

VillaSol
Community Development District

Agenda

June 11, 2024

AGENDA

VillaSol

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

June 4, 2024

Board of Supervisors
VillaSol
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held **Tuesday, June 11, 2024 at 5:00 p.m. at VillaSol 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 Reimbursement to Resident for Towing
 - B. Discussion of HOA Clubhouse Reservation Request for Villa Sol Day Event
 - C. Discussion of Alternative Methods to Obtain Reimbursements for Gate Damages
 - D. Discussion of the Proposed Fiscal Year 2025 Budget
6. District Counsel
7. District Manager's Report
 - A. Approval of Minutes of the May 14, 2024 Meeting
 - B. Approval of Check Register
 - C. Balance Sheet and Income Statement
8. Field Operations
 - A. Field Manager's Report
 - B. Kings Access Proposal to Replace LED Controllers
9. Supervisor's Requests & Comments
10. Next Meeting Date – July 9, 2024 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, sweeping initial "J" that loops back under 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

From: Jason Showe jshowe@gmscfl.com 

Subject: Re: Towed vehicle

Date: May 23, 2024 at 9:45 AM

To: Carlos Acevedo [REDACTED]

Cc: Stacie Vanderbilt svanderbilt@gmscfl.com, Renee Acevedo [REDACTED], Jarett Wright jwright@gmscfl.com, Herman Perez herman.perez@villasolcdd.org

Carlos,

At this stage, we will be adding this as a discussion on the upcoming Board agenda for June 11, 2024. Although the curb may not be marked, the rules have that area as a no parking zone. The Board will have to review the relevant items and make a determination. Should you any other questions, please let me know.

Sincerely,



Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On May 20, 2024, at 1:18 PM, Carlos Acevedo [REDACTED] wrote:

So the yellow highlighted area is NOT marked as a no parking zone the blue highlighted area IS marked as a no parking zone. It has been like this since we've lived here. And those no parking zones were re-painted about a year and a half ago, and the area where the car was parked was not painted because it is an approved parking zone. I have a video of the area where the clearly no parking zones are marked

Respectfully,
Carlos N. Acevedo
U.S. Army, Retired

From: Jason Showe <jshowe@gmscfl.com>

Sent: Monday, May 20, 2024 12:59:50 PM

To: Carlos Acevedo [REDACTED]

Cc: Stacie Vanderbilt <svanderbilt@gmscfl.com>; Renee Acevedo

[REDACTED]; Jarett Wright <jwright@gmscfl.com>; Herman Perez <herman.perez@villasolcdd.org>

Subject: Re: Towed vehicle

Carlos,

We are reviewing with the vendor, however, if you look at the approved CDD Parking Map, the area where the car was parked was red, meaning no parking. The green does not start until the first driveway.

<image.png>

Sincerely,

<Jason M Showere.png>

Jason M. Showe
Senior District Manager
Governmental Management
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History.—s. 1, ch. 2006-232.

On May 20, 2024, at 12:38 PM, Carlos Acevedo [REDACTED] wrote:

Thank you for your quick response in looking into the matter. Attached are pictures where the car was parked. It was in front of the red car, which by the way was not towed and neither was the pick up.

Respectfully,
Carlos N. Acevedo
U.S. Army, Retired

From: Jason Showe <jshowe@gmscfl.com>
Sent: Monday, May 20, 2024 12:27:16 PM
To: Carlos Acevedo [REDACTED]
Cc: Stacie Vanderbilt <svanderbilt@gmscfl.com>; Renee Acevedo [REDACTED]; Jarett Wright <jwright@gmscfl.com>; Herman Perez <herman.perez@villasolcdd.org>
Subject: Re: Towed vehicle

Carlos,

I am checking with the vendor about why they towed it and where it was located. Parking on Via Palma is only allowed on one side, which is shown here on our approved parking rules. Once I hear back from vendor, I will let you know.

<https://villasolcdd.org/wp-content/uploads/2023/12/FinalParking-and-Towing-Rules-1.pdf>

Sincerely,

<Jason M Showere.png>

Jason M. Showe
Senior District Manager
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History.—s. 1, ch. 2006-232.

On May 20, 2024, at 12:11 PM, Carlos Acevedo [REDACTED] wrote:

Good afternoon, on Saturday May 18th my son's car was towed from Via Palma Ln, it was legally parked, it wasn't parked in the red zone. We called the tow company, Towlando. They said that if the HOA says that we were allowed to park there they would release the vehicle without us having to pay. But being that it was the weekend, we couldn't get a hold of anyone plus as I found out today it's still hard to get a hold of the HOA. My question(s) is if the tow company is asking for the HOA to say we could park there, then they knew that the vehicle was parked legally, meaning it wasn't parked in an area that was properly marked pursuant to state statute 715.07 subparagraph 5(a),(b),(c) and, (d) which states that properly owners must clearly mark areas where no parking is permitted. Now, we couldn't wait until getting a hold of the HOA to get the vehicle out since it was needed for him to get to work.


So we got it out yesterday at a cost of \$295 and we would like reimbursement of that money. I look forward to hearing from someone and thank you in advance for your help.

Respectfully,
Carlos N. Acevedo
U.S. Army, Retired

<imagejpeg(1).jpg><imagejpeg.jpg>

<Screenshot_20240520_131238_Outlook.jpg>

SECTION B

From: Jason Showe jshowe@gmscfl.com 
Subject: Re: Villa Sol day - Clubhouse reservation
Date: May 23, 2024 at 7:48 AM
To: Mary James - LCAM mjames@artemislifestyles.com
Cc: mario@villasolhoa.com, [Stacie Vanderbilt svanderbilt@gmscfl.com](mailto:Stacie.Vanderbilt@gmscfl.com), [Jarett Wright jwright@gmscfl.com](mailto:Jarett.Wright@gmscfl.com), [Kristen Trucco ktrucco@lathamluna.com](mailto:Kristen.Trucco@lathamluna.com)

Mary,

Thank you for your email. Can you describe more about the plans and what the property will be used for that day? We will have to add this to the June agenda for Board approval, as this is outside of our normal room rental request.

Sincerely,



Jason M. Showe
Senior District Manager
Governmental Management
Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
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History.—s. 1, ch. 2006-232.

On May 22, 2024, at 6:08 PM, Mary James - LCAM <mjames@artemislifestyles.com> wrote:

Good Evening, Jason,

I hope this email finds you well. I am writing to formally request the reservation of the clubhouse for our upcoming Villa Sol Day event scheduled for Saturday, July 20, 2024. Additionally, we would like to inquire about the availability of the roundabout area for this occasion.

Please let us know about the availability and any necessary procedures or forms we need to complete for this reservation. Your assistance in this matter is greatly appreciated.

Thank you for your attention to this request, and I look forward to your prompt response.

Best Regards,



Mary James - LCAM

CAM Portfolio

Artemis Lifestyle Services, Inc.




[407-705-2190](tel:407-705-2190) x191



mjames@artemislifestyles.com



www.artemislifestyles.com

From: Mary James - LCAM mjames@artemislifestyles.com 

Subject: RE: Villa Sol day - Clubhouse reservation

Date: May 23, 2024 at 8:44 PM

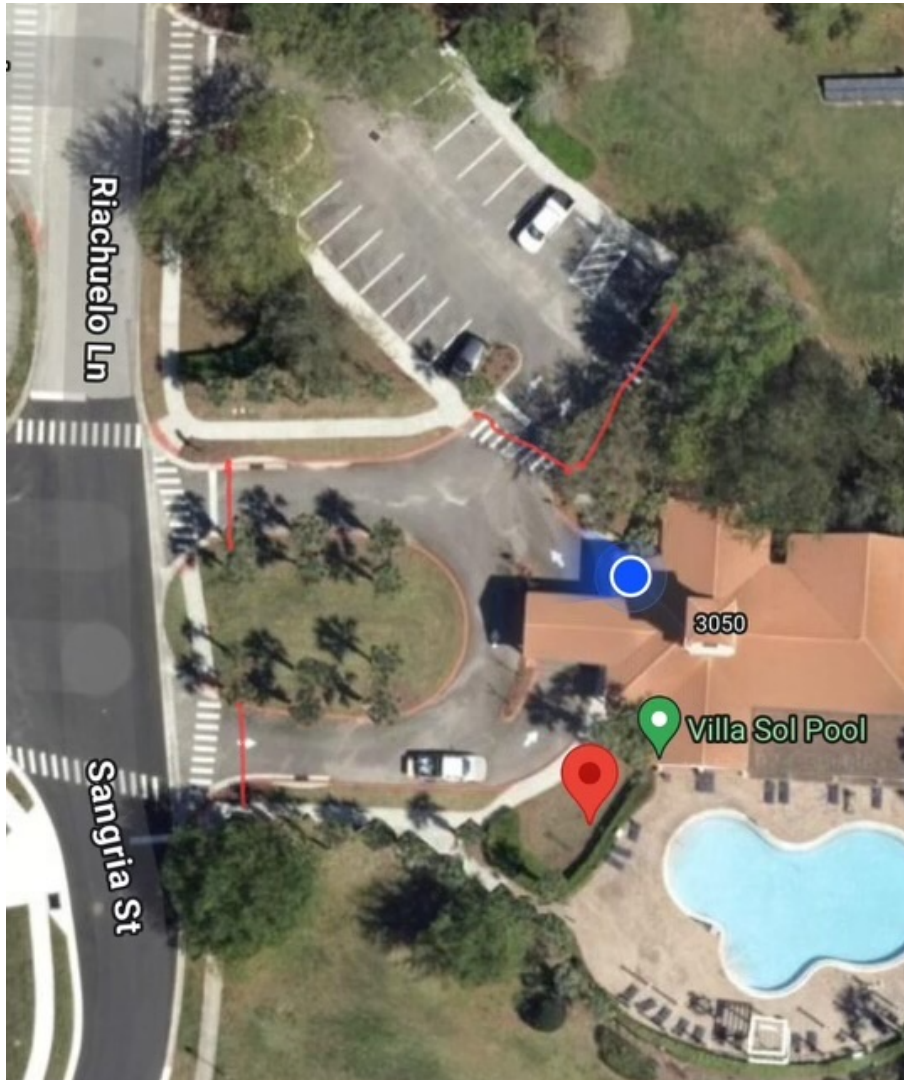
To: Jason Showe jshowe@gmscfl.com

Cc: mario@villasolhoa.com, [Stacie Vanderbilt svanderbilt@gmscfl.com](mailto:Stacie.Vanderbilt@gmscfl.com), [Jarett Wright jwright@gmscfl.com](mailto:Jarett.Wright@gmscfl.com), [Kristen Trucco ktrucco@lathamluna.com](mailto:Kristen.Trucco@lathamluna.com)



Hi Jason,

Please find attached a map. The red lines are where we want to close. We also need party room in the clubhouse and will use grounds in the back of the clubhouse if needed.



Mary James - LCAM

CAM Portfolio

Artemis Lifestyle Services, Inc.

 [407-705-2190 x191](tel:407-705-2190)

 mjames@artemislifestyles.com

 www.artemislifestyles.com

 1631 E. Vine St., Suite 300 | Kissimmee, FL 34744

Artemis Lifestyles Mission

To deliver innovative, excellent, and efficient management services to community associations throughout Florida.

SECTION D

VillaSol
Community Development District

Proposed Budget
FY 2025



Table of Contents

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VillaSol
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$ 764,307	\$ 715,231	\$ 55,954	\$ 771,185	\$ 1,145,065
Interest Income	11,500	13,189	5,086	18,275	15,000
Room Rentals	2,000	2,389	2,611	5,000	5,000
Access Cards	3,000	2,935	1,065	4,000	4,000
Carry Forward Balance	172,298	255,990	-	255,990	-
TOTAL REVENUES	\$ 953,105	\$ 989,734	\$ 64,716	\$ 1,054,450	\$ 1,169,065

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 9,000	\$ 3,800	\$ 5,000	\$ 8,800	\$ 9,000
PR-FICA	689	291	383	673	689
Engineering	35,000	16,296	18,704	35,000	35,000
Attorney	35,000	23,768	11,232	35,000	35,000
Annual Audit	9,250	-	10,000	10,000	11,000
Assessment Administration	5,000	5,000	-	5,000	5,000
Arbitrage Rebate	600	600	-	600	600
Dissemination Agent	1,000	583	417	1,000	1,000
Trustee Fees	6,410	6,788	-	6,788	6,800
Management Fees	49,000	28,583	20,417	49,000	51,450
Property Appraiser	400	-	400	400	400
Information Technology	3,000	1,050	750	1,800	1,800
Website Maintenance	4,000	700	1,800	2,500	1,200
Communication - Telephone	100	-	50	50	100
Postage & Delivery	1,600	288	462	750	800
Insurance General Liability	22,337	19,745	-	19,745	22,291
Printing & Binding	4,000	291	709	1,000	1,500
Legal Advertising	1,000	720	280	1,000	1,000
Other Current Charges	-	4,818	-	4,818	500
Office Supplies	400	1,796	117	1,913	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
Property Taxes	500	483	-	483	500
TOTAL ADMINISTRATIVE	\$ 188,461	\$ 115,775	\$ 70,720	\$ 186,495	\$ 186,805

VillaSol
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 20,000	\$ 11,667	\$ 8,333	\$ 20,000	\$ 21,000
Gate Access	15,000	-	-	-	-
Electricity	19,896	16,018	11,495	27,513	28,500
Water & Sewer	3,100	847	814	1,661	3,100
Contract - Landscape	60,000	35,000	25,000	60,000	60,000
Landscape Contingency	15,000	5,809	808	6,617	15,000
Contract - Lake Maintenance	8,040	4,860	3,551	8,411	8,500
General Repairs & Maintenance	-	13,838	13,837	27,675	60,000
R&M Common Area	15,000	9,519	6,419	15,938	-
Gate Maintenance	11,400	16,606	15,404	32,010	20,000
R&M Roads & Alleyways	20,000	2,800	4,200	7,000	20,000
R&M Signage	1,000	308	692	1,000	1,000
R&M Pipe Inlet and Structure	142,000	56,038	56,038	112,075	100,000
Property Taxes	540	-	540	540	540
Access Control Maintenance	1,100	-	1,100	1,100	-
Bar Codes	2,000	2,800	-	2,800	2,000
Capital Outlay	-	16,139	106	16,245	5,000
TOTAL FIELD EXPENDITURES	\$ 334,076	\$ 192,247	\$ 148,337	\$ 340,585	\$ 344,640
Parks and Recreation					
Amenity Management	\$ 37,440	\$ 21,840	\$ (5,860)	\$ 15,980	\$ 5,250
Security Services	22,000	17,345	12,930	30,275	22,000
Contract - Sheriff Service	15,000	4,467	-	4,467	-
Contract - Pool Maintenance	7,740	8,021	3,932	11,953	12,000
Pool Chemical & Controller	-	-	-	-	10,500
Contract - Fountains	1,588	-	1,588	1,588	3,120
Electricity	12,450	6,295	8,705	15,000	12,450
Water & Sewer	2,300	1,252	689	1,941	2,300
Internet	5,400	1,134	536	1,670	4,000
Amenity - Refuse Service	4,200	4,407	3,161	7,568	8,000
R&M Clubhouse	11,000	9,397	2,814	12,211	-
R&M Pools	9,700	8,333	2,906	11,239	-
R&M Parks	500	64	436	500	-
R&M Tennis Courts	500	-	500	500	-
Access Control	500	350	150	500	500
Holiday Lighting	-	-	-	-	7,500
Contingency	250	11,204	5,775	16,979	5,000
Capital Outlay - Roof	-	-	95,000	95,000	-
Capital Reserve Funding - Transfer Out	300,000	300,000	-	300,000	545,000
TOTAL PARKS AND RECREATION	\$ 430,568	\$ 394,109	\$ 133,261	\$ 527,371	\$ 637,620
TOTAL EXPENDITURES	\$ 953,105	\$ 702,131	\$ 352,319	\$ 1,054,450	\$ 1,169,065
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 287,603	\$ (287,603)	\$ -	\$ -

VillaSol
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - On Roll

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.

Interest Income

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.

Access Cards

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

Expenditures - Administrative

Supervisors Fees

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.

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.

Attorney

The District's Attorney, Latham, Luna, Eden & Beaudine, 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.

Annual Audit

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.

Assessment Administration

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

VillaSol
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

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.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – North Florida, LLC.

Website Maintenance

This represents cost for community website construction, maintenance and new service to allow public access.

Communication - Telephone

New internet and WiFi service for Office.

Postage & Delivery

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 Egis Insurance & Risk Advisors. 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.

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Property Taxes

Property taxes for parcels owned by the District

Expenditures - Field

Field Management \$21,000

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

Electric

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.

	Monthly Average	
		\$28,500
0 Villa Sol VLITE	\$2,065	
2800 Boggy Creek Rd Pump	\$50	
2800 Boggy Creek Rd Fountain	\$60	
2800 Boggy Creek Rd Entry	\$100	
2995 Simpson Rd Guardhouse	\$100	

VillaSol
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Water & Sewer		
Water and Sewer accounts with TOHO for the fountain, Guardhouse and irrigation.		
	Monthly Average	\$3,100
2800 Boggy Creek Road Fountain	\$100	
2995 Simpson Road Guardhouse	\$78	
2900 Siesta View Drive Irr	\$80	
Contract - Landscape		\$60,000
The District currently has a contract with Blade Runners landscape service.		
Landscape Contingency		\$15,000
This category is for any items related to maintenance of landscape that are not covered in all other budget line items.		
Contract - Lake Maintenance		\$8,500
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.		
General Repairs & Maintenance		\$60,000
This category is for any items related to general maintenance of common areas that are not covered in the budget line items.		
Gate Maintenance		\$20,000
This category is for any items related to maintenance of the gatehouse that are not covered in other budget line items. Includes internet and voice bussines account average \$240.00 monthly.		
R&M-Roads & Alleyways		\$20,000
This category is for any item related to maintenance of the roadway systems.		
R&M-Signage		\$1,000
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		\$100,000
Scheduled repairs and maintenance of the storm sewer system within the single-family residential area.		
Property Taxes		\$540
Property taxes for parcels owned by the District.		
Bar Codes		\$2,000
Gate security system requires car stickers.		
Capital Outlay		\$5,000
Major expenses or asset acquisitions the District may incur throughout the year.		

VillaSol
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Parks and Recreation
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Amenity Management		\$5,250
	The District will contract management services for the operation of the amenities.	
Security Services		\$22,000
	The District has a contract with MagnoSec to monitor and service the pool and surrounding deck, as well as cabana area under roof.	
Contract - Pool Maintenance		\$12,000
	The District currently has a contract with Churchills Group Holdings, Inc. to maintain and repair the pool.	
Pool Chemical & Controller		\$10,500
	The District currently has a contract with Churchills Group Holdings, Inc. to maintain and repair the fountain.	
Contract - Fountains		\$3,120
	The District currently has a contract with Churchills Group Holdings, Inc. to maintain and repair the fountain.	
Electricity		\$12,450
	Electricity accounts with Kissimmee Utility Authority for clubhouse.	
	Monthly Average	
3050 Puerta Del Sol Clubhouse	\$1,275	
Water & Sewer		\$2,300
	Water and Sewer accounts with TOHO for Clubhouse.	
	Monthly Average	
3050 Puerta Del Sol Clubhouse	\$145	
Internet		\$4,000
	Internet account with Spectrum for Clubhouse.	
	Monthly Average	
Spectrum Charter - Clubhouse Internet	\$135	
Spectrum Charter - Clubhouse Office TV/Internet	\$300	
Amenity - Refuse Service		\$8,000
	The District is currently using Waste Management service to remove garbage.	
Access Control		\$500
	This fee includes maintenance and monitoring from Servusat and Spectrum for after hours clubhouse alarm system.	
Access Control		\$7,500
	This fee includes maintenance and monitoring from Servusat and Spectrum for after hours clubhouse alarm system.	
Contingency		\$5,000
	This includes any other miscellaneous expenses incurred during the year.	
Capital Reserve Funding - Transfer Out		\$545,000
	This amount is set aside to be transferred to Capital Reserve Funding during the fiscal year as per the Reserve Study.	

VillaSol
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>REVENUES:</u>					
Interest Income	\$ 7,000	\$ 4,889	\$ 6,000	\$ 10,889	\$ 25,000
Capital Reserve Funding - Transfer In	300,000		300,000	300,000	545,000
Carry Forward Balance	-	-	-	-	218,483
TOTAL REVENUES	\$ 307,000	\$ 4,889	\$ 306,000	\$ 310,889	\$ 788,483
<u>EXPENDITURES:</u>					
Capital Outlay	\$ -	\$ 45,932	\$ 46,264	\$ 92,196	\$ -
Other Current Charges	-	105	105	210	500
TOTAL EXPENDITURES	\$ -	\$ 46,037	\$ 46,369	\$ 92,406	\$ 500
EXCESS REVENUES (EXPENDITURES)	\$ 307,000	\$ (41,148)	\$ 259,631	\$ 218,483	\$ 787,983

VillaSol
Community Development District
Proposed Budget
Debt Service Series 2018 A-1 and A-2

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
<u>REVENUES:</u>					
Maintenance Assessments	\$ 212,717	\$ 194,671	\$ 21,246	\$ 215,917	\$ 208,284
Interest Income	100	7,820	3,000	10,820	7,000
Carry Forward Surplus	-	133,406	-	133,406	158,166
TOTAL REVENUES	\$ 212,817	\$ 335,897	\$ 24,246	\$ 360,143	\$ 373,450
<u>EXPENDITURES:</u>					
<u>Series 2018 A-1</u>					
Interest - 11/1	\$ 24,069	\$ 24,069	\$ -	\$ 24,069	\$ 22,629
Interest - 5/1	24,069	-	24,069	24,069	22,629
Principal - 5/1	120,000	-	120,000	120,000	125,000
<u>Series 2018 A-2</u>					
Interest - 11/1	6,919	6,919	-	6,919	4,375
Interest - 5/1	6,919	-	6,919	6,919	4,375
Principal - 5/1	20,000	-	20,000	20,000	20,000
TOTAL EXPENDITURES	\$ 201,976	\$ 30,988	\$ 170,988	\$ 201,976	\$ 199,009
EXCESS REVENUES (EXPENDITURES)	\$ 10,841	\$ 304,908	\$ (146,742)	\$ 158,166	\$ 174,441

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$21,067

\$21,067

VillaSol
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 A-1

Period	Outstanding Balance	Rate	Principal	Interest	Annual Debt Service
11/01/22	\$ 1,570,000	\$ -	\$ -	\$ -	-
05/01/23	1,570,000	2.250%	120,000	25,419	
11/01/23	1,570,000	2.250%		24,069	169,489
05/01/24	1,570,000	2.400%	120,000	24,069	
11/01/24	1,450,000	2.400%		22,629	166,699
05/01/25	1,450,000	2.500%	125,000	22,629	
11/01/25	1,325,000	2.500%		21,067	168,696
05/01/26	1,325,000	2.625%	130,000	21,067	
11/01/26	1,195,000	2.625%		19,361	170,428
05/01/27	1,195,000	2.875%	135,000	19,361	
11/01/27	1,060,000	2.875%		17,420	171,781
05/01/28	1,060,000	3.000%	135,000	17,420	
11/01/28	925,000	3.000%		15,395	167,815
05/01/29	925,000	3.250%	140,000	15,395	
11/01/29	785,000	3.250%		13,120	168,515
05/01/30	785,000	3.250%	150,000	13,120	
11/01/30	635,000	3.250%		10,683	173,803
05/01/31	635,000	3.250%	150,000	10,683	
11/01/31	485,000	3.400%		8,245	168,928
05/01/32	485,000	3.400%	155,000	8,245	
11/01/32	330,000	3.400%		5,610	168,855
05/01/33	330,000	3.400%	165,000	5,610	
11/01/33	165,000	3.400%		2,805	173,415
05/01/34	165,000	3.400%	165,000	2,805	167,805
TOTAL			\$ 1,690,000	\$ 346,227	\$ 2,036,227

VillaSol
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2018 A-2

Period	Outstanding Balance	Rate	Principal	Interest	Annual Debt Service
11/01/23	\$ 285,000	0.00	0.00	\$ 4,375	\$ -
05/01/24	285,000	0.000%	20,000	4,375	28,750
11/01/24	265,000	0.000%		4,375	
05/01/25	265,000	0.000%	20,000	4,375	28,750
11/01/25	245,000	0.000%		4,375	
05/01/26	245,000	0.000%	20,000	4,375	28,750
11/01/26	225,000	0.000%		4,375	
05/01/27	225,000	0.000%	25,000	4,375	33,750
11/01/27	200,000	0.000%		4,375	
05/01/28	200,000	0.000%	25,000	4,375	33,750
11/01/28	175,000	0.000%		4,375	
05/01/29	175,000	5.000%	25,000	4,375	33,750
11/01/29	150,000	5.000%		3,750	
05/01/30	150,000	5.000%	25,000	3,750	32,500
11/01/30	125,000	5.000%		3,125	
05/01/31	125,000	5.000%	30,000	3,125	36,250
11/01/31	95,000	5.000%		2,375	
05/01/32	95,000	5.000%	30,000	2,375	34,750
11/01/32	65,000	5.000%		1,625	
05/01/33	65,000	5.000%	30,000	1,625	33,250
11/01/33	35,000	5.000%		875	
05/01/34	35,000	5.000%	35,000	875	36,750
TOTAL			\$ 285,000	\$ 76,000	\$ 361,000

VillaSol
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds Units 2023	Prepaid Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
				FY 2025	FY2024	Increase/(decrease)	FY 2025	FY2024	Increase/(decrease)	FY 2025	FY2024	Increase/(decrease)
Townhomes	138	138	0	\$1,823.99	\$1,217.48	\$606.51	\$398.15	\$398.15	\$0.00	\$2,222.14	\$1,615.63	\$606.51
Single Family	278	278	0	\$2,722.38	\$1,817.13	\$905.25	\$573.08	\$573.08	\$0.00	\$3,295.46	\$2,390.21	\$905.25
Single Family- New Debt	77	73	4	\$2,722.38	\$1,817.13	\$905.25	\$100.24	\$100.24	\$0.00	\$2,822.62	\$1,917.37	\$905.25
Total	493	489	4									

SECTION VII

SECTION A

MINUTES OF MEETING
VILLASOL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the VillaSol Community Development District was held on Tuesday, May 14, 2024, at 5:00 p.m. at the VillaSol Clubhouse, 3050 Puerta Del Sol Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Herman Perez	Chairman
Mario Cordova	Vice Chairman
Corey Gagnon <i>via Zoom</i>	Assistant Secretary
Servando Comas Jr.	Assistant Secretary
Mike Edgecombe <i>via Zoom</i>	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager
Jarett Wright	Field Operations
Kristen Trucco	District Counsel

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. LeBrun called the meeting to order at 5:10 p.m. Three Board members were present in person constituting a quorum. Mr. Gagnon and Mr. Edgecombe joined via Zoom.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period (*Limited to 3 Minutes*)

- Mark Gosdin (3131 Riachuelo Lane) commented non-native weeds growing in the pond by clubhouse.

FOURTH ORDER OF BUSINESS

District Engineer

Mr. LeBrun stated the District Engineer isn't on the line.

FIFTH ORDER OF BUSINESS

Business Matters

Mr. Perez requested to switch items A and B on the agenda. Ms. Trucco asked for a motion to change the order of the agenda.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Switching Items A & B on the Agenda, was approved.

Ms. Trucco stated a motion would be needed to open for public comments. Mr. Perez made the motion.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Opening the Public Hearing, was approved.

Mr. LeBrun asked for public comments referencing items A & B. Hearing no comments, the public comment period was closed.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Closing the Public Hearing, was approved.

B. Consideration of Towing Services Proposals & Agreement with Contractor

Proposals were presented from Tad’s Towing and Towlando Towing & Recovery. Each company has previously done towing in the community. Mr. Cordova stated he would like more consistency and the towing company to patrol more routinely and not target certain days such as holidays or days when there are events. Mr. Comas noted they cannot dictate to a vendor not to come on a certain day because it’s a holiday as it would kill the process of the direction provided to the company of coming whenever available. Mr. LeBrun noted if the Board wanted to select a vendor today, the start date could be after a workshop for the residents.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with Mr. Perez, Mr. Cordova, Mr. Gagnon, Mr. Edgecombe in favor and Mr. Comas opposed, Towlando as Towing Vendor – District Counsel to Add in Termination Clause to Agreement, was approved 4-1.

Ms. Trucco noted messaging the community prior to towing commencement for question-and-answer session. She will check the rule for typos on the 2000’s addresses on Casabella.

A. Consideration of Proposal from National Data & Surveying Services to Provide Traffic Data Collection

Tabled, Board wanted to know what other data would be provided in addition to the traffic counts and speed.

C. Consideration of Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. LeBrun noted this resolution is setting a public hearing for August 13, 2024 at 5 p.m. at this location. The Board will hear from residents and officially adopt the budget. The proposed budget is attached to the resolution. This budget is the ceiling. The Board can make changes through the August hearing. The special assessments on roll are higher than FY2024, directed toward reserves as the Board is using a Reserve Study to look at the community. Total assessment for a townhome is \$606.51 per year increase and single-family units \$905.25 per year increase. Mr. Cordova asked if insurance claim was filed on the roof. It was prior to GMS. Ms. Trucco noted they can reach out to the insurance carrier to see if a claim was received. She asked if there was discussion when creating the budget about the stormwater piping.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, Resolution 2024-05 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 13, 2024, was approved.

D. Consideration of HOA Request to Install Additional Street Lighting Locations

Mr. LeBrun noted the HOA is looking to add lights to a specific section and wanted to see if the Board would be amenable to sharing the cost of the electric. Mr. Cordova stated it’s an easement at the rear of the townhome buildings.

After discussion, the Board tabled this item. The Board needs more information to consider, suggestion made to install motion security lights similar to what is already in other areas.

SIXTH ORDER OF BUSINESS

District Counsel

A. Annual Reminder on Florida Laws for Public Officials

Ms. Trucco reviewed the Gifts Law, Voting Conflicts, Misuse of Public Position, Quorum and Sunshine Laws, and Public Records Law.

Ms. Trucco commented on Truist’s response to remaining development disputed charges needing review, resident concern about gate access sticker cost, and the boat dock on a parcel

owned by Otero & Associates so suggested ordering title work. Mr. Comas asked how the payment for the spike strips was made, directly to resident or to CDD then resident? Ms. Trucco will check with Jason.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with Mr. Perez, Mr. Cordova, Mr. Comas, Mr. Edgecombe in favor and Mr. Gagnon opposed, Counsel to Order Title Work for Boat Dock not to Exceed \$500, was approved 4-1.

SEVENTH ORDER OF BUSINESS

District Manager’s Report

A. Approval of Minutes of the March 19, 2024 Meeting

Mr. LeBrun asked for approval of the minutes from the March 19, 2024 meeting which are in the electronic agenda for review. He asked for any comments or revisions. Mr. Perez noted a correction on page 4, second sentence, it would result in a special private gain or loss to himself to submit a claim and not because of his relationship to the company. Mr. Comas noted on the last meeting he wasn’t present but was on the phone and can show proof. Mr. Cordova would like to see proof that existed.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the Minutes from the March 19, 2024, Meeting, were approved as amended.

B. Approval of Check Register

Mr. LeBrun presented the check register on page 70 of the agenda for approval. This is for February including checks 5861-5883 totaling \$61,316.56. Behind that is the line-by-line register that shows the check run. There is also March 1st – March 31st checks 5884-5917 totaling \$47,320.70. The line-by-line register is behind that. He asked for any questions on the check registers. A Board member questioned a Staple’s printer for \$1,173, King Access every month, and towing reimbursement to resident. Mr. Wright noted the Staples charge was for extra supplies for the printer, the King Access charges are for the access system, and on the towing the CDD paid but the resident had the vendor pay the CDD.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the Check Registers, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement on page 83 of the electronic agenda. This is through March 31st. The District is about 90% collected. No action is required by the Board.

D. Presentation of Number of Registered Voters – 765

Mr. LeBrun stated the CDD is required to announce the number of registered voters within the District. As of April 15, 2024 there are 765 registered voters.

E. General Election Qualifying Period and Procedure

Mr. LeBrun stated the qualifying period is from noon on Monday June 10, 2024 through noon on Friday June 14, 2024. Instructions are included for qualifying for Supervisors. Seats #2 and #3 are up for election in November.

EIGHTH ORDER OF BUSINESS

Field Operations

A. Field Manager’s Report

Mr. Wright presented the Field Manager’s Report. Items included pressure washing, pond trash clearing, drainage gates flushed, gutters cleared, signage removal, front entrance delineator posts removed to be replaced, hydraulic lifts installed in pump house, spa heater removed to be replaced in May, new gas vendor to test tanks and lines on June 14th, establishing with Spies to purchase chemicals/lease readers, and roof replacement nearing completion.

i. Ratification of Estimates from Complete Access Control O.C.F., Inc. for Pool Gate Replacement and Clubhouse Access Control Updates

Mr. Wright presented the proposal from Complete Access Control O.C.F., Inc. at \$22,279.29. He was given a NTE of \$20,650 for gate replacement. He asked for ratification and will have Kristen work on agreements moving forward with this.

On MOTION by Mr. Perez, seconded by Mr. Cordova, with Mr. Perez, Mr. Cordova, Mr. Gagnon, Mr. Edgecombe in favor and Mr. Comas opposed, the Estimate from Complete Access Control O.C.F., Inc. for Pool Gate Replacement and Clubhouse Access Control Updates for \$22,279.29, was ratified 4-1.

Mr. Wright noted Supervisor Mario did contact another pool vendor based on some issues they are having. The proposals are not included in the agenda. He asked besides the repairs portion proposals, is the Board opposed to him deferring the service one until next month

once it is on the agenda and all parties can see what they are talking about. Mr. Cordova has an issue with the Health Department shutting the pool down but having no record of shutting it down. There is a lot of algae that can't be controlled. The pricing on a lot of repairs that the new vendor is suggesting is exuberant compared to other companies' charges. He feels the spa needs to be brought to operational status so it can be determined if any more money needs to be put into it. He asked if the price is for each feeder for the spa and the pool. Mr. Wright noted two chemical feeders were budgeted in the proposal. Mr. Cordova recommended approving the repairs and the maintenance continued upon them starting after the contract with 5 Star is done. Mr. Wright recommended waiting until October to switch pool vendors.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Public Comment Period was opened.

- Resident Mark Gosdin commented with summer the pool will be messed up every day and the Board needs to get somebody that can keep it going. Agrees with Mario that the pool inspector has done some strange things.

On MOTION by Mr. Comas, seconded by Mr. Cordova, with all in favor, the Public Comment Period was closed.

Mr. Cordova asked if this needs to be done before opening up the pool. The pool has been closed too long. Mr. Wright noted the pool is clear to open up with the understanding that they are working on the pool and spa.

On MOTION by Mr. Cordova, seconded by Mr. Perez, with Mr. Perez, Mr. Cordova, Mr. Comas, Mr. Edgecombe in favor and Mr. Gagnon opposed, the Repairs to Spa for Motor \$630 and Acid Wash and Cartridge Replacement of Both Filters \$650 for Total of \$1,280, Start Maintenance Wash (Plus Fountain added to Proposal) from Carifel Pool Services and Terminate 5 Star, New Maintenance Vendor to Start with Terminated Contract for 5 Star, was approved 4-1.

NINTH ORDER OF BUSINESS

Supervisor's Requests & Comments

Mr. Cordova noted the monument up front needs attention and suggested getting proposals on repairs. He noted with field management being there once a week and a lot of things coming up has been a challenge. He has a proposal from PGS Centrum that provides

maintenance service twice a week and will submit the proposal to field management for the next meeting. Mr. Comas commented the lighting up front needs attention.

TENTH ORDER OF BUSINESS

**Next Meeting Date – June 11, 2024, at
5:00 PM**

Mr. LeBrun stated the next meeting date will be on June 11, 2024, at 5:00 p.m.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Perez, seconded by Mr. Cordova, with all in favor, the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

VillaSol
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2024
04/01/24 - 04/30/24

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1/2024 - 4/30/24	5918 - 5939	\$49,317.94
TOTAL		\$49,317.94

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/24	00004	4/01/24	459171	202404	340	53800	46300		REMOVED PALM BOOTS #100 BLADE RUNNERS COMMERCIAL	*	2,500.00	2,500.00	005918
4/04/24	00005	3/29/24	22402814	202402	310	51300	31100		GEN ENG SVC THRU 02/23/24 DEWBERRY ENGINEERS INC.	*	1,630.81	1,630.81	005919
4/04/24	00074	4/01/24	10341	202404	330	57200	46500		MAR 24 - POOL SERVICE FIVE STAR PRO SERVICES LLC	*	983.00	983.00	005920
4/04/24	00010	4/02/24	PSI06464	202404	320	53800	46800		APR 24 LAKE MAINT. SOLITUDE LAKE MANAGEMENT	*	709.07	709.07	005921
4/05/24	00013	2/08/24	44329096	202402	330	57200	46001		TERMITE BAIT RENEWAL TERMINIX (AUTO-PAY)	*	362.00	362.00	005922
4/17/24	00050	4/03/24	40383592	202404	330	57200	34501		APR 24 ADT ALARM ADT SECURITY AUTO-PAY	*	49.99	49.99	005923
4/17/24	00074	4/15/24	10356	202404	330	57200	46003		APR 24 - POOL SUPPLIES FIVE STAR PRO SERVICES LLC	*	694.00	694.00	005924
4/17/24	00001	4/01/24	40	202404	310	51300	34000		APR 24 - MGMT FEE	*	4,083.33		
		4/01/24	40	202404	310	51300	49500		APR 24 - WEBSITE ADMIN	*	100.00		
		4/01/24	40	202404	310	51300	35100		APR 24 - INFORMATION TEC	*	150.00		
		4/01/24	40	202404	310	51300	31300		APR 24 - DISSEMINATION	*	83.33		
		4/01/24	40	202404	310	51300	51000		APR 24 - OFFICE SUPPLIES	*	2.80		
		4/01/24	40	202404	310	51300	42000		APR 24 - POSTAGE	*	36.49		
		4/01/24	40	202404	310	51300	42500		APR 24 - COPIES	*	25.50		
		4/01/24	41	202404	320	53800	34000		APR 24 - FIELD MANAGEMENT	*	1,666.67		
		4/01/24	41	202404	320	53800	46002		AMAZON - RESTROOM SIGN	*	11.11		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/24	41	41	202404 310-51300-51000			AMAZON - IPAD CAMERA SYST	*	222.53		
4/01/24	41	41	202404 330-57200-49000			PLUMBING SOLUTIONS - INSP	*	331.20		
4/01/24	42	42	202404 330-57200-34000			APR 24 - AMENITY MGMT	*	3,120.00		
									9,832.96	005925

4/17/24	00049	3/15/24	1632660- 202402 320-53800-43000			SVC 02/06/24 - 03/08/24	*	51.68		
		3/15/24	1632660- 202402 320-53800-43000			SVC 02/06/24 - 03/08/24	*	84.02		
		3/15/24	1632660- 202402 320-53800-43000			SVC 02/06/24 - 03/08/24	*	86.51		
		3/15/24	1632660- 202402 330-57200-43000			SVC 02/06/24 - 03/08/24	*	996.17		
		3/15/24	1632660- 202402 320-53800-43000			SVC 02/06/24 - 03/08/24	*	2,022.40		
		3/15/24	1632660- 202402 320-53800-43000			SVC 02/06/24 - 03/08/24	*	14.18		
									3,254.96	005926

4/17/24	00006	4/15/24	124211 202403 310-51300-31500			MAR 24 - GENERAL MATTERS	*	4,337.27		
									4,337.27	005927

4/17/24	00007	4/01/24	1587 202403 330-57200-34500			SECURITY 3/18-3/31/24	*	969.17		
		4/15/24	1606 202404 330-57200-34500			SECURITY 4/1-4/14/24	*	1,104.00		
									2,073.17	005928

4/17/24	00011	3/28/24	20174640 202404 320-53800-46004			G/H INT 3/28-4/27/24	*	244.96		
									244.96	005929

4/17/24	00040	3/07/24	1632660- 202402 320-53800-43100			SVC 02/06/24 - 03/07/24	*	84.49		
		3/07/24	1632660- 202402 330-57200-43100			SVC 02/06/24 - 03/06/24	*	158.34		
		3/07/24	1632660- 202402 320-53800-43100			SVC 02/06/24 - 03/07/24	*	34.99		
		3/07/24	1632660- 202402 320-53800-43100			SVC 02/06/24 - 03/07/24	*	33.81		
									311.63	005930

VILA VILLASOL CDD SNEEROOA										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/17/24	00036	3/25/24	7266266	202403	310	51300	32300			*	4,116.95		
			TRUSTEE FEES 3/1-9/30/24										
		3/25/24	7266266	202403	300	15500	10000			*	2,940.68		
			TRUSTEE FEES 9/30-2/28/25										
								U.S. BANK				7,057.63	005931
4/17/24	00014	3/25/24	158987-0	202404	330	57200	43200			*	622.71		
			SERVICE 4/01-4/30/24										
								WASTE MANAGEMENT (AUTOPAY)				622.71	005932
4/18/24	00074	4/18/24	04182024	202404	320	53800	60200			*	3,394.86		
			50% POOL ADA LIFT & HEATER										
								FIVE STAR PRO SERVICES LLC				3,394.86	005933
4/18/24	00074	2/01/24	10265	202402	330	57200	46500			*	983.00		
			FEB 24 - POOL SERVICE										
								FIVE STAR PRO SERVICES LLC				983.00	005934
4/26/24	00013	3/06/24	44511837	202403	330	57200	46001			*	93.00		
			MAR 24 - PEST CONTROL										
								TERMINIX (AUTO-PAY)				93.00	005935
4/29/24	00004	5/01/24	4592274	202405	320	53800	46200			*	5,000.00		
			MAY 24 - LANDSCAPE										
								BLADE RUNNERS COMMERCIAL				5,000.00	005936
4/29/24	00071	5/01/24	120296	202405	330	57200	46001			*	1,550.00		
			JANITORIAL SVCS MAY 24										
								DEANCO BUILDING SOLUTIONS, INC				1,550.00	005937
4/29/24	00005	4/26/24	22405298	202403	310	51300	31100			*	2,530.00		
			GEN ENG SVC THRU 03/31/24										
								DEWBERRY ENGINEERS INC.				2,530.00	005938
4/29/24	00001	3/29/24	47	202403	330	57200	49000			*	1,102.92		
			MAR 24 - GENERAL MAINT										
								GMS-CF, LLC				1,102.92	005939
TOTAL FOR BANK A											49,317.94		
TOTAL FOR REGISTER											49,317.94		

SECTION C

VillaSol
Community Development District

Unaudited Financial Reporting
April 30, 2024



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7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

VillaSol
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 131,942	\$ -	\$ -	\$ 131,942
Accounts Receivables	10,893	-	-	10,893
Due From Debt Service	-	-	9,388	9,388
<u>Investments:</u>				
Money Market - Surplus	465,760	-	-	465,760
Money Market - Reserves	-	258,827	-	258,827
<u>Series 2018</u>				
Reserve A-1	-	-	87,273	87,273
Revenue A-1	-	-	295,521	295,521
Reserve A-2	-	-	17,938	17,938
Prepaid Expenses	2,941	-	-	2,941
Deposits	4,074	-	-	4,074
Total Assets	\$ 615,610	\$ 258,827	\$ 410,120	\$ 1,284,557
Liabilities:				
Accounts Payable	\$ 10,525	\$ -	\$ -	\$ 10,525
Due to General Fund	9,388	-	-	9,388
Total Liabilities	\$ 19,913	\$ -	\$ -	\$ 19,913
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,941	\$ -	\$ -	\$ 2,941
Deposits	4,074	-	-	4,074
Restricted for:				
Debt Service	-	-	410,120	410,120
Assigned for:				
Capital Reserves	-	258,827	-	258,827
Unassigned	588,682	-	-	588,682
Total Fund Balances	\$ 595,697	\$ 258,827	\$ 410,120	\$ 1,264,643
Total Liabilities & Fund Balance	\$ 615,610	\$ 258,827	\$ 410,120	\$ 1,284,557

VillaSol
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 764,307	\$ 764,307	\$ 715,231	\$ (49,076)
Interest Income	11,500	6,708	13,189	6,480
Room Rentals	2,000	1,167	2,389	1,223
Access Cards	3,000	1,750	2,935	1,185
Total Revenues	\$ 780,807	\$ 773,932	\$ 733,744	\$ (40,188)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,000	\$ 8,000	\$ 3,800	\$ 4,200
PR-FICA	689	612	291	321
Engineering	35,000	20,417	16,296	4,121
Attorney	35,000	20,417	23,768	(3,351)
Annual Audit	9,250	-	-	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	1,000	583	583	0
Trustee Fees	6,410	6,410	6,788	(378)
Management Fees	49,000	28,583	28,583	0
Property Appraiser	400	-	-	-
Information Technology	3,000	1,750	1,050	700
Website Maintenance	4,000	2,333	700	1,633
Telephone	100	58	-	58
Postage & Delivery	1,600	933	288	645
Insurance General Liability	22,337	22,337	19,745	2,592
Printing & Binding	4,000	2,333	291	2,042
Legal Advertising	1,000	583	720	(136)
Other Current Charges	-	-	4,818	(4,818)
Office Supplies	400	233	1,796	(1,563)
Dues, Licenses & Subscriptions	175	175	175	-
Property Taxes	500	500	483	17
Total General & Administrative	\$ 188,461	\$ 121,859	\$ 115,775	\$ 6,084

VillaSol
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 20,000	\$ 11,667	\$ 11,667	\$ (0)
Gate Access	15,000	8,750	-	8,750
Electricity	19,896	11,606	16,018	(4,412)
Water & Sewer	3,100	1,808	847	961
Contract - Landscape	60,000	35,000	35,000	-
Contract - Lake Maintenance	8,040	4,690	4,860	(170)
R&M General Maintenance (GMS)	-	-	13,838	(13,838)
R&M Common Area	15,000	8,750	9,519	(769)
R&M Other Landscape	15,000	8,750	5,809	2,941
R&M Gatehouse	11,400	6,650	16,606	(9,956)
R&M Roads & Alleyways	20,000	11,667	2,800	8,867
R&M Signage	1,000	583	308	276
R&M Pipe Inlet and Structure	142,000	56,038	56,038	-
Property Taxes	540	315	-	315
Access Control Maintenance	1,100	642	-	642
Bar Codes	2,000	2,000	2,800	(800)
Capital Outlay	-	-	16,139	(16,139)
Subtotal Field Expenditures	\$ 334,076	\$ 168,915	\$ 192,247	\$ (23,331)
Parks and Recreation Expenditures				
Amenity Management	\$ 37,440	\$ 21,840	\$ 21,840	\$ -
Security Services	22,000	12,833	17,345	(4,512)
Contract - Sheriff Service	15,000	8,750	4,467	4,283
Contract - Pool Maintenance	7,740	4,515	8,021	(3,506)
Contract - Fountains	1,588	926	-	926
Electricity	12,450	7,263	6,295	967
Water & Sewer	2,300	1,342	1,252	89
Internet	5,400	3,150	1,134	2,016
Amenity - Refuse Service	4,200	2,450	4,407	(1,957)
R&M Clubhouse	11,000	6,417	9,397	(2,980)
R&M Pools	9,700	5,658	8,333	(2,674)
R&M Parks	500	292	64	227
R&M Tennis Courts	500	292	-	292
Access Control	500	292	350	(58)
Contingency	250	146	11,204	(11,058)
Subtotal Parks and Recreation Expenditures	\$ 130,568	\$ 76,165	\$ 94,109	\$ (17,945)
Total Expenditures	\$ 653,105	\$ 366,939	\$ 402,131	\$ (35,192)
Excess (Deficiency) of Revenues over Expenditures	\$ 127,702	\$ 406,993	\$ 331,613	\$ (75,380)

VillaSol
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (300,000)	\$ (300,000)	\$ (300,000)	\$ -
Net Change in Fund Balance	\$ (172,298)	\$ 106,993	\$ 31,613	\$ (75,380)
Fund Balance - Beginning	\$ 172,298		\$ 564,083	
Fund Balance - Ending	\$ -		\$ 595,697	

VillaSol
Community Development District
Debt Service Fund Series
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 212,717	\$ 212,717	\$ 194,671	\$ (18,046)
Interest Income	100	58	7,820	7,761
Total Revenues	\$ 212,817	\$ 212,775	\$ 202,491	\$ (10,285)
Expenditures:				
Series 2018 A-1				
Interest - 11/1	\$ 24,069	\$ 24,069	\$ 24,069	\$ -
Interest - 5/1	24,069	-	-	-
Principal - 5/1	120,000	-	-	-
Series 2018 A-2				
Interest - 11/1	6,919	6,919	6,919	-
Interest - 5/1	6,919	-	-	-
Principal - 5/1	20,000	-	-	-
Total Expenditures	\$ 201,976	\$ 30,988	\$ 30,988	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,841	\$ 181,787	\$ 171,502	\$ (10,285)
Net Change in Fund Balance	\$ 10,841	\$ 181,787	\$ 171,502	\$ (10,285)
Fund Balance - Beginning	\$ -		\$ 238,617	
Fund Balance - Ending	\$ 10,841		\$ 410,120	

VillaSol
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<u>Revenues</u>				
Interest	\$ 7,000	\$ 4,083	\$ 4,889	\$ 806
Total Revenues	\$ 7,000	\$ 4,083	\$ 4,889	\$ 806
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 45,932	\$ (45,932)
Bank Charges	-	-	130	(130)
Total Expenditures	\$ -	\$ -	\$ 46,062	\$ (46,062)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,000	\$ 4,083	\$ (41,173)	\$ (45,256)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
Total Other Financing Sources (Uses)	\$ 300,000	\$ 300,000	\$ 300,000	\$ -
Net Change in Fund Balance	\$ 307,000	\$ 304,083	\$ 258,827	\$ (45,256)
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 307,000		\$ 258,827	

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	\$ -	\$ 71,422	\$ 575,451	\$ 16,383	\$ 11,459	\$ 18,504	\$ 22,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,231
Interest Income	1,870	1,821	1,887	1,893	1,835	1,969	1,913	-	-	-	-	-	13,189
Room Rentals	-	1,001	186	465	737	-	-	-	-	-	-	-	2,389
Access Cards	-	545	1,243	470	251	275	151	-	-	-	-	-	2,935
Total Revenues	\$ 1,870	\$ 74,788	\$ 578,767	\$ 19,211	\$ 14,282	\$ 20,748	\$ 24,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733,744
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ -	\$ 600	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
PR-FICA	61	46	-	46	77	61	-	-	-	-	-	-	291
Engineering	-	-	9,949	2,186	1,631	2,530	-	-	-	-	-	-	16,296
Attorney	4,427	5,265	841	5,183	3,116	4,337	599	-	-	-	-	-	23,768
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	600	-	-	-	-	-	-	-	600
Dissemination Agent	83	83	83	83	83	83	83	-	-	-	-	-	583
Trustee Fees	2,671	-	-	-	4,117	-	-	-	-	-	-	-	6,788
Management Fees	4,083	4,083	4,083	4,083	4,083	4,083	4,083	-	-	-	-	-	28,583
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	150	150	150	150	150	150	150	-	-	-	-	-	1,050
Website Maintenance	100	100	100	100	100	100	100	-	-	-	-	-	700
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	71	67	45	27	37	6	36	-	-	-	-	-	288
Insurance General Liability	19,745	-	-	-	-	-	-	-	-	-	-	-	19,745
Printing & Binding	53	34	103	0	49	26	26	-	-	-	-	-	291
Legal Advertising	627	-	-	-	93	-	-	-	-	-	-	-	720
Other Current Charges	101	283	682	166	3,450	50	87	-	-	-	-	-	4,818
Office Supplies	3	3	388	0	1,176	0	225	-	-	-	-	-	1,796
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Property Taxes	-	483	-	-	-	-	-	-	-	-	-	-	483
Total General & Administrative	\$ 38,150	\$ 11,197	\$ 16,425	\$ 12,624	\$ 19,761	\$ 12,227	\$ 5,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,775

VillaSol
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,667
Gate Access	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	2,367	2,305	2,276	2,250	2,259	2,277	2,284	-	-	-	-	-	16,018
Water & Sewer	156	154	106	111	153	78	89	-	-	-	-	-	847
Contract - Landscape	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	-	-	-	-	35,000
Contract - Lake Maintenance	688	688	688	688	688	709	709	-	-	-	-	-	4,860
R&M General Maintenance (GMS)	2,032	4,943	4,392	2,471	-	-	-	-	-	-	-	-	13,838
R&M Common Area	-	1,387	1,932	1,550	1,550	1,550	1,550	-	-	-	-	-	9,519
R&M Other Landscape	1,589	1,311	408	-	-	-	2,500	-	-	-	-	-	5,809
R&M Gatehouse	10,203	172	1,400	133	3,308	789	600	-	-	-	-	-	16,606
R&M Roads & Alleyways	-	2,800	-	-	-	-	-	-	-	-	-	-	2,800
R&M Signage	-	97	199	-	-	-	11	-	-	-	-	-	308
R&M Pipe Inlet and Structure	56,038	-	-	-	-	-	-	-	-	-	-	-	56,038
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Control Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Bar Codes	-	-	2,800	-	-	-	-	-	-	-	-	-	2,800
Capital Outlay	6,670	2,770	-	3,305	-	-	3,395	-	-	-	-	-	16,139
Subtotal Field Expenditures	\$ 86,410	\$ 23,294	\$ 20,868	\$ 17,175	\$ 14,625	\$ 12,070	\$ 17,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,247
Parks and Recreation Expenditures													
Amenity Management	\$ 3,120	\$ 3,120	\$ 3,120	\$ 3,120	\$ 3,120	\$ 3,120	\$ 3,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,840
Security Services	2,285	2,928	2,285	3,358	2,208	2,073	2,208	-	-	-	-	-	17,345
Contract - Sheriff Service	3,191	1,276	-	-	-	-	-	-	-	-	-	-	4,467
Contract - Pool Maintenance	1,553	1,553	983	983	983	983	983	-	-	-	-	-	8,021
Contract - Fountains	-	-	-	-	-	-	-	-	-	-	-	-	-
Electricity	1,070	1,043	869	875	996	797	644	-	-	-	-	-	6,295
Water & Sewer	350	91	101	120	158	197	235	-	-	-	-	-	1,252
Internet	138	138	138	138	138	145	299	-	-	-	-	-	1,134
Amenity - Refuse Service	665	628	627	619	620	625	623	-	-	-	-	-	4,407
R&M Clubhouse	7,593	278	93	93	1,154	93	93	-	-	-	-	-	9,397
R&M Pools	276	-	1,127	2,194	2,531	1,510	694	-	-	-	-	-	8,333
R&M Parks	-	-	-	64	-	-	-	-	-	-	-	-	64
R&M Tennis Courts	-	-	-	-	-	-	-	-	-	-	-	-	-
Access Control	-	150	50	50	50	50	-	-	-	-	-	-	350
Contingency	-	-	797	-	1,710	1,794	6,903	-	-	-	-	-	11,204
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Parks and Recreation Expenditure	\$ 20,241	\$ 11,205	\$ 10,190	\$ 11,615	\$ 13,668	\$ 11,387	\$ 15,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,109
Total Expenditures	\$ 144,800	\$ 45,697	\$ 47,483	\$ 41,414	\$ 48,055	\$ 35,684	\$ 38,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402,131
Excess (Deficiency) of Revenues over Expenditures	\$ (142,930)	\$ 29,091	\$ 531,284	\$ (22,203)	\$ (33,773)	\$ (14,936)	\$ (14,921)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 331,613
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (300,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (300,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (300,000)
Net Change in Fund Balance	\$ (142,930)	\$ 29,091	\$ 531,284	\$ (322,203)	\$ (33,773)	\$ (14,936)	\$ (14,921)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,613

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 - 11/1/22	(\$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 2024

Gross Assessments \$ 813,093.39 \$ 221,578.46 \$ 1,034,671.85
Net Assessments \$ 764,307.79 \$ 208,283.75 \$ 972,591.54

ON ROLL ASSESSMENTS

allocation in % 78.58% 21.42% 100.00%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	2018		
						O&M Portion	Debt Service	Total
11/10/23	\$ 16,295.55	\$ 855.52	\$ 308.80	\$ -	\$ 15,131.23	\$ 11,890.83	\$ 3,240.40	\$ 15,131.23
11/24/23	80,520.87	3,220.89	1,546.00	-	75,753.98	59,531.01	16,222.97	75,753.98
12/11/23	764,668.73	30,586.99	14,681.64	-	719,400.10	565,338.15	154,061.95	719,400.10
12/11/23	831.53	12.48	16.38	-	802.67	630.78	171.89	802.67
12/22/23	12,792.10	479.38	246.25	-	12,066.47	9,482.39	2,584.08	12,066.47
01/10/24	7,329.86	219.84	142.20	-	6,967.82	5,475.64	1,492.18	6,967.82
01/10/24	13,566.68	407.01	263.19	-	12,896.48	10,134.66	2,761.82	12,896.48
01/31/24	-	-	-	772.39	772.39	772.39	-	772.39
02/08/24	15,182.31	297.58	303.63	-	14,581.10	11,458.51	3,122.59	14,581.10
03/08/24	24,270.31	242.69	480.55	-	23,547.07	18,504.39	5,042.68	23,547.07
04/08/24	8,656.48	-	173.13	-	8,483.35	6,666.61	1,816.74	8,483.35
04/08/24	19,791.63	-	395.83	-	19,395.80	15,242.12	4,153.68	19,395.80
04/25/24	-	-	-	103.55	103.55	103.55	-	103.55
TOTAL	\$ 963,906.05	\$ 36,322.38	\$ 18,557.60	\$ 875.94	\$ 909,902.01	\$ 715,231.03	\$ 194,670.98	\$ 909,902.01

93.16%	Percent Collected
\$ 70,765.80	Balance Remaining to Collect

SECTION VIII

SECTION A

Villa Sol CDD

Field Management Report



June 11th, 2024

Jarett Wright

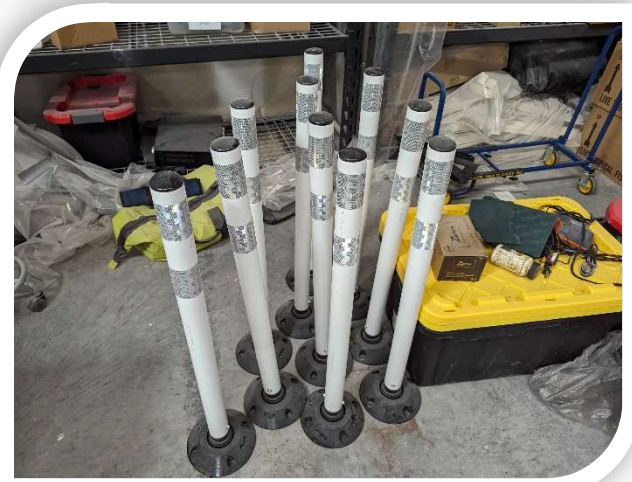
Field Manager

GMS

Site Items

GMS Maintenance

- ✚ Pool vendor is inspecting the leak at the fountain maintenance room and will provide repair recommendations. Utilizing outdoor power to keep the Rainbird irrigation powered, and GMS staff will replace the damage outlet fixture. The door and frame are corroded and will need to be replaced. Recommend using direct to metal corrosion resistant paint going forward. Repairs to the fountain walls will begin shortly.
- ✚ Lights under the pool awning area were fixed and are no longer falling.
- ✚ New delineator post will be installed in the next 14 days.



Site Items

Pool / Spa – Maintenance and Repairs

- ✚ ADA chair lift motors were replaced, and a new cover was installed. This is now in proper working order.
- ✚ Spies was able to clean the blockage in the drainage line, and the excess bridging on the filter grids has been resolved.
- ✚ Working with new vendor to execute approved repairs before they begin full servicing on June 24th, 2024.
- ✚ Blade runners installed a new catch basin and drainage line with popup emitter to reduce the erosion around the pump house area. New sod will be installed over this now that the work is completed. Sod will also be installed where the gutter system caused erosion behind the clubhouse.



Site Items

General Maintenance

- ✚ Working with vendor to schedule the pool gate replacements and access control upgrades towards the end of June.
- ✚ New chairs and chair rack were supplied to the district by GMS.
- ✚ Verifying proper operation of the SOS system at the gate due to recent incidents.
- ✚ New trash cans were installed.



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

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
kingsaccesscontrol@gmail.com



Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE 2666
DATE 05/30/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		New 24vdc LED Strips With Controllers			
	Service Call	Includes the cost of travel. -Normal business hours are Monday-Friday 8:00am-4:00pm excluding holidays -Requests for service after 2pm are completed the same day if possible. Otherwise, they are added to the next day in the order they are received unless an after hours service call is approved by the customer. -Service calls can be requested via phone, email or text 24/7/365 -Service calls resulting from vandalism are not included in the PM agreement.	1	90.00	90.00
	Annual PM Agreement Discount	Discounts given below are part of the annual preventative maintenance agreement.	1	0.00	0.00
	Labor	Includes time to diagnose, install parts/repair, test functionality and/or pull video.	2	90.00	180.00
	LED Strip - 12'		4	200.00	800.00
	LED Controller	24vdc LED Controller for barrier arm operator	4	400.00	1,600.00
	Administrative Notes	The manufacturer changed the LED strips from 12vdc to 24vdc. The new LED controllers will need to be replaced in order for the new LED strips to function properly. (DP)	1	0.00	0.00

SUBTOTAL	2,670.00
DISCOUNT	-90.00

TOTAL

\$2,580.00

Accepted By

Accepted Date