & Maintenance	\$ 538,025	\$ 418,273	\$ 483,164	\$ (64,891)
Total Expenditures	\$ 703,319	\$ 570,724	\$ 709,581	\$ (138,857)
Excess (Deficiency) of Revenues over Expenditures	\$ 69,488	\$ 201,375	\$ 84,153	\$ (117,222)
Net Change in Fund Balance	\$ 69,488	\$ 201,375	\$ 84,153	\$ (117,222)
Fund Balance - Beginning	\$ 558,374		\$ 558,373	
Fund Balance - Ending	\$ 627,862		\$ 642,526	

VillaSol
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2023

	Adopted Budget	Prorated Budge Thru 08/31/23	Actual Thru 08/31/23	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 209,393	\$ 209,393	\$ 209,897	\$ 504
Interest	100	92	1,087	996
Total Revenues	\$ 209,493	\$ 209,485	\$ 210,984	\$ 1,500
<u>Expenditures:</u>				
<u>Series 2018 A-1</u>				
Interest - 11/1	\$ 25,476	\$ 25,476	\$ 25,476	\$ -
Interest - 5/1	25,476	25,476	25,419	56
Special Call - 11/1	-	-	5,000	(5,000)
Principal 5/1	125,000	125,000	120,000	5,000
<u>Series 2018 A-2</u>				
Interest -11/1	7,381	7,381	7,381	-
Interest 5/1	7,381	7,381	7,381	-
Principal 5/1	20,000	20,000	20,000	-
Total Expenditures	\$ 210,714	\$ 210,714	\$ 210,658	\$ 56
Excess (Deficiency) of Revenues over Expenditures	\$ (1,221)	\$ (1,229)	\$ 327	\$ 1,556
Net Change in Fund Balance	\$ (1,221)	\$ (1,229)	\$ 327	\$ 1,556
Fund Balance - Beginning	\$ 235,791		\$ 235,791	
Fund Balance - Ending	\$ 234,570		\$ 236,118	

VillaSol
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 53,729	\$ 588,964	\$ 20,703	\$ 14,625	\$ 17,964	\$ 25,166	\$ 16,630	\$ 33,029	\$ 100	\$ -	\$ -	\$ 770,912
Interest	689	427	508	509	834	1,095	1,440	1,521	1,478	1,672	1,756	-	11,930
Room Rentals	386	826	1,157	1,026	(69)	1,330	892	(224)	(850)	1,779	1,225	-	7,479
Access Cards	-	-	-	-	-	-	-	1,731	550	172	960	-	3,413
Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,076	\$ 54,982	\$ 590,630	\$ 22,238	\$ 15,390	\$ 20,390	\$ 27,499	\$ 19,658	\$ 34,207	\$ 3,723	\$ 3,941	\$ -	\$ 793,734

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 1,400	\$ 800	\$ -	\$ 800	\$ -	\$ 5,600
PR-FICA	-	77	-	61	-	61	-	107	61	-	61	-	428
Engineering	5,553	4,675	2,478	6,370	2,308	4,640	3,493	7,183	16,693	5,256	-	-	58,646
Attorney	2,820	3,026	696	5,031	3,504	5,070	14,012	10,228	14,472	(3,219)	-	-	55,638
Annual Audit	-	-	-	-	-	9,000	-	-	-	-	-	-	9,000
Assessment Administration	-	-	5,150	-	-	-	-	-	-	-	-	-	5,150
Arbitrage Rebate	-	-	-	600	-	-	-	-	-	-	-	-	600
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	6,411	-	-	-	-	-	-	6,411
Management Fees	4,034	4,034	4,034	4,034	4,034	4,034	4,472	20,228	4,083	4,083	4,083	-	61,154
Property Appraiser	-	-	-	-	-	268	-	-	-	-	-	-	268
Information Technology	-	-	-	-	-	-	-	-	150	150	150	-	450
Website Maintenance	404	-	-	925	-	-	388	-	100	1,850	100	-	3,767
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	61	22	41	39	46	62	14	33	-	39	178	-	534
Insurance General Liability	16,069	-	-	-	-	-	-	-	-	-	-	-	16,069
Printing & Binding	8	-	3	-	30	-	-	64	-	22	-	-	127
Legal Advertising	142	71	-	-	-	-	55	55	-	(71)	154	-	406
Other Current Charges	108	52	51	89	70	105	105	562	20	-	-	-	1,162
Office Supplies	-	-	-	-	-	-	-	-	-	1	830	-	831
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 29,372	\$ 12,957	\$ 12,452	\$ 17,949	\$ 9,992	\$ 30,452	\$ 22,539	\$ 39,860	\$ 36,379	\$ 8,110	\$ 6,356	\$ -	\$ 226,417

VillaSol
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,787	\$ 4,787	\$ 4,787	\$ -	\$ 46,360
Security Services	9,771	9,876	9,351	10,523	9,771	9,859	10,856	3,519	2,346	1,173	-	-	77,045
Electric	(4,200)	2,199	2,238	2,150	2,182	2,184	2,216	2,143	2,145	2,145	2,003	-	17,406
Water & Sewer	491	510	498	542	127	51	176	72	200	200	200	-	3,068
Landscape Maintenance	4,946	4,666	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	54,612
Lake Maintenance	648	668	668	668	668	688	688	688	688	688	688	-	7,452
R&M Common Area	-	2,999	1,043	3,705	5,020	5,788	1,347	2,552	5,159	3,014	5,528	-	36,156
R&M Other Landscape	750	-	-	2,950	-	-	-	-	-	-	1,110	-	4,810
R&M Gatehouse	-	240	244	2,031	520	240	1,609	240	240	240	-	-	5,603
R&M Roads & Alleyways	19,134	-	-	-	-	-	-	-	7,150	4,150	-	-	30,434
R&M Signage	450	-	-	-	-	37	-	-	45	-	-	-	531
R&M Pipe Inlet and Structure	80,884	5,446	-	-	6,853	-	-	-	-	-	-	-	93,183
Property Taxes	-	483	-	-	-	-	-	-	-	-	-	-	483
Access Control Software	-	-	-	-	-	-	500	-	-	-	(431)	-	68
Bar Codes	-	-	-	-	-	-	-	-	-	-	2,800	-	2,800
Capital Outlay	-	-	-	-	-	-	-	-	31,140	-	-	-	31,140
Subtotal Field Expenditures	\$ 116,874	\$ 31,089	\$ 23,042	\$ 31,569	\$ 34,142	\$ 27,848	\$ 26,393	\$ 18,215	\$ 58,900	\$ 21,397	\$ 21,684	\$ -	\$ 411,152
Parks and Recreation Expenditures													
Security Services	\$ 1,666	\$ -	\$ -	\$ 1,666	\$ -	\$ -	\$ 1,849	\$ 57	\$ -	\$ -	\$ 2,473	\$ -	\$ 7,711
Sheriff Service	-	203	-	203	-	-	-	5,040	3,714	(416)	957	-	9,702
Pool Maintenance	508	1,553	1,553	1,553	1,553	1,553	-	1,553	1,553	1,553	1,553	-	14,485
Fountain Maintenance	-	1,426	-	-	-	-	-	-	-	-	-	-	1,426
Electric	1,436	1,528	1,256	1,087	1,142	1,219	1,285	1,249	1,249	1,026	-	-	12,476
Water & Sewer	127	105	50	142	288	178	653	151	-	-	-	-	1,694
Internet Clubhouse	-	400	400	428	428	428	428	428	428	563	156	-	4,091
Refuse Removal	607	1,238	-	585	598	591	584	581	576	626	630	-	6,616
R&M Clubhouse	2,722	87	87	530	1,417	87	401	321	174	-	157	-	5,983
R&M Pools	(132)	-	-	125	-	1,932	-	61	-	-	4,501	-	6,486
R&M Parks	-	-	-	-	-	-	-	-	-	-	-	-	-
R&M Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Control Software	-	161	-	-	159	-	-	-	137	50	694	-	1,201
Contingency	40	-	18	82	-	-	-	-	-	-	-	-	140
Subtotal Amenity Expenditures	\$ 6,973	\$ 6,700	\$ 3,364	\$ 6,400	\$ 5,585	\$ 5,988	\$ 5,201	\$ 9,442	\$ 7,832	\$ 3,403	\$ 11,122	\$ -	\$ 72,012
Total Operations & Maintenance	\$ 123,847	\$ 37,789	\$ 26,406	\$ 37,969	\$ 39,728	\$ 33,835	\$ 31,593	\$ 27,657	\$ 66,732	\$ 24,800	\$ 32,806	\$ -	\$ 483,164
Total Expenditures	\$ 153,220	\$ 50,746	\$ 38,858	\$ 55,919	\$ 49,719	\$ 64,287	\$ 54,132	\$ 67,517	\$ 103,111	\$ 32,910	\$ 39,162	\$ -	\$ 709,581
Excess (Deficiency) of Revenues over Expenditures	\$ (152,144)	\$ 4,236	\$ 551,771	\$ (33,680)	\$ (34,330)	\$ (43,898)	\$ (26,633)	\$ (47,859)	\$ (68,904)	\$ (29,187)	\$ (35,222)	\$ -	\$ 84,153
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (152,144)	\$ 4,236	\$ 551,771	\$ (33,680)	\$ (34,330)	\$ (43,898)	\$ (26,633)	\$ (47,859)	\$ (68,904)	\$ (29,187)	\$ (35,222)	\$ -	\$ 84,153

VillaSol
Community Development District
Long Term Debt Report

Series 2018 A-1, Special Assessment Revenue Refunding Bonds		
Interest Rate:	2.000%, 2.125%, 2.250%, 2.400%, 2,500%, 2.625%, 2.875%, 3.000%, 3.250%, 3.4000%	
Maturity Date:	5/1/2034	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$87,273	
Reserve Fund Balance	\$87,273	
Bonds Outstanding - 2/1/2018		\$2,145,000
Less: Principal Payment - 5/1/19		(\$110,000)
Less: Principal Payment - 5/1/20		(\$110,000)
Less: Principal Payment - 5/1/21		(\$115,000)
Less: Principal Payment - 5/1/22		(\$115,000)
Special Call - 5/1/22		(\$5,000)
Less: Principal Payment - 5/1/23		(\$120,000)
Current Bonds Outstanding		\$1,570,000

Series 2018 A-2, Special Assessment Revenue Refunding Bonds		
Interest Rate:	4.625%, 5.000%	
Maturity Date:	5/1/2034	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$17,938	
Reserve Fund Balance	\$17,938	
Bonds Outstanding - 2/1/2018		\$370,000
Less: Principal Payment - 5/1/19		(\$15,000)
Less: Principal Payment - 5/1/20		(\$15,000)
Less: Principal Payment - 5/1/21		(\$15,000)
Less: Principal Payment - 5/1/22		(\$20,000)
Less: Principal Payment - 5/1/23		(\$20,000)
Current Bonds Outstanding		\$285,000

VillaSol
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Osceola County
Fiscal Year 2023

Gross Assessments \$ 813,093.00 \$ 221,580.00 \$ 1,034,673.00
Net Assessments \$ 764,307.42 \$ 209,393 \$ 973,700.42

ON ROLL ASSESSMENTS

allocation in % 78.58% 21.42% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2018 Debt Service</i>	<i>Total</i>
11/18/22		\$ 14,875.02	\$ 785.41	\$ 281.79	\$ -	\$ 13,807.82	\$ 10,850.81	\$ 2,957.01	\$ 13,807.82
11/22/22		57,996.83	2,319.93	1,113.54	-	54,563.36	42,878.36	11,685.00	54,563.36
12/09/22		739,231.92	29,569.61	14,193.25	-	695,469.06	546,531.15	148,937.91	695,469.06
12/22/22		57,286.42	2,187.46	1,101.98	-	53,996.98	42,433.28	11,563.70	53,996.98
01/10/23		19,489.89	584.70	378.10	-	18,527.09	14,559.43	3,967.66	18,527.09
01/10/23		7,552.92	208.76	146.88	-	7,197.28	5,655.95	1,541.33	7,197.28
01/24/23		-	-	-	488.09	488.09	488.09	-	488.09
02/09/23		18,176.00	411.32	355.29	-	17,409.39	13,681.09	3,728.30	17,409.39
02/09/23		1,263.57	37.90	24.52	-	1,201.15	943.92	257.23	1,201.15
03/10/23		23,562.20	235.62	466.53	-	22,860.05	17,964.46	4,895.59	22,860.05
04/11/23		6,357.87	-	127.15	-	6,230.72	4,896.38	1,334.34	6,230.72
04/11/23		26,187.68	-	523.76	-	25,663.92	20,167.87	5,496.05	25,663.92
04/24/23		-	-	-	102.05	102.05	102.05	-	102.05
05/10/23		19,188.15	(503.95)	393.85	-	19,298.25	15,165.44	4,132.81	19,298.25
05/10/23		1,864.40	(37.01)	38.02	-	1,863.39	1,464.34	399.05	1,863.39
06/12/23		6,396.05	(191.88)	131.76	-	6,456.17	5,073.55	1,382.62	6,456.17
06/16/23		35,242.93	(1,057.32)	726.01	-	35,574.24	27,955.85	7,618.39	35,574.24
07/27/23		-	-	-	99.82	99.82	99.82	-	99.82
TOTAL		\$ 1,034,671.85	\$ 34,550.55	\$ 20,002.43	\$ 689.96	\$ 980,808.83	\$ 770,911.84	\$ 209,896.99	\$ 980,808.83

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

SECTION D



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: Villa Sol

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
8/31/2023	2054	Villa Sol	Begin detail	23C188035
8/31/2023	2132	Puerta Del Sol Boulevard / Camino Real Drive North	Traffic stop / ran the stop sign.	Written warning issued.
8/31/2023	2156	Puerta Del Sol Boulevard / Camino Real Drive North	Traffic stop / ran the stop sign.	Written warning issued.
8/31/2023	2241	Puerta Del Sol Boulevard / Camino Real Drive South	Traffic stop / ran the stop sign.	Written warning issued.
8/31/2023	2301	3013 Sangria Street	I observed a vehicle in the	Driveway with the right rear
Passenger door	Open. I knocked	On the door and made contact with the residents. The	Resident advised the door was	Accidentally left open and
Thanked me for	Letting them	Know. The resident came out and secured the vehicle.		
8/31/2023	2327	Puerta Del Sol Boulevard / Camino Real Drive North	Traffic stop / ran the stop sign.	Written warning issued.
9/1/2023	0048	3031 Sangria Street	Parking violation / parked on the	Sidewalk. Citation issued.
9/1/2023	0101	Villa Sol	End detail	23C188035

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations	1	Parks	
Back-up		Felony		Written Warning	4	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Brad Butler #1209 Date: 8/31/2023



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: SIMPSON RD & E OSCEOLA PKWY; VILLA DEL SOL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/25/2023	2000	Beginning Mileage – 91350	10-08 - On Duty	
08/25/2023	2022	PUERTA DEL SOL AND CAMINO	TRAFFIC STOP	
08/25/2023	2050	SIESTA VIEW DRIVE	TRAFFIC STOP	
08/25/2023	2107	PUERTA DEL SOL AND SIMPSON	TRAFFIC STOP	
08/25/2023	2114	CASABELLA DRIVE	NEIGHBORHOOD CHECK	
08/25/2023	2248	SANGRIA STREET	NEIGHBORHOOD CHECK	
08/25/2023	2320	SANGRIA STREET AND PUERTA DEL SOL	TRAFFIC STOP	
08/26/2023	0000	End mileage: 91375	10-07 – Off Duty	

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations	1	Citations		Parks	
Back-up		Felony		Written Warning	3	Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning	0	Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: Evelith Garcia ID #:2865



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: PUERTA DEL SOL

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #
08/22/2023	2115	RIACHUELO LANE & VILLA PRECIOSA DRIVE	TRAFFIC STOP	101329W
08/22/2023	2200	CAMINO REAL DRIVE & VIA LARGO CT	TRAFFIC STOP	101331W
08/22/2023	2218	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	101332W
08/22/2023	2239	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	101333W
08/22/2023	2256	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	101335W
08/22/2023	2305	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	101336W
08/22/2023	2324	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	103368W
08/22/2023	2354	PUERTA DEL SOL BLVD & CAMINO REAL DRIVE	TRAFFIC STOP	AHXCXJE, 101339W

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Villa Sol CDD
3050 Puerta Del Sol
KISSIMMEE, FL 34744

August 15, 2023

2100/2137 – Patrolled the neighborhood to show law enforcement presents and to detour crime.

2143/Traffic Stop – Silver Toyota Corolla – Citation for running stop sign

2159/Traffic Stop – Grey Honda Civic– Verbal Warning for driving with no lights

2208/2228 – Patrolled the neighborhood to show law enforcement presents and to detour crime.

2235/Traffic Stop – Silver Toyota Rav 4 – Citation for running stop sign

2243/Traffic Stop – White Jeep – Citation for running stop sign

2251/Traffic Stop – White Dodge Ram – Citation for running stop sign

2258/2321 - Patrolled the neighborhood to show law enforcement presents and to detour crime.

2331/Traffic Stop – White BMW X5 – Citation for running stop sign

2349/Traffic Stop – White Toyota Camry– Citation for running stop sign

2357 – Stop a suspicious vehicle driving the neighborhood. Contact was made and he was looking for an address.

0010/0032 - Patrolled the neighborhood to show law enforcement presents and to detour crime.

0041/Traffic stop – Blue Mazda Speed – Verbal Warning for defective taillights

0048/Traffic Stop – White Toyota Tundra– Citation for running stop sign

0057/0110 - Patrolled the neighborhood to show law enforcement presents and to detour crime.



Osceola County Sheriff's Office

Detail Activity Sheet

Job Site: _____

DATE	TIME	LOCATION	ACTIVITY	INCIDENT #

Calls for Service		Arrests		Traffic Stops		Parking Violations		Routine Checks	
Calls Taken		Misdemeanor		Citations		Citations		Parks	3
Back-up		Felony		Written Warning		Written Warning		Schools/Library	
Self Initiated		Traffic		Verbal Warning		Verbal Warning		Businesses	
Reports		Ordinance						Construction	

Name: D/S T. Barnett ID #: 2364 Date: 8/3/2023

SECTION VIII

SECTION A

Villa Sol CDD

Field Management Report



September 12th, 2023

Jarett Wright

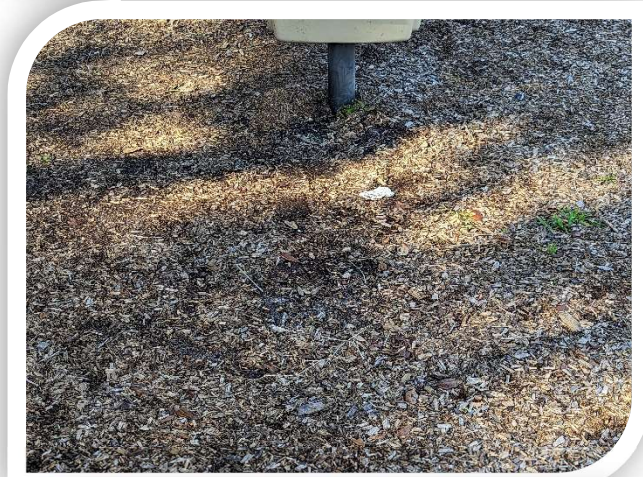
Field Manager

GMS

Landscape Enhancements

Landscaping Enhancements

- + Dead plants at the amenity center that were recently installed were replaced.
- + Mulching of the playground tentatively scheduled for 9/6/2023.
- + Removed dead pine tree from open field due to safety concerns.
- + Looking to replace ornamental grasses in clubhouse parking lot with similar plants as the median.



Completed

Speed Bumps and Spike Strip

- ✚ Received proposal to install 6 new asphalt speed bumps at the entrance and exit gates.
- ✚ GMS staff replaced all lag bolts in the right-exit speed bump. Working on replacing all the left side lag bolts once the remaining bolts are in stock again.
- ✚ Tape was placed on the spike strips after receiving reports of time damage. This is a temporary solution until the mechanisms can be disabled. Gathering proposals to have the spike strips removed and filled in.



Site Items

Pressure Washing / Signage / Storm Prep

- ✚ GMS staff performed basic soft washing of the clubhouse, tennis court and playground while they were on site for other repairs.
- ✚ Once all safety and priority concerns are addressed a full cleaning of all areas will be done.
- ✚ Signage that was approved at the July meeting was ordered and will be installed upon receipt.
- ✚ Storm prep was conducted on 8/29/2023. Gate arms were stored, gates and boat ramp were strapped down, and pool gates were locked. No major damage to report.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION B

D&C Parking Lot Maintenance, Inc.

13518 Parkfield Way
Winter Garden, FL 34787 US
info@dcplm.com
www.dcplm.com



Estimate

ADDRESS

Clayton Smith
GMS- Central Florida
219 E. Livingston St Orlando
Florida 32801
407-201-1514

SHIP TO

Clayton Smith
GMS- Central Florida
219 E. Livingston St Orlando
Florida 32801
407-201-1514

ESTIMATE # 3579

DATE 08/28/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Job location: 3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.			
		Proposal 2 - https://goo.gl/maps/YHNJ2R1CSs9TLyUu9 Please see the green boxes on the attached map: -Install 6 asphalt speed bumps (roughly 6-8" ft wide each) and paint yellow to help mitigate damage to the gates.			
	Sales	Speed Bump Asphalt Installation of Asphalt Speed Bump: Install 6-8ft wide Asphalt speed bump with SIII Hot Mix asphalt (6)	6	650.00	3,900.00
	Sales	striping speed bumpers yellow	1	1,080.00	1,080.00

Material work is guaranteed to be as described above. All work will be completed in a workmanlike manner per standard practices.
Changes to scope of work will be executed only upon written orders.
Extra charges will be outlined for additional work.
All agreements contingent upon strikes, accidents or delays beyond our control.
Owner to carry fire, tornado and other necessary insurance ABOVE WORK.
Our workers are covered by workers compensation insurance.
This job is bid for (1) mobilizations of sealcoating. Additional days due to unattended vehicles, irrigation systems on, tenants not cooperating, dumpsters, and so on will be photo documented and sent to management. Additional days required to complete project will be added to final invoice at \$1,350.00 per day.
Payment Terms: 50% Deposit. Balance Due Upon Completion or within 30 days whichever comes first.
All "NOTICE TO OWNER" information to be submitted prior to work

SUBTOTAL	4,980.00
TAX	0.00
TOTAL	\$4,980.00

being performed.
We appreciate your business.
Thank you!

Accepted By

Accepted Date

SECTION C

Estimate

19 N Texas Ave
Orlando, FL 32805

Date	Estimate #
8/15/2023	492

Name / Address
Villa Sol CDD C/O GMS 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Description	Qty	Rate	Total
Push back conservation line at retention pond at right side at club house behind houses at Sangria Rd.	1	3,500.00	3,500.00
Push back conservation line at left side of club house behind houses Riachuelo.	1	2,800.00	2,800.00
Thank you for your business.		Total	\$6,300.00

SECTION D

Estimate

19 N Texas Ave
Orlando, FL 32805

Date	Estimate #
8/10/2023	490

Name / Address
Villa Sol CDD C/O GMS 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822

Description	Qty	Rate	Total
Remove Vo. in two sections in Island by Puerta del Sol en Via Otero, (it is obstructing visibility).			
Install Izoras #60 3g.	60	16.50	990.00
Install Lorialipi #80 1g.	80	8.00	640.00
Install Blue Daze #110	110	9.50	1,045.00
Labor and dump fees	1	350.00	350.00
Thank you for your business.		Total	\$3,025.00