

**VILLA SOL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AGENDA PACKAGE**

**JANUARY 10, 2023**

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**313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747**

## Villa Sol Community Development District

### Board Members

Servando Comas, Vice Chairman  
 Mario Cordova, Assistant Secretary  
 Corey Gagnon, Assistant Secretary  
 Michael Edgecombe, Assistant Secretary  
 Herman Perez, Assistant Secretary

### Staff

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

## Meeting Agenda Tuesday, January 10, 2023 – 5:00 p.m.

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
- 4. Business Matters**
  - A. Off-Duty Officer's Rate Increase
- 5. District Engineer**
  - A. Discussion of Geotechnical Engineering Report
- 6. District Counsel**
  - A. Discussion of Spectrum Services
- 7. Administrative Matters**
  - A. Resolution 2023-01, Assigning Officers of the District
- 8. District Manager's Report**
  - A. Approval of November 1, 2022 Meeting Minutes
  - B. Acceptance of Financial Statements of November 2022
  - C. Approval of Check Register of October 2022 and November 2022
- 9. Field Operations**
  - A. Field Report
    - i. Bladerunners
  - B. Proposals
  - C. Exercise Systems Gym Equipment Proposals
    - i. #0048997, Omega 2.0 Multi-Gym
    - ii. #0048962, Omega 2.5 Multi-Gym, With Leg Press
    - iii. #0048976, True Multi-Gym, With Leg Press
    - iv. #0048983, True Multi-Gym, Four Station
    - v. #0048968.1, Fusion 3 Personal Gym
- 10. Requests & Comments**
- 11. Adjournment**

**Next Meeting is Scheduled for March 14, 2023, at 1:00 p.m.**

# **Section 4**

# **Business Matters**

# **Subsection 4A**

## **Off-Duty Officer's Rate Increase**

**From:** Ashli Wetzel <[Ashli.Wetzel@osceolasheriff.org](mailto:Ashli.Wetzel@osceolasheriff.org)>

**Sent:** Tuesday, December 20, 2022 4:46 PM

**Subject:** Off-Duty Rate Increase

**Importance:** High

Good evening,

I hope this email finds you well. Sheriff Lopez has approved a rate increase for our off-duty details. We apologize for any inconvenience this may cause you or your business. This increase was approved to keep us competitive with surrounding agencies. The new rates are provided below and will take effect on **January 29, 2023**. Our minimum (standard) Deputy rate will be \$46/hr and you will be billed at \$66.32/hr for that rate.

*Effective July 1, 2023, the minimum Deputy rate will increase to \$54/hr. We cannot provide you with the billing rate(s) until the Florida Retirement System provides us with their estimates in April 2023. All of the July off-duty detail rates should be available and provided to you by the end of May 2023.*

Type	Deputy Rate (Hourly)	Billed Rate (Hourly)
Deputy Rate 1	\$46.00	\$66.32
Deputy Rate 2 (Holiday)	\$55.00	\$78.51
Deputy Rate 3	\$70.00	\$98.84
Deputy Rate 4	\$75.00	\$105.61
Deputy Rate 5	\$80.00	\$112.38
Deputy Rate 6	\$90.00	\$125.93
Deputy Rate 7	\$100.00	\$139.48
Sergeant Rate 1	\$54.00	\$77.16
Sergeant Rate 2 (Holiday)	\$62.00	\$88.00
Sergeant Rate 3	\$78.00	\$109.67
Sergeant Rate 4	\$83.00	\$116.45
Sergeant Rate 5	\$88.00	\$123.22
Sergeant Rate 6	\$98.00	\$136.77

Sergeant Rate 7	\$108.00	\$150.32
Lieutenant Rate 1	\$62.00	\$88.00
Lieutenant Rate 2 (Holiday)	\$70.00	\$98.84
Lieutenant Rate 3	\$86.00	\$120.51
Lieutenant Rate 4	\$91.00	\$127.29
Lieutenant Rate 5	\$96.00	134.06
Lieutenant Rate 6	\$106.00	\$147.61
Lieutenant Rate 7	\$116.00	\$161.16
Road Construction Rate	\$83.00	\$116.45

As always, thank you for being a valued part of what we do~

Ashli Wetzel  
Off-Duty Coordinator  
[Ashli.Wetzel@osceolasheriff.org](mailto:Ashli.Wetzel@osceolasheriff.org)  
Phone: 321-697-4529  
Fax: 407-348-1181

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# **Section 5**

# **District Engineer**

# **Subsection 5A**

## **Discussion of Geotechnical Engineering Report**



# Geotechnical Engineering Report

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Villa Sol Pavement Evaluation  
Kissimmee, Osceola County, Florida

September 22, 2022

Terracon Project No. H1225124

Prepared for:

VillaSol Community Development District  
Celebration, FL

Prepared by:

Terracon Consultants, Inc.  
Winter Park, Florida



September 22, 2022

VillaSol Community Development District  
313 Campus Street  
Celebration, FL 34747



Attn: Mr. Gabriel Mena, District Manager  
P: (754) 399 8440  
E: gabriel.mena@inframark.com

Re: Geotechnical Engineering Report  
Villa Sol Pavement Evaluation  
Villa Sol Neighborhood  
Kissimmee, Osceola County, Florida  
Terracon Project No. H1225124

Dear Mr. Mena:

We have completed the Geotechnical Engineering services for the above referenced project. This study was performed in general accordance with Terracon Proposal No. PH1225124 dated June 1, 2022. This report presents the findings of the subsurface exploration and pavement evaluation.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report or if we may be of further service, please contact us.

Sincerely,  
Terracon Consultants, Inc.  
Certificate of Authorization No. 8330

Liming Xue, E.I.  
Project Engineering

Elias N. Jammal, P.E.  
Geotechnical Department Manager  
Florida PE # 60126

This item has been digitally signed and sealed by Elias N. Jammal, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



## REPORT TOPICS

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Note: This report was originally delivered in a web-based format. For more interactive features, please view your project online at [client.terracon.com](http://client.terracon.com).

### FIGURE

#### GEO MODEL

### ATTACHMENTS

- EXPLORATION AND TESTING PROCEDURES
- PHOTOGRAPHY LOG
- SITE LOCATION AND EXPLORATION PLANS
- EXPLORATION RESULTS
- SUPPORTING INFORMATION

Note: Refer to each individual Attachment for a listing of contents.

# Geotechnical Engineering Report

## Villa Sol Pavement Evaluation

### Villa Sol Neighborhood

#### Kissimmee, Osceola County, Florida

Terracon Project No. H1225124

September 22, 2022

## 1.0 INTRODUCTION

A pavement evaluation has been completed for existing pavement located within the Villa Sol Neighborhood in Kissimmee, Osceola County, Florida. The purpose of these services is to provide information relative to:

- Existing pavement section
- Existing base and subsurface soil conditions
- Groundwater conditions
- Pavement rehabilitation recommendations

Thirty-one pavement cores and eight hand auger borings to a depth of approximate 5 feet below the existing roadway surface were completed within the project.

Maps showing the site and pavement core and hand auger boring locations are shown in the [Site Location and Exploration Plan](#) section. The results of the soil samples obtained from the site during the field exploration are included on the boring logs in the [Exploration Results](#) section. Photographs of pavement cores obtained are presented in [Photography Log](#).

## 2.0 REVIEW OF AVAILABLE DATA

### 2.1 Site Condition

Item	Description
Parcel Information	The project is located at the Villa Sol Neighborhood in Kissimmee, Osceola County, Florida. <b>Latitude/Longitude (approximate center): 28.3400°, -81.3236°</b> See <a href="#">Site Location</a>
Existing Improvements	Existing Asphalt paved roadway

### 2.2 USGS Topographic Map

The United States Geological Survey (USGS) topographic map for St Cloud North, Florida (Dated 1987) was reviewed for the site. The map indicates that the natural ground surface in the project area, prior



to development, is generally near elevation of about +65 to +70 feet-NGVD. A USGS quadrangle map excerpt for the project alignment is shown on the [Topographic Vicinity Map](#).

### 2.3 USDA Soil Survey

The United State Department of Agriculture (USDA) Osceola County Area Soil Survey of the project alignment is shown in the Appendix. Soils founds along the project alignment are listed in the following table:

USDA Map Symbol	USDA Soil Name	Depth of Seasonal High Groundwater Table for Site in its Natural Condition
5	Basinger fine sand, 0 to 2 percent slopes	Within 10 inches
16	Immokalee fine sand, 0 to 2 percent slopes	Within 10 inches
22	Myakka fine sand, 0 to 2 percent slopes	Within 10 inches
32	Placid fine sand, frequently flooded, 0 to 1 percent slopes	Ponded
34	Pomello fine sand, 0 to 5 percent slopes	Between 2 to 5 feet
40	Samsula muck, frequently flooded, 0 to 1 percent slopes	Ponded

It should be noted that the soil survey is not intended as a substitute for the site-specific geotechnical exploration, rather it is a useful tool in planning in that it provided information on soil types likely to be encountered. Boundaries between adjacent soil types on the maps are approximate.

## 3.0 SUBSURFACE CONDITIONS

### 3.1 Field Reconnaissance

The condition of existing pavement surface was observed during a site visit made on August 8 and 9, 2022. The following observations were made:

- The surface of roadway in the northern portion of neighborhood which includes Via Palma Ln, Riachuelo Ln, Via Otero Dr, Camino Real Dr N, and Sangria St. appears to be in good to fair condition with light to moderate branch and longitudinal cracking. The existing surface of Villa Preciosa Dr and Florencia Dr appears to be in fair condition with moderate branch cracking. Roadside stormwater inlet and manhole along the centerline of existing roadway were observed.
- The existing surface of roadways in the southern portion of neighborhood which includes Camino Real Dr S, Siesta View Dr, and Casabella Dr appears to be in poor condition with severe block cracking, branch cracking, and areas with longitudinal cracking. Light to moderate branch cracking was observed at Marbella Drive. Roadside stormwater inlet and manhole along the centerline of existing roadway were observed. Multiple types of cracking near the manholes and stormwater structures were observed.

### 3.2 Field Exploration

Field exploration performed along the roadway alignments consisted of thirty-one (31) pavement cores, with eight (8) hand auger borings to a depth of approximate 5 feet below the existing roadway surface at select core locations. The approximate location of each boring is indicated by latitude and longitude on the [Exploration Plan](#) and [Exploration Results](#) sections, respectively, in the Appendix. The approximate core locations are presented on the Pavement Evaluation and Condition Data (PECD) sheet in the Appendix. Cores were performed in both drive directions.

The pavement core was obtained using an electric coring machine with a 6-inch diameter barrel. Pavement cores retrieved from the barrel were labeled and transported to our laboratory for observation and thickness measurements.

The hand auger boring procedure consisted of manually turning a 3-inch diameter, 6-inch long sampler into the soil until it was full. The sampler was then retrieved and the soils in the sampler were visually examined and classified. This procedure was repeated until the desired termination depth was achieved. Samples of representative strata were obtained for further examination and classification in our laboratory. The borings were first backfilled with soil cuttings to the bottom of pavement and then asphalt cold patch was placed and compacted to the pavement surface upon completion.

A field log of each boring was prepared by the drill crew. These logs included visual classifications of the materials encountered during drilling as well as the driller's interpretation of the subsurface conditions between samples. The boring profiles included with this report represent an interpretation of the field logs and include modifications based on laboratory observation of the samples.

### 3.3 Pavement Cores

The approximate pavement section thickness of the existing pavement at the individual core locations is summarized in the following table and on the PECD sheet in the Appendix. The pavement thicknesses at other locations may vary from those reported herein. Photos of the pavement cores are presented in the [Photography Log](#). Generally, asphalt thickness ranging from 0.9 to 2.3 inches. Limerock base was observed at thicknesses ranging from approximate 6.0 to 15.5 inches.

Core #	Approx. Total Core Length (in.)	Approx. Total Asphalt Length (in.)	Approx. Total Base Length (in.) and Type	Crack Depth (in)
C-1	13.9	1.9	Limerock / 12 inches	0.6
C-2	12.7	1.2	Limerock / 11.5 inches	Full depth
C-3	13.8	2.3	Limerock / 11.5 inches	Full depth
C-4	10.1	1.1	Limerock / 9 inches	Full depth
C-5	11.9	2.1	Limerock / 9.8 inches	0.3
C-6	10.4	1.4	Limerock / 9 inches	Full depth
C-7	8.7	1	Limerock / 7.7 inches	Full depth
C-8	11.6	1.9	Limerock / 9.7 inches	1.1

C-9	9.3	1	Limerock / 8.3 inches	Full depth
C-10	9.8	1.5	Limerock / 8.3 inches	Full depth
C-11	9.7	1.1	Limerock / 8.6 inches	Full depth
C-12	13.9	0.9	Limerock / 13 inches	Full depth
C-13	15.7	1.4	Limerock / 14.3 inches	Full depth
C-14	11.3	2	Limerock / 9.3 inches	Full depth
C-15	11.4	1.6	Limerock / 9.8 inches	--
C-16	12	1.7	Limerock / 10.3 inches	--
C-17	17.3	1.8	Limerock / 15.5 inches	--
C-18	10.1	1.5	Limerock / 8.6 inches	--
C-19	11.1	1.5	Limerock / 9.6 inches	--
C-20	11.6	1.5	Limerock / 10.1 inches	--
C-21	10.6	1.6	Limerock / 9 inches	--
C-22	9.5	1.4	Limerock / 8.1 inches	0.3
C-23	10.6	2	Limerock / 8.6 inches	1.6
C-24	7.6	1.5	Limerock / 6.1 inches	--
C-25	11.4	1.9	Limerock / 9.5 inches	--
C-26	9.2	1.5	Limerock / 7.7 inches	--
C-27	10.8	2	Limerock / 8.8 inches	--
C-28	10.1	1.5	Limerock / 8.6 inches	--
C-29	7.2	1.2	Limerock / 6.0 inches	--
C-30	10.5	1.5	Limerock / 9.0 inches	Full depth
C-31	10.6	1.3	Limerock / 9.3 inches	Full depth

### 3.4 Subgrade Soil Conditions

In general, the soil stratification is as follows:

Stratum No.	Description	AASHTO Classification
1	Pavement Sections consisting of asphalt and Limerock base	-
2	Light gray to light brown to brown to gray fine sand to fine sand with silt, occasional trace shell (SP, SP-SM)	A-3

Subgrade soil conditions observed at locations C-1, C-3, C-9, C-14, C-18, C-23, C-27, and C-31 consisted of fine sand (SP) to fine sand with silt (SP-SM) to about 5 feet below the base material (Limerock). The subsurface conditions are only general descriptions. The individual logs can be found in the [Exploration Results](#) and the [GeoModel](#) can be found in the Figures section of this report.

### 3.5 Groundwater Condition

The boreholes were observed during drilling for the presence and level of groundwater. Groundwater was not encountered in the upper 5 feet at the time of exploration (8/8-9/2022).

The normal seasonal high groundwater level at the boring locations is estimated to be about 3 feet below existing grade. Normal seasonal high groundwater levels are estimated based on review of the USDA Osceola County Soil Survey, rainfall in the months prior to the field exploration, observed groundwater levels, if any, and geotechnical engineering judgement. Groundwater levels will fluctuate with the amount of local rainfall.

## 4.0 PAVEMENT EVALUATION AND RECOMMENDATIONS

The typical types of pavement distress observed throughout the survey area are branch cracking and block cracking with areas of longitudinal cracking. Branch and block cracking is usually the result of climate or due to pavement, base or subgrade materials durability related factors, often caused by hardening of pavement due to the daily temperature cycling without proper maintenance. It is also a load associated structural failure and can be due to the weakness in the surface, base or subgrade insufficiency, poor drainage or the combination of these factors.

Based on our field observations (August 2022), review of pavement core conditions and subgrade material conditions, generally, the existing asphalt pavement condition at Via Palma Ln, Riachuelo Ln, Via Otero Dr, Camino Real Dr N, Villa Preciosa, Florencia Dr and Sangria St were in fair condition. All of the asphalt cores appeared to meet the general minimum pavement thickness of 1.5 inches and 6 inches of Limerock base (per Osceola County for standard duty).

Existing pavement condition at Puerta Del Sol Blvd, Camino Real Dr S, Siesta View Dr, Marabella Dr, and Casabella Dr appears to be in a poor condition. Various thicknesses/conditions of pavement were encountered. The majority of asphalt appears to not meet the general minimum pavement thickness of 1.5 inches (per Osceola County for standard duty). We anticipate a minimum pavement thickness of 2.5 inches is required for Puerta Del Sol Blvd.

The existing asphalt pavement remains functional, however, full-depth cracks in the asphalt layers allow surface water to migrate into the Limerock base and subgrade materials and accelerate the asphalt pavement deterioration. Based on our visual site observations and results of the pavement cores and borings, the following pavement repair recommendations are presented:

Areas of Pavement Cores C-1 to C-14 and C-30 & C-31: Casabella Dr, Siesta View Dr, Marabella Dr, Camino Real Dr S, and Puerta Del Sol Blvd: the existing pavement was observed to be in poor condition. Full depth milling and resurfacing of the asphalt is recommended.

Areas of Pavement Cores C-15 to C-22 and C-24 to C-29: Via Otero Dr, Via Palma Ln, Villa Preciosa Dr, Florencia Dr, Camino Real Dr N, and Sangria St; the existing pavement was observed to be in fair to good conditions. The following rehabilitation options are recommended:

- Option 1: Seal coat to extend life of pavement.
- Option 2: perform no improvement, continue to monitor, and rehabilitate pavement as needed.



Area of Pavement Core C-23: Riachuelo Ln; the existing pavement was observed to be in fair condition. Based on observed pavement condition at this roadway in the area of Pavement Core C-23 between about Pavement Cores C-19 to C-24, it is recommended to mill the pavement to a depth of 1 inch and resurface.

Typical Pavement Section

The following table provides typical asphalt pavement section. If specific design traffic parameters become available, we can review our recommendations based on the information. For loading conditions greater than those presented in following table, we recommend that you have a complete pavement design performed based on the project traffic data. This is not intended to supersede any local code requirements or original design.

Typical Pavement Section (inches)				
Location	Alternative	Asphalt Concrete Surface Course	Limerock, Soil-Cement or Crushed Concrete Base Course <sup>3</sup>	Stabilized Subbase Course <sup>1,2</sup>
All except Del Sol Blvd	AC	1.5	6.0	12.0
Del Sol Blvd	AC	2.5	8.0	12.0

1. Often referred to as Stabilized Subgrade.
2. Use coarse granular materials such as recycled crushed concrete, shell, or gravel when seasonal high groundwater is within 4 feet of the profile grade.
3. We recommend that pavement grades should be set to provide a minimum separation of 24 inches between the bottom of the base course and the seasonal high groundwater level

Pavement Drainage

Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration. In addition, the pavement subgrade should be graded to provide positive drainage within the granular base section. The subgrade and the pavement surface should have a minimum ¼ inch per foot slope to promote drainage. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the base layer.

Pavement Maintenance

The pavement sections represent minimum recommended thicknesses and, as such, periodic maintenance should be anticipated. Therefore, preventive maintenance should be planned and provided for through an on-going pavement management program. Maintenance activities are intended to slow the rate of pavement deterioration and to preserve the pavement investment. Maintenance consists of both localized maintenance (e.g. crack and joint sealing and patching) and global maintenance (e.g. surface sealing). Preventive maintenance is usually the priority when implementing a pavement maintenance program. Additional engineering observation is recommended to determine the type and extent of a cost-effective program. Even with periodic maintenance, some movements and related cracking may still occur, and repairs may be required.

Pavement performance is affected by its surroundings. In addition to providing preventive maintenance, the civil engineer should consider the following recommendations in the design and layout of pavements:

- Install below pavement drainage systems surrounding areas anticipated for frequent wetting.
- Install joint sealant and seal cracks immediately.
- Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.

## 5.0 GENERAL COMMENTS

Our analysis and opinions are based upon our understanding of the project, the geotechnical conditions in the area, and the data obtained from our site exploration. Natural variations will occur between exploration point locations or due to the modifying effects of construction or weather. The nature and extent of such variations may not become evident until during or after construction. Terracon should be retained as the Geotechnical Engineer, where noted in this report, to provide observation and testing services during pertinent construction phases. If variations appear, we can provide further evaluation and supplemental recommendations. If variations are noted in the absence of our observation and testing services on-site, we should be immediately notified so that we can provide evaluation and supplemental recommendations.

Our Scope of Services does not include either specifically or by implication any environmental or biological (e.g., mold, fungi, bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

Our services and any correspondence or collaboration through this system are intended for the sole benefit and exclusive use of our client for specific application to the project discussed and are accomplished in accordance with generally accepted geotechnical engineering practices with no third-party beneficiaries intended. Any third-party access to services or correspondence is solely for information purposes to support the services provided by Terracon to our client. Reliance upon the services and any work product is limited to our client and is not intended for third parties. Any use or reliance of the provided information by third parties is done solely at their own risk. No warranties, either express or implied, are intended or made.

Site characteristics as provided are for design purposes and not to estimate excavation cost. Any use of our report in that regard is done at the sole risk of the excavating cost estimator as there may be variations on the site that are not apparent in the data that could significantly impact excavation cost. Any parties charged with estimating excavation costs should seek their own site characterization for specific purposes to obtain the specific level of detail necessary for costing. Site safety, and cost estimating including, excavation support, and dewatering requirements/design are the responsibility of others. If changes in the nature, design, or location of the project are planned, our conclusions and recommendations shall not be considered valid unless we review the changes and either verify or modify our conclusions in writing.

TABLE 1  
 Pavement Evaluation and Condition Data (PECD) Sheet  
 Villa Sol Pavement Evaluation  
 City of Kissimmee, Florida  
 Terracon Project No. H1225124

Core No.	Latitude	Longitude	Total Core Length (in)	Asphalt Thickness (in)	Base Type	Base Thickness (in)	Crack Depth (in)	Notes
C-1	28.33455	-81.32534	13.9	1.9	Limerock	12	0.6	Casabella Drive and Siesta View Drive. Severe Block cracking, a manhole near core locaton were noted in the field
C-2	28.33608	-81.32698	12.7	1.2	Limerock	11.5	B	Casabella Drive. Severe Block cracking, a manhole near core locaton were noted in the field
C-3	28.33726	-81.32687	13.8	2.3	Limerock	11.5	B	Casabella Drive and Via Largo Ct. Moderate to severe Branch cracking, a manhole near core locaton were note in the field
C-4	28.33702	-81.32653	10.1	1.1	Limerock	9	B	Via Largo Ct. Severe Block cracking.
C-5	28.33606	-81.32592	11.9	2.1	Limerock	9.8	0.3	Camino Real Drive. Moderate Branch cracking.
C-6	28.33557	-81.32508	10.4	1.4	Limerock	9	B	Camino Real Drive and Siesta View Drive. Moderate to severe Longitudinal cracking
C-7	28.33808	-81.32521	8.7	1	Limerock	7.7	B	Camino Real Drive. Moderate to severe Longitudinal cracking
C-8	28.33725	-81.32481	11.6	1.9	Limerock	9.7	1.1	Marbella Drive. Light to moderate Branch cracking
C-9	28.33678	-81.32422	9.3	1	Limerock	8.3	B	Siesta View Drive. Moderate Longitudinal cracking
C-10	28.33854	-81.32339	9.8	1.5	Limerock	8.3	B	Siesta View Drive and Marbella Drive. Moderate Branch cracking
C-11	28.33958	-81.32394	9.7	1.1	Limerock	8.6	B	Camino Real Drive and Siesta View Drive. Light Branch cracking
C-12	28.34027	-81.32340	13.9	0.9	Limerock	13	B	Puerta Del Sol Blvd. Severe Branch cracking
C-13	28.34060	-81.32385	15.7	1.4	Limerock	14.3	B	Puerta Del Sol Blvd. Ligth Branch cracking, Light to moderate branch and block cracking were noted in the field
C-14	28.34089	-81.32471	11.3	2	Limerock	9.3	B	Puerta Del Sol Blvd. Moderate Branch cracking
C-15	28.34127	-81.32355	11.4	1.6	Limerock	9.8	--	Via Tuscany Way. Core near a cross walk
C-16	28.34276	-81.32293	12	1.7	Limerock	10.3	--	Via Otero Drive and Riachuelo Ln. core in a maintenance patch area
C-17	28.34351	-81.32304	17.3	1.8	Limerock	15.5	--	Riachuelo Ln. A manhole and a stormwater structure near the core were noted
C-18	28.34291	-81.32250	10.1	1.5	Limerock	8.6	--	Riachuelo Ln. Core within a maintenance patch area
C-19	28.34220	-81.32183	11.1	1.5	Limerock	9.6	--	Riachuelo Ln and Cam Real N Drive
C-20	28.34142	-81.32218	11.6	1.5	Limerock	10.1	--	Cam Real N Drive
C-21	28.34081	-81.32132	10.6	1.6	Limerock	9	--	Villa Preciosa Drive
C-22	28.34004	-81.32159	9.5	1.4	Limerock	8.1	0.3	Florencia Drive. Light branch cracking. A manhole was noted near core in the field
C-23	28.34079	-81.32038	10.6	2	Limerock	8.6	1.6	Riachuelo Ln and Villa Preciosa Drive. Light to moderate brach cracking. Core near a cross walk
C-24	28.33986	-81.32014	7.6	1.5	Limerock	6.1	--	Florencia Drive and Riachuelo Ln. A manhole was noted near core in the field
C-25	28.33947	-81.32020	11.4	1.9	Limerock	9.5	--	Puerta Del Sol Blvd. Core within a maintenance patch area
C-26	28.33866	-81.32029	9.2	1.5	Limerock	7.7	--	Sangria Street.
C-27	28.33763	-81.32190	10.8	2	Limerock	8.8	--	Sangria Street.
C-28	28.33861	-81.32149	10.1	1.5	Limerock	8.6	--	Menorca Ct.
C-29	28.33891	-81.32132	7.2	1.2	Limerock	6.0	--	Sangria Street.
C-30	28.33944	-81.32184	10.5	1.5	Limerock	9.0	B	Puerta Del Sol Blvd. Severe branch cracking
C-31	28.33954	-81.32179	10.6	1.3	Limerock	9.3	B	Puerta Del Sol Blvd. Severe branch cracking

B: Full Depth Crack

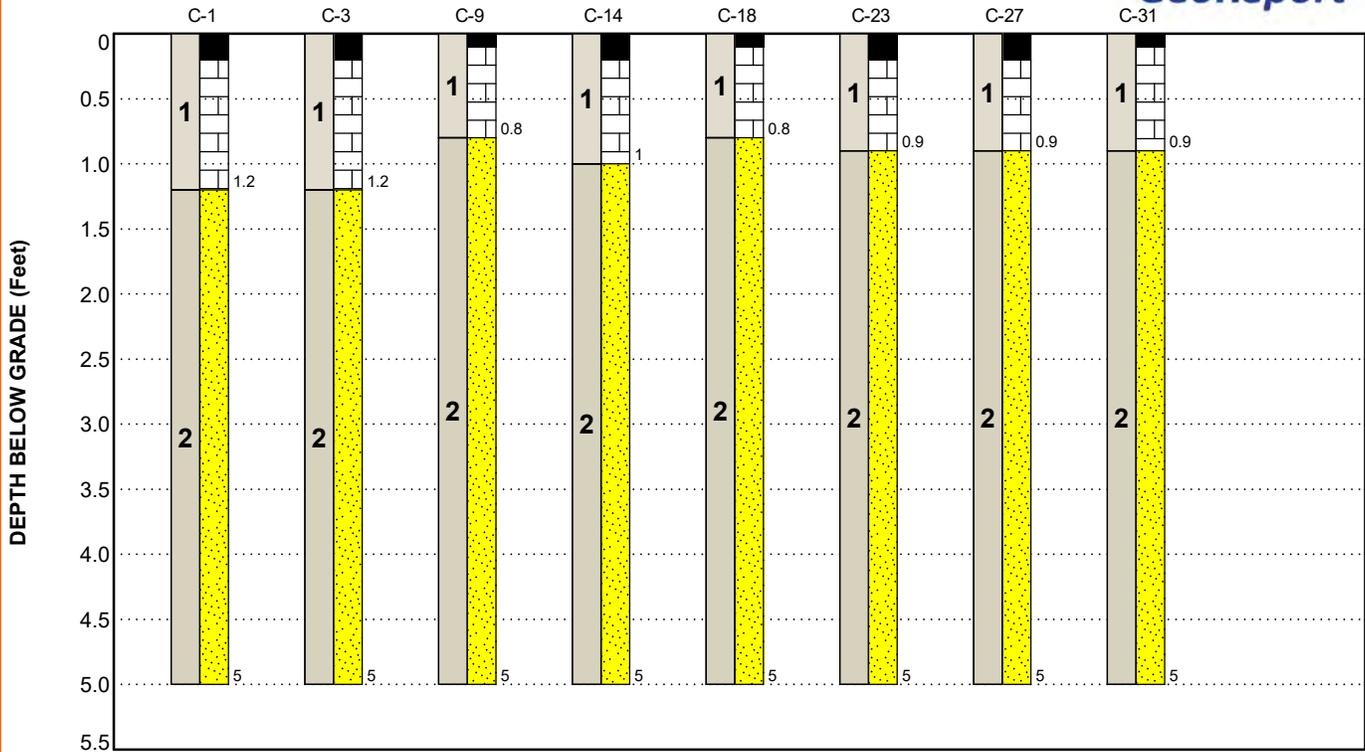
## FIGURES

Contents:

GeoModel (one page)

**GEOMODEL**

Puerta Del Sol Blvd and Camino Real Dr ■ Kissimmee, FL  
 Terracon Project No. H1225124



This is not a cross section. This is intended to display the Geotechnical Model only. See individual logs for more detailed conditions.

Model Layer	Layer Name	General Description
1	Pavement Section	Asphalt and Limerock base
2	Sand	Dark brown to brown to gray fine sand (ASHTO A-3)

**LEGEND**

- Asphalt
- Limestone
- Poorly-graded Sand

**NOTES:**

Layering shown on this figure has been developed by the geotechnical engineer for purposes of modeling the subsurface conditions as required for the subsequent geotechnical engineering for this project. Numbers adjacent to soil column indicate depth below ground surface.

## ATTACHMENTS

Geotechnical Engineering Report  
Villa Sol Pavement Evaluation ■ Kissimmee, Osceola County, Florida  
September 22, 2022 ■ Terracon Project No. H1225124



## PHOTOGRAPHY LOG

Contents:

Pavement core photos and onsite photos (C-1 through C-31)

**Core -1**

Latitude: 28.33454  
Longitude: -81.32534



**Core -2**

Latitude: 28.33607  
Longitude: -81.32698



**Core -3**

Latitude: 28.33726  
Longitude: -81.32687



**Core -4**

Latitude: 28.33702  
Longitude: -81.32653



**Core -5**

Latitude: 28.33606  
Longitude: -81.32592



**Core -6**

Latitude: 28.33557  
Longitude: -81.32508



**Core -7**

Latitude: 28.33808  
Longitude: -81.32521



**Core -8**

Latitude: 28.33725  
Longitude: -81.32481



**Core -9**

Latitude: 28.33678  
Longitude: -81.32422



**Core -10**

Latitude: 28.33854  
Longitude: -81.32339



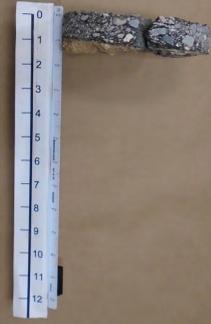
**Core -11**

Latitude: 28.33958  
Longitude: -81.32394



**Core -12**

Latitude: 28.34027  
Longitude: -81.32340



**Core -13**

Latitude: 28.34060  
Longitude: -81.32385



**Core -14**

Latitude: 28.34089  
Longitude: -81.32471



**Core -15**

Latitude: 28.34127  
Longitude: -81.32355



**Core -16**

Latitude: 28.34276  
Longitude: -81.32293



**Core -17**

Latitude: 28.34351  
Longitude: -81.32304



**Core -18**

Latitude: 28.34291  
Longitude: -81.32250



**Core -19**

Latitude: 28.34220  
Longitude: -81.32193



**Core -20**

Latitude: 28.34142  
Longitude: -81.32218



**Core -21**

Latitude: 28.34081  
Longitude: -81.32132



**Core -22**

Latitude: 28.34004  
Longitude: -81.32159



**Core -23**

Latitude: 28.34079  
Longitude: -81.32038



**Core -24**

Latitude: 28.33986  
Longitude: -81.32014



**Core -25**

Latitude: 28.33947  
Longitude: -81.32020



**Core -26**

Latitude: 28.33866  
Longitude: -81.32029



**Core -27**

Latitude: 28.33763  
Longitude: -81.32190



**Core -28**

Latitude: 28.33861  
Longitude: -81.32149



**Core -29**

Latitude: 28.33891  
Longitude: -81.32132



**Core -30**

Latitude: 28.33944  
Longitude: -81.32184



**Core -31**

Latitude: 28.33954  
Longitude: -81.32179







**Core -10 Location**  
Latitude: 28.33854  
Longitude: -81.32339



**Core -11 Location**  
Latitude: 28.33958  
Longitude: -81.32394



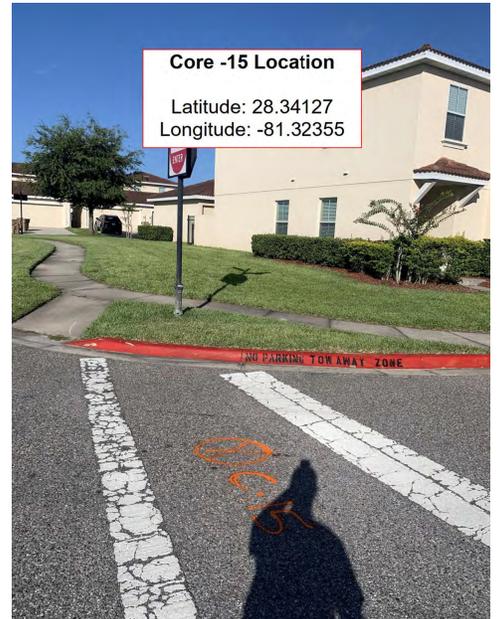
**Core -12 Location**  
Latitude: 28.34027  
Longitude: -81.32340



**Core -13 Location**  
Latitude: 28.34060  
Longitude: -81.32385



**Core -14 Location**  
Latitude: 28.34089  
Longitude: -81.32471



**Core -15 Location**  
Latitude: 28.34127  
Longitude: -81.32355



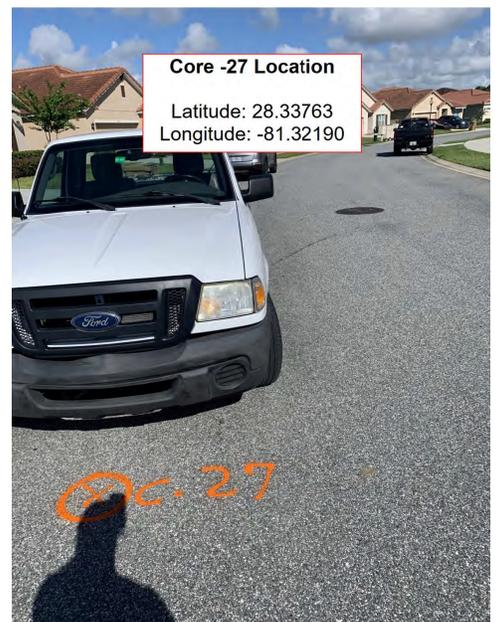
**Core -16 Location**  
Latitude: 28.34276  
Longitude: -81.32293



**Core -17 Location**  
Latitude: 28.34351  
Longitude: -81.32304



**Core -18 Location**  
Latitude: 28.34291  
Longitude: -81.32250





## **SITE LOCATION AND EXPLORATION PLANS**

Contents:

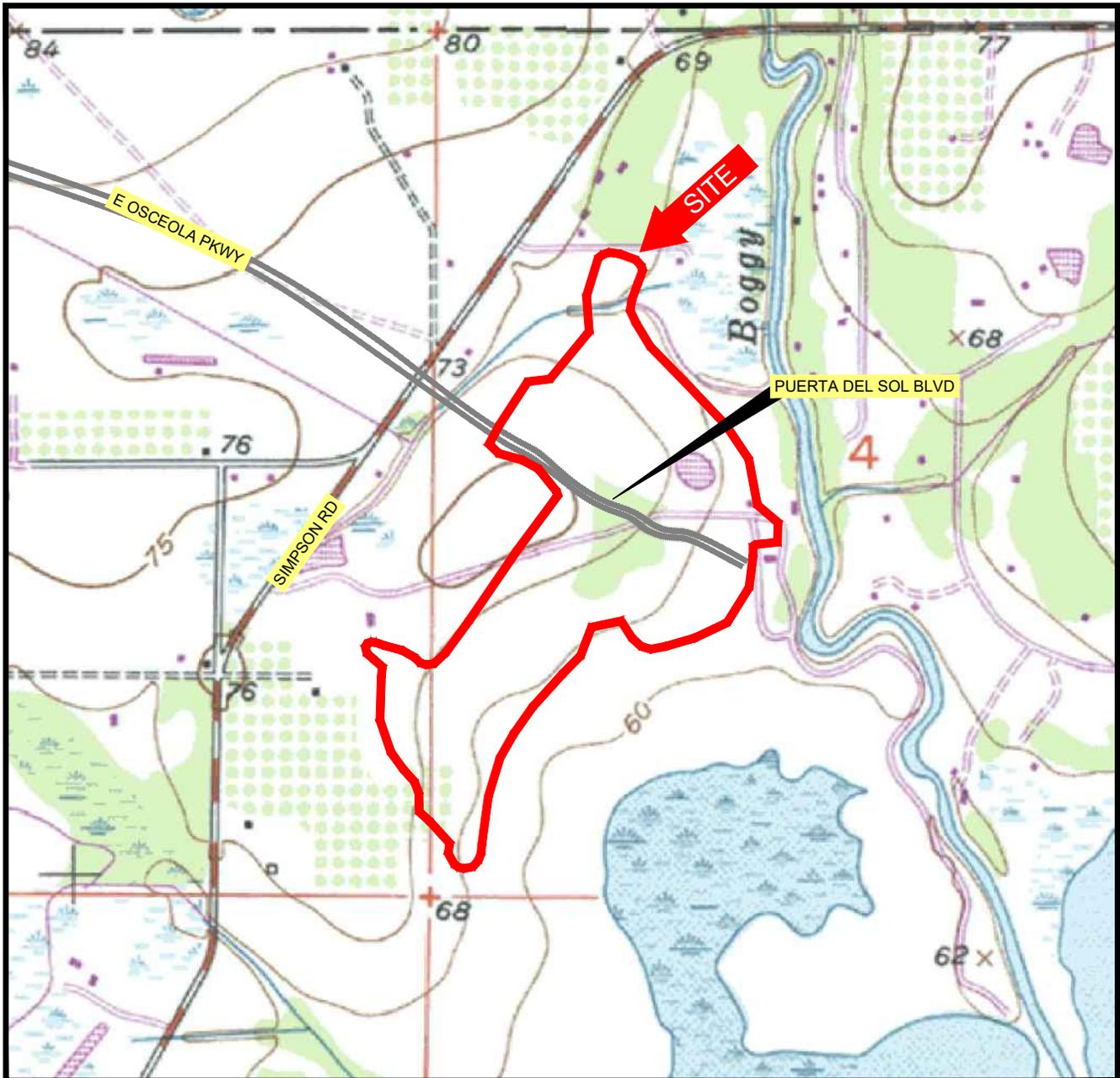
Topographic Vicinity Map

Soils Map

Location Plan

Note: All attachments are one page unless noted above.

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1"=1000'



ST CLOUD NORTH, FLORIDA  
 ISSUED: 1987  
 7.5 MINUTE SERIES (QUADRANGLE)



N:\Projects\2022\H1225124\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\Cadd\H1225124\_Quad\_Map.dwg

Project Mngr:	ENJ	Project No.	H1225124
Drawn By:	AS	Scale:	AS SHOWN
Checked By:	ENJ	File No.	H1225124
Approved By:	BHW	Date:	7-20-22

1675 LEE ROAD WINTER PARK, FLORIDA 32789  
 PH. (407) 740-6110 FAX. (407) 740-6112

TOPOGRAPHIC VICINITY MAP  
 GEOTECHNICAL ENGINEERING REPORT  
 VILLA SOL PAVEMENT EVALUATION  
 VILLA SOL NEIGHBORHOOD (PUERTA DEL SOL BOULEVARD AND OTHERS)  
 KISSIMMEE, OSCEOLA COUNTY, FLORIDA

EXHIBIT



SCALE 1"=1000'



U.S.D.A. SOIL SURVEY FOR OSCEOLA COUNTY, FLORIDA

**SOIL LEGEND**

5	BASINGER FINE SAND, 0 TO 2 PERCENT SLOPES	32	PLACID FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
16	IMMOKALEE FINE SAND, 0 TO 2 PERCENT SLOPES	34	POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES
22	MYAKKA FINE SAND, 0 TO 2 PERCENT SLOPES	40	SAMSULA MUCK, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES



N:\Projects\2022\H1225124\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\Coa\H1225124\_Soil\_Map.dwg

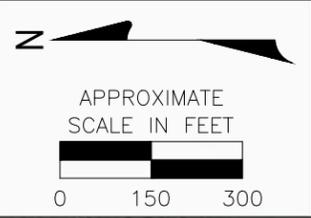
Project Mngr:	ENJ	Project No.	H1225124
Drawn By:	AS	Scale:	AS SHOWN
Checked By:	ENJ	File No.	H1225124
Approved By:	BHW	Date:	7-20-22

1675 LEE ROAD WINTER PARK, FLORIDA 32789  
 PH. (407) 740-6110 FAX. (407) 740-6112

**SOILS MAP**

**GEOTECHNICAL ENGINEERING REPORT**  
**VILLA SOL PAVEMENT EVALUATION**  
 VILLA SOL NEIGHBORHOOD (PUERTA DEL SOL BOULEVARD AND OTHERS)  
 KISSIMMEE, OSCEOLA COUNTY, FLORIDA

**EXHIBIT**



**LEGEND**

-  APPROXIMATE LOCATION OF PAVEMENT CORE
-  APPROXIMATE LOCATION OF PAVEMENT CORE WITH AUGER BORING

Project Mngr:	ENJ	Project No:	H1225124
Drawn By:	AS	Scale:	AS SHOWN
Checked By:	ENJ	File No:	H1225124
Approved By:	BHW	Date:	7-20-22



1675 LEE ROAD WINTER PARK, FLORIDA 32789  
PH. (407) 740-6110 FAX. (407) 740-6112

**LOCATION PLAN**  
**GEOTECHNICAL ENGINEERING REPORT**  
**VILLA SOL PAVEMENT EVALUATION**  
 VILLA SOL NEIGHBORHOOD (PUERTA DEL SOL BOULEVARD AND OTHERS)  
 KISSIMMEE, OSCEOLA COUNTY, FLORIDA

EXHIBIT

Jul20, 2022--9:35am N:\Projects\2022\H1225124\PROJECT DOCUMENTS (Reports-Letters-Drafts to Clients)\Cov\H1225124\_Loc\_Plan.dwg

## **EXPLORATION RESULTS**

Contents:

Boring Logs (C-1, C-3, C-9, C-14, C-18, C-23, C-27, and C-31)

Note: All attachments are one page unless noted above.

# BORING LOG NO. C-1

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3345° Longitude: -81.3253°			
	<b>DEPTH</b>			
0.2	<b>1.9 inches Asphalt</b>			
1.2	<b>12 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ\_TERRACON\_DATATEMPLATE.GDT\_ 8/15/22

# BORING LOG NO. C-3

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3373° Longitude: -81.3269°			
	<b>DEPTH</b>			
0.2	<b>2.3 inches Asphalt</b>			
1.2	<b>11.5 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

Advancement Method: HA	See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.	Notes:	
Abandonment Method: Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.			
<b>WATER LEVEL OBSERVATIONS</b>	<b>Terracon</b>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022
<i>Groundwater not observed to 5 feet</i>	1675 Lee Rd Winter Park, FL	Drill Rig:	Driller: Mark. C
		Project No.: H1225124	

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-9

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3368° Longitude: -81.3242°			
	<b>DEPTH</b>			
0.1	<b>1 inches Asphalt</b>			
0.8	<b>8.3 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL BL.GPJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-14

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3409° Longitude: -81.3247°			
	<b>DEPTH</b>			
0.2	<b>2 inches Asphalt</b>			
1.0	<b>9.3 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

Advancement Method: HA	See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.	Notes:	
Abandonment Method: Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.			
<b>WATER LEVEL OBSERVATIONS</b>	<b>Terracon</b>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022
<i>Groundwater not observed to 5 feet</i>	1675 Lee Rd Winter Park, FL	Drill Rig:	Driller: Mark. C
		Project No.: H1225124	

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-18

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3429° Longitude: -81.3225°			
	<b>DEPTH</b>			
0.1	<b>1.5 inches Asphalt</b>			
0.8	<b>8.6 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-23

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3408° Longitude: -81.3204°			
	<b>DEPTH</b>			
0.2	<b>2 inches Asphalt</b>			
0.9	<b>8.6 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL BL.GPJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-27

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3376° Longitude: -81.3219°			
	<b>DEPTH</b>			
0.2	<b>2 inches Asphalt</b>			
0.9	<b>8.8 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ TERRACON\_DATATEMPLATE.GDT 8/15/22

# BORING LOG NO. C-31

**PROJECT:** Puerta Del Sol Blvd and Camino Real Dr

**CLIENT:** Dewberry Engineers Inc  
Orlando, FL

**SITE:** Puerta Del Sol Blvd  
Kissimmee, FL

GRAPHIC LOG	LOCATION	DEPTH (Ft.)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE
	Latitude: 28.3395° Longitude: -81.3218°			
	<b>DEPTH</b>			
0.1	<b>1.3 inches Asphalt</b>			
0.9	<b>9.3 inches Limerock</b>			
5.0	<b>SAND (SP)</b> , fine grained, nonplastic, dark brown to brown, ASSHTO (A-3)			
	<b>Boring Terminated at 5 Feet</b>	5		

Stratification lines are approximate. In-situ, the transition may be gradual.

<p><b>Advancement Method:</b> HA</p>	<p>See Exhibit A-3 for description of field procedures. See Appendix B for description of laboratory procedures and additional data (if any). See Appendix C for explanation of symbols and abbreviations.</p>	<p><b>Notes:</b></p>						
<p><b>Abandonment Method:</b> Borings backfilled with soil cuttings upon completion. Sealed with bituminous cold patch at surface.</p>								
<p><b>WATER LEVEL OBSERVATIONS</b></p> <p><i>Groundwater not observed to 5 feet</i></p>	<p>1675 Lee Rd Winter Park, FL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Boring Started: 08-08-2022</td> <td style="width: 50%;">Boring Completed: 08-08-2022</td> </tr> <tr> <td>Drill Rig:</td> <td>Driller: Mark. C</td> </tr> <tr> <td>Project No.: H1225124</td> <td></td> </tr> </table>	Boring Started: 08-08-2022	Boring Completed: 08-08-2022	Drill Rig:	Driller: Mark. C	Project No.: H1225124	
Boring Started: 08-08-2022	Boring Completed: 08-08-2022							
Drill Rig:	Driller: Mark. C							
Project No.: H1225124								

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOG-NO WELL\_ H1225124\_PUERTA DEL SOL\_BLDG.PJ TERRACON\_DATATEMPLATE.GDT 8/15/22

## **SUPPORTING INFORMATION**

Contents:

General Notes

Unified Soil Classification System

Note: All attachments are one page unless noted above.

# GENERAL NOTES

## DESCRIPTION OF SYMBOLS AND ABBREVIATIONS

<b>SAMPLING</b>	 Auger Cuttings  Grab Sample  Shelby Tube	 Rock Core  No Recovery  Standard Penetration Test	<b>WATER LEVEL</b>	 Water Initially Encountered  Water Level After a Specified Period of Time  Water Level After a Specified Period of Time  Water levels indicated on the soil boring logs are the levels measured in the borehole at the times indicated. Groundwater level variations will occur over time. In low permeability soils, accurate determination of groundwater levels is not possible with short term water level observations.	<b>FIELD TESTS</b>	(HP) Hand Penetrometer  (T) Torvane  (DCP) Dynamic Cone Penetrometer  (PID) Photo-Ionization Detector  (OVA) Organic Vapor Analyzer
-----------------	--	---	--------------------	--	--------------------	---

## DESCRIPTIVE SOIL CLASSIFICATION

Soil classification is based on the Unified Soil Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

## LOCATION AND ELEVATION NOTES

Unless otherwise noted, Latitude and Longitude are approximately determined using a hand-held GPS device. The accuracy of such devices is variable. Surface elevation data annotated with +/- indicates that no actual topographical survey was conducted to confirm the surface elevation. Instead, the surface elevation was approximately determined from topographic maps of the area.

STRENGTH TERMS	RELATIVE DENSITY OF COARSE-GRAINED SOILS <small>(More than 50% retained on No. 200 sieve.) Density determined by Standard Penetration Resistance</small>		CONSISTENCY OF FINE-GRAINED SOILS <small>(50% or more passing the No. 200 sieve.) Consistency determined by laboratory shear strength testing, field visual-manual procedures or standard penetration resistance</small>		
	Descriptive Term (Density)	Automatic Hammer SPT N-Value (Blows/Ft.)	Descriptive Term (Consistency)	Unconfined Compressive Strength Qu, (psf)	Automatic Hammer SPT N-Value (Blows/Ft.)
Very Loose	< 3	Very Soft	less than 500	< 1	
Loose	3 - 8	Soft	500 to 1,000	1 - 3	
Medium Dense	8 - 24	Medium Stiff	1,000 to 2,000	3 - 6	
Dense	24 - 40	Stiff	2,000 to 4,000	6 - 12	
Very Dense	> 40	Very Stiff	4,000 to 8,000	12 - 24	
		Hard	> 8,000	> 24	

## RELATIVE PROPORTIONS OF SAND AND GRAVEL

Descriptive Term(s) of other constituents	Percent of Dry Weight
Trace	< 15
With	15 - 29
Modifier	> 30

## GRAIN SIZE TERMINOLOGY

Major Component of Sample	Particle Size
Boulders	Over 12 in. (300 mm)
Cobbles	12 in. to 3 in. (300mm to 75mm)
Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm)
Silt or Clay	Passing #200 sieve (0.075mm)

## RELATIVE PROPORTIONS OF FINES

Descriptive Term(s) of other constituents	Percent of Dry Weight
Trace	< 5
With	5 - 12
Modifier	> 12

## PLASTICITY DESCRIPTION

Term	Plasticity Index
Non-plastic	0
Low	1 - 10
Medium	11 - 30
High	> 30

# UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests <sup>A</sup>				Soil Classification		
				Group Symbol	Group Name <sup>B</sup>	
<b>Coarse-Grained Soils:</b> More than 50% retained on No. 200 sieve	<b>Gravels:</b> More than 50% of coarse fraction retained on No. 4 sieve	<b>Clean Gravels:</b> Less than 5% fines <sup>C</sup>	$Cu \geq 4$ and $1 \leq Cc \leq 3$ <sup>E</sup>	GW	Well-graded gravel <sup>F</sup>	
			$Cu < 4$ and/or $[Cc < 1$ or $Cc > 3.0]$ <sup>E</sup>	GP	Poorly graded gravel <sup>F</sup>	
		<b>Gravels with Fines:</b> More than 12% fines <sup>C</sup>	Fines classify as ML or MH	GM	Silty gravel <sup>F, G, H</sup>	
			Fines classify as CL or CH	GC	Clayey gravel <sup>F, G, H</sup>	
	<b>Sands:</b> 50% or more of coarse fraction passes No. 4 sieve	<b>Clean Sands:</b> Less than 5% fines <sup>D</sup>	$Cu \geq 6$ and $1 \leq Cc \leq 3$ <sup>E</sup>	SW	Well-graded sand <sup>I</sup>	
			$Cu < 6$ and/or $[Cc < 1$ or $Cc > 3.0]$ <sup>E</sup>	SP	Poorly graded sand <sup>I</sup>	
		<b>Sands with Fines:</b> More than 12% fines <sup>D</sup>	Fines classify as ML or MH	SM	Silty sand <sup>G, H, I</sup>	
			Fines classify as CL or CH	SC	Clayey sand <sup>G, H, I</sup>	
<b>Fine-Grained Soils:</b> 50% or more passes the No. 200 sieve	<b>Silts and Clays:</b> Liquid limit less than 50	<b>Inorganic:</b>	$PI > 7$ and plots on or above "A" line	CL	Lean clay <sup>K, L, M</sup>	
			$PI < 4$ or plots below "A" line <sup>J</sup>	ML	Silt <sup>K, L, M</sup>	
		<b>Organic:</b>	Liquid limit - oven dried	< 0.75	OL	Organic clay <sup>K, L, M, N</sup>
			Liquid limit - not dried			Organic silt <sup>K, L, M, O</sup>
	<b>Silts and Clays:</b> Liquid limit 50 or more	<b>Inorganic:</b>	$PI$ plots on or above "A" line	CH	Fat clay <sup>K, L, M</sup>	
			$PI$ plots below "A" line	MH	Elastic Silt <sup>K, L, M</sup>	
		<b>Organic:</b>	Liquid limit - oven dried	< 0.75	OH	Organic clay <sup>K, L, M, P</sup>
			Liquid limit - not dried			Organic silt <sup>K, L, M, O</sup>
<b>Highly organic soils:</b>	Primarily organic matter, dark in color, and organic odor			PT	Peat	

<sup>A</sup> Based on the material passing the 3-inch (75-mm) sieve.

<sup>B</sup> If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

<sup>C</sup> Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

<sup>D</sup> Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay.

$$E \quad Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

<sup>F</sup> If soil contains  $\geq 15\%$  sand, add "with sand" to group name.

<sup>G</sup> If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

<sup>H</sup> If fines are organic, add "with organic fines" to group name.

<sup>I</sup> If soil contains  $\geq 15\%$  gravel, add "with gravel" to group name.

<sup>J</sup> If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

<sup>K</sup> If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

<sup>L</sup> If soil contains  $\geq 30\%$  plus No. 200 predominantly sand, add "sandy" to group name.

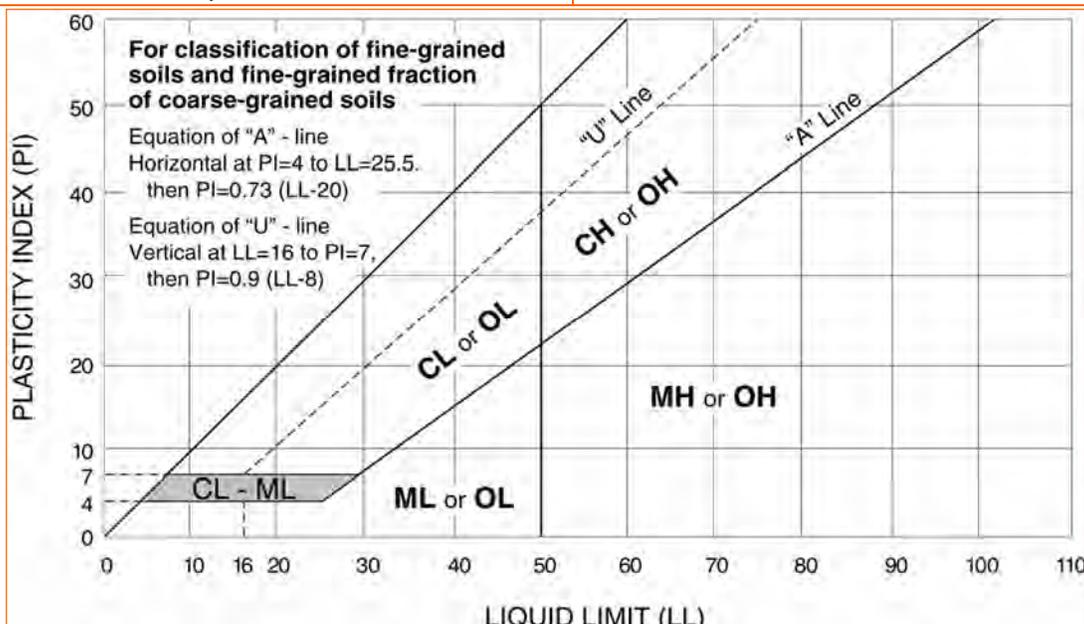
<sup>M</sup> If soil contains  $\geq 30\%$  plus No. 200, predominantly gravel, add "gravelly" to group name.

<sup>N</sup>  $PI \geq 4$  and plots on or above "A" line.

<sup>O</sup>  $PI < 4$  or plots below "A" line.

<sup>P</sup>  $PI$  plots on or above "A" line.

<sup>Q</sup>  $PI$  plots below "A" line.



# **Section 6**

## **District Counsel**

# **Subsection 6A**

## **Discussion of Spectrum Services**



**IMPORTANT INFORMATION  
ABOUT YOUR SPECTRUM SERVICE**  
See below for details

Dear Resident,

We are writing to inform you that Villa Sol has signed an agreement with Spectrum to provide the following service, effective December 9, 2022.

- Spectrum TV® Select, Entertainment View, Sports View, plus 2 FREE Spectrum Receivers
- Spectrum Internet® with home WiFi equipment, including 1 FREE Modem and Router

Your current billing rate will continue until the first bill after the agreement goes into effect. Your new bill will reflect the services your property management has agreed to with Spectrum, as well as any equipment or services you have outside the agreement.

If you have a Digital Transport Adapter (DTA) the service will be disconnected and you will need a Spectrum Receiver. Your DTA equipment will need to be returned at The UPS Store. Advise The UPS Store agent that you are returning Spectrum equipment and they will package and return it to Spectrum at no charge to you. Visit [theupsstore.com](http://theupsstore.com) for locations. DTA's will no longer function after January 8, 2023.

As a resident of this property, the many benefits of Spectrum Internet, TV, Voice and Mobile services are available to you. Spectrum may also have the right to exclusively market certain services to this property; Spectrum may not be the exclusive provider of these services at this property, services from other providers may be available. We look forward to serving you and your community.

Questions? Call **833-416-0868** to speak with a Spectrum Representative. We look forward to serving you and your community.

Sincerely,

Gavin Deakin

Vice President, Spectrum Community Solutions Operations

All equipment or services outside the agreement will be an additional charge. SPECTRUM MOBILE: Service not available in all areas. Per line activation fee, Spectrum Internet and Auto-pay required. Other restrictions apply. ^Savings based on single-line comparison of unlimited plans among major nat'l carriers as of 08/2022: prepaid excl: data usage limits vary by carrier. ©2022 Charter Communications.

# **Section 7**

## **Administrative Matters**

# **Subsection 7A**

## **Resolution 2023-01**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLA SOL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. District Officers.** The District officers are as follows:

- \_\_\_\_\_ is appointed Chairperson.
- \_\_\_\_\_ is appointed Vice-Chairperson.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- Gabriel Mena is appointed Secretary.
- Stephen Bloom is appointed Treasurer.
- Gabriel Mena is appointed Assistant Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

Adopted this 10th day of January, 2023.

Attest:

**Villa Sol Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

# **Section 8**

## **District Manager**

# **Subsection 8A**

## **Minutes**



46 reviewed before the event can take place. It is a liability to the CDD when events are done without  
47 permission. Events are good for the Community, but the events need to be set up correctly.

48

49 **FOURTH ORDER OF BUSINESS** **Continued Landscape RFP Discussion,**  
50 **Benchmark Landscaping Representative**

51 Mr. Mootz, with Benchmark Landscaping, introduced himself and gave an overview of the  
52 company. The Board was given the opportunity to ask Mr. Mootz questions about his company  
53 and its services.

54 Mr. Mena explained the ranking criteria of the landscaping proposals. The ranking can be one  
55 individually or as a Board.

56

57 On MOTION by Mr. Nin, seconded by Mr. Gosdin, with all in favor,  
58 unanimous approval was given to terminate the landscaping services  
59 of BrightView Landscaping.

60

61 On MOTION by Mr. Nin, seconded by Mr. Edgecombe, with Mr.  
62 Gosdin in favor and Mr. Bermudez and Mr. Comas opposed, the  
63 motion failed to unanimously rank Bladerunners as the number one  
64 proposer, in the review of request for landscaping services  
65 proposals. 3-2

66

67 With the Board not being unanimous on voting the number one proposer, the ranking process  
68 will continue. Mr. Gosdin voiced his displeasure with continuing with the ranking process. Mr.  
69 Clark explained his legal advice would be to follow the bid package instructions and process is  
70 the way it was written, and ranking is the next step. Mr. Gosdin continued to voice his displeasure.  
71 Mr. Edgecombe gave his opinion. Mr. Bermudez stated to end the argument of ranking versus  
72 majority vote, a motion should be made.

73

74 On MOTION by Mr. Bermudez, seconded by Mr. Nin, with Mr.  
75 Gosdin and Mr. Edgecombe in favor, and Mr. Comas opposed,  
76 approval was given to disregard evaluation criteria for the request  
77 for proposals of landscaping services. 4-1

78

79 On MOTION by Mr. Gosdin, seconded by Mr. Nin, with Mr.  
80 Edgecombe in favor and Mr. Bermudez and Mr. Comas opposed,  
81 approval was given to hire Bladerunners for District landscaping  
82 services. 3-2

83

84 Mr. Bermudez asked for a vote to hire Benchmark; Mr. Mena explained that after the vote to  
85 hire Bladerunners, the votes were done, and that a vote for the inverse would have the inverse  
86 results to the first vote. Mr. Bermudez insisted, and called a vote to hire Benchmark.

87

88 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with Mr.  
89 Edgecombe, Mr. Gosdin, and Mr. Nin opposed, the motion failed to  
90 approve Benchmark for District landscaping services. 2-3

91

92 Mr. Edgecombe, who was participating by phone, was asked to clarify his vote. He clarified he  
93 was voting against Benchmark.

94

95 On MOTION by Mr. Gosdin, seconded by Mr. Nin, with Mr.  
96 Edgecombe in favor and Mr. Bermudez and Mr. Comas opposed,  
97 approval was given to hire Bladerunners for District landscaping  
98 services. 3-2

99

100 Mr. Clark suggested polling the Board, having the choice of either Bladerunners or  
101 Benchmark. The Board was polled with Mr. Gosdin, Mr. Nin, and Mr. Edgecombe in favor of  
102 Bladerunners, and Mr. Bermudez and Mr. Comas in favor of Benchmark, hence awarding  
103 Bladerunners the landscape services contract for Villa Sol CDD. 3-2

104

105 **FIFTH ORDER OF BUSINESS Business Matters**

106 Mr. Rivera, owner of Magnosec, was present and gave the Board an overview of Magnosec.  
107 The Board was given the opportunity to ask Mr. Rivera questions. Mr. Rivera explained the hiring  
108 process to the Board, with starting wages. Magnosec proposals will be provided at the next  
109 meeting.

110 **A. Consideration of Ramco Security Proposals**

111

112 *Mr. Edgecombe left the meeting.*

113

114 A discussion ensued around the need for security and which option to elect.

115

116 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin,  
117 unanimous approval was given to terminate Envera immediately,  
118 contingent on scheduling installation by Ramco.

119

120 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin,  
121 unanimous approval was given to Ramco Security proposal for 24  
122 hour, 7 days a week services, less tax, in the amount of \$87,272.64.

123

124

125 **B. Consideration of Keefe McCullough Audit Engagement Letter**

126 Mr. Clark inquired why there was such a large increase and advised the Board to approve a  
127 lesser amount.

128  
129 On MOTION by Mr. Comas, seconded by Mr. Gosdin, unanimous  
130 approval was given to the Keefe McCullough audit engagement  
131 letter, with a not-to-exceed amount of \$7,000.00.

132  
133 **C. Tri-Party Succession Agreement**

134 Mr. Clark explained this document for the Board.

135  
136 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
137 in favor, unanimous approval was given to approve the Tri-Party  
138 Succession Agreement.

139  
140 **SIXTH ORDER OF BUSINESS** **District Engineer**

141 **A. Geotech Recommendations**

142 Mr. Armans explained the maps in the agenda with the accompanying Terracon map. Maps  
143 contain recommendations of repaving based on the current condition of roads in those areas. It  
144 will be very expensive, and Mr. Armans will need to check prices of steel coating versus  
145 mill/resurface. Direct staff is to compose a scope, which the Board would need to approve.  
146 Options to divide District work into multiple years will be brought before the Board. In addition,  
147 bringing a general engineer estimate, based on need and scope.

148 Mr. Armans stated there have been equipment issues that have hindered the CCTV work. A  
149 current update will be brought to the next meeting.

150  
151 **SEVENTH ORDER OF BUSINESS** **District Counsel**

152 Ms. Werksman has not been contacted about the Little Library. The location suggested is the  
153 circle in the common area. Ms. Werksman will take responsibility for the upkeep of the Little  
154 Library. Ms. Werksman will get in contact with Mr. Clark.

155 Mr. Clark reminded the Board that the January 10, 2023 meeting will be when the Board looks  
156 at the rules and sets the Public Hearing.

157  
158 **EIGHTH ORDER OF BUSINESS** **District Manager's Report**

159 **A. Acceptance of the September 13, 2022 Meeting Minutes**

160  
161 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
162 in favor, unanimous approval was given to accept the September 13,  
163 2022 meeting minutes as presented.

164

165 **B. Acceptance of the Financial Statements of September 2022**

166 Mr. Mena presented the financial statements to the Board.

167

168 On MOTION by Mr. Gosdin, seconded by Mr. Comas, with all in  
169 favor, unanimous approval was given to accept the July 2022  
170 financial statements.

171

172 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
173 in favor, unanimous approval was given to extend current security  
174 with Magnosec to the November 1, 2022 meeting.

175

176 **C. Approval of Check Register of September 2022**

177

178 On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all  
179 in favor, unanimous approval was given to accept the September  
180 financials and approve the check register of September 2022.

181

182 **D. Discussion of Estimate of Car Damage**

183 Mr. Mena followed up with Envera. Envera denies the claim stating the resident tailgated.

184 The Board directed Mr. Mena to file a claim with the insurance company to see what they would  
185 like to do.

186 **NINTH ORDER OF BUSINESS** **Field Operations**

187 **A. Field Report**

188 Mr. Blanco distributed proposals for outstanding pool issues with the pump, filters, and small  
189 pump.

190 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in  
191 favor, unanimous approval was given to approve estimate #1326  
192 from Techni-Pool for a total of \$4224.51.

193

194 **B. Techni-Pool Repair Proposal**

195 Mr. Blanco introduced the Techni-Pool proposal to the Board.

196

197 On MOTION by Mr. Comas, seconded by Mr. Bermudez, with all  
198 in favor, unanimous approval was given to approve Techni-Pool  
199 Repair proposal in the amount of \$1,425.80.

200

201 **C. Brightview Irrigation Proposals**

202 These proposals were not considered due to terminating BrightView.

203

204 **D. Exercise Systems Gym Equipment Proposals**

205 The Exercise Systems proposals were tabled.

206

207 **TENTH ORDER OF BUSINESS** **Requests and Comments**

208 There being no requests or comments, the next item of business followed.

209

210 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

211

212 On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all  
213 in favor, the meeting was adjourned at 3:32 p.m.

214

215

216

217

218 \_\_\_\_\_  
Gabriel Mena, District Manager

\_\_\_\_\_  
Chairman or Vice Chairman

# **Subsection 8B**

## **Financials**



## MEMORANDUM

**TO:** Board of Supervisors, VillaSol CDD  
**FROM:** Fernand Thomas, District Accountant  
**CC:** Gabe Mena, District Manager, Helena Randel, Accounting Supervisor  
**DATE:** December 28, 2022  
**SUBJECT:** November Financial Report

---

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

### **General Funds:**

- Total revenues are at 7.28% of the annual budget.
- Non-Ad Valorem Assessments are at 7.04% collected of the tax roll.
- For the current month, expenditures are at 25% of the annual budget.

### **Debt Service Funds:**

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

- Total revenues are at 7.02% of the year-to-date budget.
- Non-Ad Valorem Assessments are 7.04% collected of the tax roll.
- 50% of the interest was paid on November 1st.

VillaSol  
Community Development District

*Financial Report*  
*November 30, 2022*

Prepared by



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VillaSol  
Community Development District

**Financial Statements**

**(Unaudited)**

**November 30, 2022**

**Balance Sheet**  
November 30, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 &amp; A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 304,497	\$ -	\$ 304,497
Accounts Receivable	26,936	-	26,936
Due From Other Funds	-	16,322	16,322
Investments:			
Money Market Account	201,830	-	201,830
Prepayment Fund (A-1)	-	5,000	5,000
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	91,046	91,046
Deposits	4,075	-	4,075
<b>TOTAL ASSETS</b>	<b>\$ 537,338</b>	<b>\$ 217,579</b>	<b>\$ 754,917</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 83,063	\$ -	\$ 83,063
Accrued Expenses	1,555	-	1,555
Due To Other Funds	16,322	-	16,322
<b>TOTAL LIABILITIES</b>	<b>100,940</b>	<b>-</b>	<b>100,940</b>

**Balance Sheet**  
November 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 A1 & A2 DEBT SERVICE FUND	TOTAL
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	4,075	-	4,075
<b>Restricted for:</b>			
Debt Service	-	217,579	217,579
<b>Assigned to:</b>			
Operating Reserves	179,895	-	179,895
<b>Unassigned:</b>	252,428	-	252,428
<b>TOTAL FUND BALANCES</b>	<b>\$ 436,398</b>	<b>\$ 217,579</b>	<b>\$ 653,977</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 537,338</b>	<b>\$ 217,579</b>	<b>\$ 754,917</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>NOV-22 ACTUAL</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,500	\$ 1,119	44.76%	\$ 427
Room Rentals	2,000	747	37.35%	692
Special Assmnts- Tax Collector	813,093	57,266	7.04%	57,266
Special Assmnts- Discounts	(32,524)	(2,440)	7.50%	(2,440)
Other Miscellaneous Revenues	-	200	0.00%	200
Access Cards	4,000	566	14.15%	234
<b>TOTAL REVENUES</b>	<b>789,069</b>	<b>57,458</b>	<b>7.28%</b>	<b>56,379</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	8,000	1,000	12.50%	1,000
FICA Taxes	612	77	12.58%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	27,200	5,553	20.42%	1,910
ProfServ-Legal Services	25,000	5,846	23.38%	5,846
ProfServ-Mgmt Consulting	48,410	8,068	16.67%	4,034
ProfServ-Property Appraiser	400	-	0.00%	-
ProfServ-Special Assessment	5,150	-	0.00%	-
ProfServ-Trustee Fees	6,410	2,671	41.67%	-
Auditing Services	6,250	-	0.00%	-
Communication - Telephone	3,600	801	22.25%	400

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>NOV-22 ACTUAL</b>
Postage and Freight	1,600	83	5.19%	78
Insurance - General Liability	22,337	16,069	71.94%	-
Printing and Binding	4,000	8	0.20%	-
Legal Advertising	1,000	71	7.10%	71
Miscellaneous Services	1,000	592	59.20%	534
Misc-Assessment Collection Cost	16,262	1,580	9.72%	1,580
Misc-Web Hosting	2,150	404	18.79%	-
Office Supplies	400	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>181,556</b>	<b>42,998</b>	<b>23.68%</b>	<b>15,530</b>
<b><u>Field</u></b>				
ProfServ-Field Management	48,000	8,000	16.67%	4,000
Misc-Property Taxes	540	-	0.00%	-
<b>Total Field</b>	<b>48,540</b>	<b>8,000</b>	<b>16.48%</b>	<b>4,000</b>
<b><u>Landscape Services</u></b>				
Contracts-Lake and Wetland	8,034	1,337	16.64%	668
<b>Total Landscape Services</b>	<b>8,034</b>	<b>1,337</b>	<b>16.64%</b>	<b>668</b>
<b><u>Utilities</u></b>				
Utility - General	46,000	3,818	8.30%	3,765
<b>Total Utilities</b>	<b>46,000</b>	<b>3,818</b>	<b>8.30%</b>	<b>3,765</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>NOV-22 ACTUAL</b>
<b><u>Gatehouse</u></b>				
Contracts-Security Services	88,045	16,340	18.56%	7,337
R&M-Gatehouse	9,000	240	2.67%	-
Misc-Access Control Software	1,100	-	0.00%	-
Misc-Bar Codes	2,000	-	0.00%	-
<b>Total Gatehouse</b>	<b>100,145</b>	<b>16,580</b>	<b>16.56%</b>	<b>7,337</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Roads & Alleyways	20,000	19,134	95.67%	-
R&M-Signage	863	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	59,137	32.19%	59,137
<b>Total Road and Street Facilities</b>	<b>204,563</b>	<b>78,271</b>	<b>38.26%</b>	<b>59,137</b>
<b><u>Parks and Recreation</u></b>				
Contracts-Fountain	1,588	265	16.69%	265
Contracts-Security Services	6,663	4,973	74.64%	2,539
Contracts-Pools	7,740	1,290	16.67%	1,290
Contracts-Sheriff	7,500	203	2.71%	203
Utility - Refuse Removal	4,200	1,844	43.90%	1,238
R&M-Clubhouse	11,000	3,142	28.56%	87
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	4,132	42.60%	2,979
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	161	32.20%	161
Misc-Contingency	8,000	70	0.88%	30
<b>Total Parks and Recreation</b>	<b>57,891</b>	<b>16,080</b>	<b>27.78%</b>	<b>8,792</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-22 ACTUAL
<b><u>Common Area</u></b>				
Contracts-Landscape	59,352	9,612	16.19%	4,666
R&M-Common Area	3,500	2,485	71.00%	2,485
R&M-Other Landscape	10,000	750	7.50%	-
<b>Total Common Area</b>	<b>72,852</b>	<b>12,847</b>	<b>17.63%</b>	<b>7,151</b>
<b>TOTAL EXPENDITURES</b>	<b>719,581</b>	<b>179,931</b>	<b>25.00%</b>	<b>106,380</b>
Excess (deficiency) of revenues				
Over (under) expenditures	69,488	(122,473)	0.00%	(50,001)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	69,488	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>69,488</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 69,488	\$ (122,473)	0.00%	\$ (50,001)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>559,171</b>	<b>559,171</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 628,659</b>	<b>\$ 436,698</b>		

VillaSol CDD  
Community Development District

*Balance Sheet*

**Notes to the Financial Statements**

**Assets**

- ▶ Accounts Receivable represents amount due from Truist Bank due to transaction fraud.
- ▶ District has one MMA. (See Cash & Investments Report for details)
- ▶ Deposit with KUA, confirmed on 6/27/22.

**Liabilities**

- ▶ Accounts Payable represents invoices received that will be paid in following month.
- ▶ Accrued Expenses represents monthly services for Churchills Pools Services .
- ▶ Due to Other Funds represents debt service portion of assessment received, transfer will be done on January 3rd , 2023.

**Fund Balance**

- ▶ In the General Fund, the District has one assigned Operating Reserves.

VILLASOL  
Community Development District

Expenditures and Fund Balances

All Funds

Notes to the Financial Statements  
November 30, 2022

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administration</u></b>				
P/R Board of Supervisor	\$8,000	\$1,000	13%	Board members attend meetings as of November 2022.
Fica Taxes	\$612	\$77	13%	Due to board members meeting as of November 2022.
ProfServ-Engineering	\$27,200	\$5,553	20%	General engineering: CDD meeting: site visit to inspection erosion on pond banks.
ProfServ-Legal Services	\$25,000	\$5,846	23%	General matters through current month.
ProfService-Trustee	\$6,410	\$2,671	42%	Portion of Trustee fees 10/01/2022-02/28/2023.
Communication-Telephone	\$3,600	\$801	22%	Charter communications services through current month.
Insurance - General Liability	\$22,337	\$16,069	72%	Total premium with Public Risk Insurance Agency, paid in full.
Miscellaneous Services	\$1,000	\$592	59%	Inframark services and monthly bank fees.
Misc-Web Hosting	\$2,150	\$404	19%	Website services through current month.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.
<b><u>Landscape Services</u></b>				
Contracts-Lake and Wetland	\$8,034	\$1,337	17%	Services through current month and extra .
<b><u>Gatehouse</u></b>				
Contract-Security Services	\$88,045	\$16,340	19%	Services through current month and alarm monitoring services.
<b><u>Road and Street Facilities</u></b>				
R&M-Roads & Alleways	\$20,000	\$19,134	96%	Inframark, LLC : Maintenance Man Work Order#WOVS02262022.
R&M-Pipe Inlet and Structure	\$183,000	\$59,137	32%	Stormwater repairs, Pipe Inlet structure repairs.
<b><u>Parks and Recreation-General</u></b>				
Contracts-Security Services	\$6,663	\$4,973	75%	Security Services from Magnosec Corp through current month.
Utility-Refuse Removal	\$4,200	\$1,844	44%	Waste Management Services through current month.
R&M-Clubhouse	\$11,000	\$3,142	29%	Services from Exercise Systems, Inc for room flooring.
R&M Pools	\$9,700	\$4,132	43%	Pools repair and chemicals purchase.
Misc-Access Control Software	\$500	\$161	32%	Services from Servusat, LLC for software activation.
<b><u>Common Area</u></b>				
R&M-Common Area	\$3,500	\$2,485	71%	Inframark, LLC : Maintenance Man Work Order#WOVS02262022.

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-22 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 100	\$ 3	3.00%	\$ 1
Special Assmnts- Tax Collector	221,580	15,606	7.04%	15,606
Special Assmnts- Discounts	(8,863)	(665)	7.50%	(665)
<b>TOTAL REVENUES</b>	<b>212,817</b>	<b>14,944</b>	<b>7.02%</b>	<b>14,942</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	3,324	299	9.00%	299
<b>Total Administration</b>	<b>3,324</b>	<b>299</b>	<b>9.00%</b>	<b>299</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	125,000	-	0.00%	-
Principal Debt Retirement A-2	20,000	-	0.00%	-
Interest Expense Series A-1	50,951	25,476	50.00%	25,476
Interest Expense Series A-2	14,763	7,381	50.00%	7,381
<b>Total Debt Service</b>	<b>210,714</b>	<b>32,857</b>	<b>15.59%</b>	<b>32,857</b>
<b>TOTAL EXPENDITURES</b>	<b>214,038</b>	<b>33,156</b>	<b>15.49%</b>	<b>33,156</b>

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

For the Period Ending November 30, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>NOV-22 ACTUAL</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,221)	(18,212)	0.00%	(18,214)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(1,221)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,221)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (1,221)	\$ (18,212)	0.00%	\$ (18,214)
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>235,791</b>	<b>235,791</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 234,570</b>	<b>\$ 217,579</b>		

VillaSol  
Community Development District

**Supporting Schedules**

**November 30, 2022**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Debt Service Series 2018 Fund
ASSESSMENTS LEVIED FY2023				<b>\$ 1,034,673</b>	<b>\$ 813,093</b>	<b>\$ 221,580</b>
Allocation %				100%	79%	21%
11/18/22	\$ 13,808	\$ 785	\$ 282	\$ 14,875	\$ 11,689	\$ 3,186
11/22/22	\$ 54,563	\$ 2,320	\$ 1,114	\$ 57,997	\$ 45,577	\$ 12,420
<b>TOTAL</b>	<b>\$ 68,371</b>	<b>\$ 3,105</b>	<b>\$ 1,395</b>	<b>\$ 72,872</b>	<b>\$ 57,266</b>	<b>\$ 15,606</b>
% COLLECTED				7.04%	7.04%	7.04%
<b>TOTAL OUTSTANDING</b>				<b>\$ 961,801</b>	<b>\$ 755,827</b>	<b>\$ 205,974</b>

**Cash and Investment Report**  
*November 30, 2022*

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$103,069 *
Checking Account - Operating	Bank United	N/A	N/A	\$201,428
Money Market Account	Bank United	Money Market	2.10%	\$201,830
			SubTotal	<u>\$506,327</u>
<b>DEBT SERVICE FUND</b>				
Prepayment Fund (A-1)	US Bank	US Bank Commercial Paper	0.05%	\$5,000
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Commercial Paper	0.05%	\$17,938
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Commercial Paper	0.05%	\$87,273
Series 2018 A1 & A2 Revenue Fund	US Bank	US Bank Commercial Paper	0.05%	\$91,045
			SubTotal	<u>\$201,255</u>
			<b>Total</b>	<b><u>\$707,582</u></b>

\* Notes: Account will be closed in December 2022.

Bank Account No. 1345 Bank United Checking (New)  
 Statement No. 11-2022  
 Statement Date 11/30/2022

<b>G/L Balance (LCY)</b>	201,427.86	<b>Statement Balance</b>	205,273.47
<b>G/L Balance</b>	201,427.86	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	205,273.47
<b>Subtotal</b>	201,427.86	<b>Outstanding Checks</b>	3,845.61
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	201,427.86	<b>Ending Balance</b>	201,427.86
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
11/15/2022	Payment	005509	MAGNOSEC CORP	1,173.00	0.00	1,173.00
11/22/2022	Payment	005510	FED EX	12.61	0.00	12.61
11/30/2022	Payment	005511	BRIGHTVIEW LANDSCAPE SVC	750.00	0.00	750.00
11/30/2022	Payment	005512	DEWBERRY ENGINEERS INC	1,910.00	0.00	1,910.00
<b>Total Outstanding Checks.....</b>				<b>3,845.61</b>		<b>3,845.61</b>

Bank Account No. 1613 TRUIST (SunTrust) GF (Old)  
 Statement No. 11-2022  
 Statement Date 11/30/2022

<b>G/L Balance (LCY)</b>	103,068.78	<b>Statement Balance</b>	103,068.78
<b>G/L Balance</b>	103,068.78	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	103,068.78
<b>Subtotal</b>	103,068.78	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	103,068.78	<b>Ending Balance</b>	103,068.78
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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VillaSol  
Community Development District

**Check Register**

**October - November 2022**

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 005333</b>								
001	10/03/22	BRIGHTVIEW LANDSCAPE SVC	8043178	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005334</b>								
001	10/03/22	ENVERA SYSTEMS	719294	GATE ACCESS OCT 2022	Contracts-Security Services	534037-53904	\$7,337.13	
001	10/03/22	ENVERA SYSTEMS	719293	SEC SVCS OCT 2022	Contracts-Security Services	534037-53904	\$1,665.84	
001	10/03/22	ENVERA SYSTEMS	00051917	GATE REPAIRS	REPLACED DAMAGE EQUIP.	546035-53904	\$145.00	
001	10/03/22	ENVERA SYSTEMS	00050267	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$38.00	
							<b>Check Total</b>	<b>\$9,185.97</b>
<b>CHECK # 005335</b>								
001	10/13/22	BRIGHTVIEW LANDSCAPE SVC	8090087	OCT 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00	
							<b>Check Total</b>	<b>\$4,946.00</b>
<b>CHECK # 005336</b>								
001	10/13/22	CLARK & ALBAUGH, LLP	18110	GEN MATTERS THRU SEPT 2022	ProfServ-Legal Services	531023-51401	\$2,508.00	
							<b>Check Total</b>	<b>\$2,508.00</b>
<b>CHECK # 005337</b>								
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	Postage and Freight	541006-51301	\$10.26	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	GO DADDY	549915-51301	\$151.52	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Dissemination Agent	531012-51301	\$1,000.00	
							<b>Check Total</b>	<b>\$9,078.45</b>
<b>CHECK # 005338</b>								
001	10/13/22	INNERSYNC STUDIO LTD	20681	WEBSITE SVCS / ADA COMPLAINCE	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	<b>\$388.13</b>
<b>CHECK # 005339</b>								
001	10/13/22	MAGNOSEC CORP	953	SEC SVCS 9/5-9/19/22	Contracts-Security Services	534037-57208	\$1,173.00	
							<b>Check Total</b>	<b>\$1,173.00</b>
<b>CHECK # 005340</b>								
001	10/13/22	OSCEOLA COUNTY SHERIFF'S OFFICE	53811	SEC SVCS - SHERIFF 9/13/22	Contracts-Sheriff	534100-57201	\$203.08	
							<b>Check Total</b>	<b>\$203.08</b>
<b>CHECK # 005341</b>								
001	10/13/22	TECHNI-POOLS	47770	SEPT MONTHLY POOL SVCS / REPAIRS	Contracts-Pools	534078-57208	\$1,115.50	
001	10/13/22	TECHNI-POOLS	47770	SEPT MONTHLY POOL SVCS / REPAIRS	R&M-Pools	546074-57208	\$613.00	
001	10/13/22	TECHNI-POOLS	47864	POOL / SPA REPAIRS	R&M-Pools	546074-57201	\$4,224.51	
							<b>Check Total</b>	<b>\$5,953.01</b>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 005342</b>								
001	10/13/22	TERMINIX PROCESSING CENTER	424275086	PEST CONTROL 8/1/22	PEST CONTROL 4/5/22	546015-57201	\$81.00	
							<b>Check Total</b>	\$81.00
<b>CHECK # 005343</b>								
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	POOL SAFETY LATCH	546074-57201	\$169.86	
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	SUPPLIES FOR REC CENTER	546078-57201	\$66.21	
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	OIL / GREASE	549900-57201	\$60.12	
							<b>Check Total</b>	\$296.19
<b>CHECK # 005344</b>								
001	10/24/22	DEWBERRY ENGINEERS INC	2188946	ENG SVCS THRU SEPT 2022	ProfServ-Engineering	531013-51501	\$3,642.50	
							<b>Check Total</b>	\$3,642.50
<b>CHECK # 005345</b>								
001	10/24/22	EGIS INSURANCE ADVISORS	17494	INS POLICY 10/1/22-10/1/2023	Insurance - General Liability	545002-51301	\$16,069.00	
							<b>Check Total</b>	\$16,069.00
<b>CHECK # 005346</b>								
001	10/24/22	MAGNOSEC CORP	968	SEC SVCS 9/19-10/2/22	Contracts-Security Services	534037-53901	\$586.50	
001	10/24/22	MAGNOSEC CORP	939	SEC SVCS 8/22-9/4/22	Contracts-Security Services	534037-57208	\$1,173.00	
001	10/24/22	MAGNOSEC CORP	926	SEC SVCS 8/8-8/21/22	Contracts-Security Services	534037-57208	\$1,173.00	
							<b>Check Total</b>	\$2,932.50
<b>CHECK # 005347</b>								
001	10/24/22	SERVUSAT, LLC	4276		Misc-Access Control Software	549003-57201	\$1,510.00	
							<b>Check Total</b>	\$1,510.00
<b>CHECK # 005348</b>								
001	10/24/22	SOLITUDE LAKE MANAGEMENT	PSI-07086	SEPT LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$668.37	
001	10/24/22	SOLITUDE LAKE MANAGEMENT	PSI-16407	OCT 2022 LAKE MAINT	Contracts-Lake and Wetland	534021-53902	\$668.37	
							<b>Check Total</b>	\$1,336.74
<b>CHECK # 005349</b>								
001	10/24/22	TECHNI-POOLS	48072	OCT 2022 POOL MAINT	Contracts-Pools	534078-57201	\$1,153.00	
							<b>Check Total</b>	\$1,153.00
<b>CHECK # 005350</b>								
001	10/24/22	TERMINIX PROCESSING CENTER	425390547	PEST CONTROL 9/6/22	PEST CONTROL	546015-57201	\$87.00	
							<b>Check Total</b>	\$87.00
<b>CHECK # 005351</b>								
001	10/24/22	TERRACON CONSULTANTS INC	TH42897	GEOTECHNICAL ENGG REPORT 9/22/22	ProfServ-Engineering	531013-51501	\$16,000.00	
							<b>Check Total</b>	\$16,000.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 005352</b>								
001	11/01/22	DEPT OF ECONOMIC OPPORTUNITY	86600	DISTRICT FILING FEES FY 2022/23	FY 2022/23 DISTRICT FILING FEES	554007-51301	\$175.00	
							<b>Check Total</b>	<u>\$175.00</u>
<b>CHECK # 005353</b>								
001	11/01/22	ENVERA SYSTEMS	720380	GATE ACCESS	Contracts-Security Services	534037-53904	\$7,337.13	
							<b>Check Total</b>	<u>\$7,337.13</u>
<b>CHECK # 005354</b>								
001	11/01/22	MAGNOSEC CORP	975	SEC SVCS 10/3-10/16/22	Contracts-Security Services	534037-57208	\$1,260.98	
							<b>Check Total</b>	<u>\$1,260.98</u>
<b>CHECK # 005360</b>								
001	11/03/22	BRIGHTVIEW LANDSCAPE SVC	8133349		Contracts-Landscape	534050-53901	\$4,666.00	
							<b>Check Total</b>	<u>\$4,666.00</u>
<b>CHECK # 005361</b>								
001	11/03/22	EXERCISE SYSTEMS INC	048793	FITNESS ROOM - FLOORING	R&M-Clubhouse	546015-57201	\$1,915.00	
001	11/03/22	EXERCISE SYSTEMS INC	049039	FITNESS ROOM FLOORING	R&M-Clubhouse	546015-57201	\$204.00	
001	11/03/22	EXERCISE SYSTEMS INC	25305	PREVENTIVE MAINT 0/14/22	R&M-Clubhouse	546015-57201	\$180.00	
							<b>Check Total</b>	<u>\$2,299.00</u>
<b>CHECK # 005362</b>								
001	11/03/22	THE HOME DEPOT	5091388		MAINT SUPPLIES CLUBHOUSE	546015-57201	\$85.92	
001	11/03/22	THE HOME DEPOT	5091388		VENT REGISTERS	546015-57201	\$53.73	
001	11/03/22	THE HOME DEPOT	5091388		BALLIST	546015-57201	\$59.94	
001	11/03/22	THE HOME DEPOT	5091388		CLEANING SUPPLIES	546015-57201	\$106.65	
001	11/03/22	THE HOME DEPOT	5091388		MISC MAINT TOOLS	549900-57201	\$39.88	
							<b>Check Total</b>	<u>\$346.12</u>
<b>CHECK # 005502</b>								
001	11/11/22	CLARK & ALBAUGH, LLP	18151	GEN MATTERS THRU NOV 2022	GEN MATTERS THRU SEPT 2022	531023-51401	\$2,820.00	
							<b>Check Total</b>	<u>\$2,820.00</u>
<b>CHECK # 005503</b>								
001	11/11/22	FED EX	7-932-99223	OCT POSTAGE	Postage and Freight	541006-51301	\$55.41	
							<b>Check Total</b>	<u>\$55.41</u>
<b>CHECK # 005504</b>								
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,034.17	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	Postage and Freight	541006-51301	\$5.13	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	GO DADDY	549915-51301	\$15.64	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	DRYWALL REPAIRS/SIGNAGE	546015-57201	\$450.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	INSTALL TRAFFIC SPIKES	546081-54101	\$19,134.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	COPIES	547001-51301	\$8.25	
							<b>Check Total</b>	<u>\$27,647.19</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005506</b>							
001	11/11/22	OSCEOLA COUNTY TAX COLLECTOR	C00B1-110422	NON ADVALOREM ASSESSMENTS 2022	Misc-Assessmnt Collection Cost	549070-51301	\$389.32
001	11/11/22	OSCEOLA COUNTY TAX COLLECTOR	C00B0-110422	NON ADVALOREM ASSESSMENTS 2022	Misc-Assessmnt Collection Cost	549070-51301	\$93.98
<b>Check Total</b>							<b>\$483.30</b>
<b>CHECK # 005507</b>							
001	11/11/22	TECHNI-POOLS	48348	NOV POOL SVCS	Contracts-Pools	534078-57201	\$1,553.00
<b>Check Total</b>							<b>\$1,553.00</b>
<b>CHECK # 005509</b>							
001	11/15/22	MAGNOSEC CORP	998	SEC SVCS 10/17-10/30/22	Contracts-Security Services	534037-57208	\$1,260.98
001	11/15/22	MAGNOSEC CORP	998	CM TO REMOVE SALES TAX	Contracts-Security Services	534037-57208	(\$87.98)
<b>Check Total</b>							<b>\$1,173.00</b>
<b>CHECK # 005510</b>							
001	11/22/22	FED EX	7-939-43296	NOV POSTAGE	Postage and Freight	541006-51301	\$12.61
<b>Check Total</b>							<b>\$12.61</b>
<b>CHECK # 005511</b>							
001	11/30/22	BRIGHTVIEW LANDSCAPE SVC	8156892	IRR REPAIRS	R&M-Parks	546066-53901	\$750.00
<b>Check Total</b>							<b>\$750.00</b>
<b>CHECK # 005512</b>							
001	11/30/22	DEWBERRY ENGINEERS INC	2202087	ENGG SVCS THRU OCT 2022	ProfServ-Engineering	531013-51501	\$1,910.00
<b>Check Total</b>							<b>\$1,910.00</b>
<b>CHECK # 207</b>							
001	10/24/22	VILLA SOL CDD	10142022-XFER	TRFR FUNDS FROM BU TO 1613	Cash with Fiscal Agent	103000	\$20,000.00
<b>Check Total</b>							<b>\$20,000.00</b>
<b>CHECK # 208</b>							
001	10/28/22	VILLA SOL CDD	10262022-XFER	TRFR FROM BUMMA TO NEW CHECKING	Cash with Fiscal Agent	103000	\$20,000.00
<b>Check Total</b>							<b>\$20,000.00</b>
<b>CHECK # DD484</b>							
001	10/04/22	KUA	091422 ACH	BILL PRD 8/6-9/4/22	Utility - General	543001-53903	\$3,543.99
<b>Check Total</b>							<b>\$3,543.99</b>
<b>CHECK # DD485</b>							
001	10/04/22	TOHO WATER AUTHORITY	090622 ACH	BILLPRD 8/6-9/6/22	Utility - General	543001-53903	\$626.78
<b>Check Total</b>							<b>\$626.78</b>
<b>CHECK # DD486</b>							
001	10/04/22	CHARTER COMMUNICATIONS	037311801091522	BILL PRD 9/14-10/13/22 CBHS	Communication - Telephone	541003-51301	\$124.30
<b>Check Total</b>							<b>\$124.30</b>
<b>CHECK # DD487</b>							
001	10/04/22	CHARTER COMMUNICATIONS	068176902091822	BILL PRD 9/17-10/16/22 OFFICE	Communication - Telephone	541003-51301	\$382.47
<b>Check Total</b>							<b>\$382.47</b>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 10/01/22 to 11/30/22  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # DD488</b>								
001	10/26/22	WASTE MANAGEMENT	0018591-0180-8	REFUSE REMOVAL OCT 2022	Utility - Refuse Removal	543020-53901	\$606.57	
							<b>Check Total</b>	\$606.57
<b>CHECK # DD489</b>								
001	11/03/22	CHARTER COMMUNICATIONS	068176902101822	BILL PRD 10/17-11/16/22	Communication - Telephone	541003-51301	\$276.04	
							<b>Check Total</b>	\$276.04
<b>CHECK # DD490</b>								
001	11/03/22	KUA	101422 ACH	BILL PRD 9/4-10/5/22	Utility - General	543001-53903	\$3,634.79	
							<b>Check Total</b>	\$3,634.79
<b>CHECK # DD491</b>								
001	11/03/22	TOHO WATER AUTHORITY	100622 ACH	BILL PRD 9/6-10/6/22	Utility - General	543001-53903	\$618.13	
							<b>Check Total</b>	\$618.13
<b>CHECK # DD492</b>								
001	11/01/22	CHARTER COMMUNICATIONS	037311801101522	BILL PRD 10/14-11/13/22	Communication - Telephone	541003-51301	\$124.30	
							<b>Check Total</b>	\$124.30
<b>CHECK # DD493</b>								
001	10/15/22	CHARTER COMMUNICATIONS	077902902093022	BILL PRD 09/28-10/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							<b>Check Total</b>	\$239.96
<b>CHECK # DD494</b>								
001	11/24/22	WASTE MANAGEMENT	0025583-0180-6 ACH	REFUSE REMOVAL NOV 2022	Utility - Refuse Removal	543020-53901	\$618.81	
							<b>Check Total</b>	\$618.81
<b>CHECK # DD610</b>								
001	11/30/22	WASTE MANAGEMENT	0025583-0180-6	REFUSE REMOVAL - NOV 2022	REFUSE REMOVAL NOV 2022	543020-57201	\$618.81	
							<b>Check Total</b>	\$618.81
<b>CHECK # 005355</b>								
001	11/03/22	RAMON E. BERMUDEZ	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005356</b>								
001	11/03/22	SERVANDO JR COMAS	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005357</b>								
001	11/03/22	MICHAEL J. EDGECOMBE	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005358</b>								
001	11/03/22	MARK A. GOSDIN	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005359</b>								
001	11/03/22	CAMILO NIN CURY	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
							<b>Fund Total</b>	\$186,036.76
							<b>Total Checks Paid</b>	\$186,036.76

# **Subsection 8C**

# **Check Register**

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>GENERAL FUND - 001</b>								
<b>CHECK # 005333</b>								
001	10/03/22	BRIGHTVIEW LANDSCAPE SVC	8043178	SEPT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,666.00	
							<b>Check Total</b>	<b>\$4,666.00</b>
<b>CHECK # 005334</b>								
001	10/03/22	ENVERA SYSTEMS	719294	GATE ACCESS OCT 2022	Contracts-Security Services	534037-53904	\$7,337.13	
001	10/03/22	ENVERA SYSTEMS	719293	SEC SVCS OCT 2022	Contracts-Security Services	534037-53904	\$1,665.84	
001	10/03/22	ENVERA SYSTEMS	00051917	GATE REPAIRS	REPLACED DAMAGE EQUIP.	546035-53904	\$145.00	
001	10/03/22	ENVERA SYSTEMS	00050267	GATE REPAIRS	R&M-Gatehouse	546035-53904	\$38.00	
							<b>Check Total</b>	<b>\$9,185.97</b>
<b>CHECK # 005335</b>								
001	10/13/22	BRIGHTVIEW LANDSCAPE SVC	8090087	OCT 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00	
							<b>Check Total</b>	<b>\$4,946.00</b>
<b>CHECK # 005336</b>								
001	10/13/22	CLARK & ALBAUGH, LLP	18110	GEN MATTERS THRU SEPT 2022	ProfServ-Legal Services	531023-51401	\$2,508.00	
							<b>Check Total</b>	<b>\$2,508.00</b>
<b>CHECK # 005337</b>								
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	Postage and Freight	541006-51301	\$10.26	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	GO DADDY	549915-51301	\$151.52	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	10/13/22	INFRAMARK, LLC	83116	SEPT 2022 MGMT FEES	ProfServ-Dissemination Agent	531012-51301	\$1,000.00	
							<b>Check Total</b>	<b>\$9,078.45</b>
<b>CHECK # 005338</b>								
001	10/13/22	INNERSYNC STUDIO LTD	20681	WEBSITE SVCS / ADA COMPLAINCE	Misc-Web Hosting	549915-51301	\$388.13	
							<b>Check Total</b>	<b>\$388.13</b>
<b>CHECK # 005339</b>								
001	10/13/22	MAGNOSEC CORP	953	SEC SVCS 9/5-9/19/22	Contracts-Security Services	534037-57208	\$1,173.00	
							<b>Check Total</b>	<b>\$1,173.00</b>
<b>CHECK # 005340</b>								
001	10/13/22	OSCEOLA COUNTY SHERIFF'S OFFICE	53811	SEC SVCS - SHERIFF 9/13/22	Contracts-Sheriff	534100-57201	\$203.08	
							<b>Check Total</b>	<b>\$203.08</b>
<b>CHECK # 005341</b>								
001	10/13/22	TECHNI-POOLS	47770	SEPT MONTHLY POOL SVCS / REPAIRS	Contracts-Pools	534078-57208	\$1,115.50	
001	10/13/22	TECHNI-POOLS	47770	SEPT MONTHLY POOL SVCS / REPAIRS	R&M-Pools	546074-57208	\$613.00	
001	10/13/22	TECHNI-POOLS	47864	POOL / SPA REPAIRS	R&M-Pools	546074-57201	\$4,224.51	
							<b>Check Total</b>	<b>\$5,953.01</b>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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**For the Period from 10/01/22 to 11/30/22**  
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 005342</b>								
001	10/13/22	TERMINIX PROCESSING CENTER	424275086	PEST CONTROL 8/1/22	PEST CONTROL 4/5/22	546015-57201	\$81.00	
							<b>Check Total</b>	\$81.00
<b>CHECK # 005343</b>								
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	POOL SAFETY LATCH	546074-57201	\$169.86	
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	SUPPLIES FOR REC CENTER	546078-57201	\$66.21	
001	10/13/22	THE HOME DEPOT	090522-9241	SUPPLIES FOR REQ CENTER	OIL / GREASE	549900-57201	\$60.12	
							<b>Check Total</b>	\$296.19
<b>CHECK # 005344</b>								
001	10/24/22	DEWBERRY ENGINEERS INC	2188946	ENG SVCS THRU SEPT 2022	ProfServ-Engineering	531013-51501	\$3,642.50	
							<b>Check Total</b>	\$3,642.50
<b>CHECK # 005345</b>								
001	10/24/22	EGIS INSURANCE ADVISORS	17494	INS POLICY 10/1/22-10/1/2023	Insurance - General Liability	545002-51301	\$16,069.00	
							<b>Check Total</b>	\$16,069.00
<b>CHECK # 005346</b>								
001	10/24/22	MAGNOSEC CORP	968	SEC SVCS 9/19-10/2/22	Contracts-Security Services	534037-53901	\$586.50	
001	10/24/22	MAGNOSEC CORP	939	SEC SVCS 8/22-9/4/22	Contracts-Security Services	534037-57208	\$1,173.00	
001	10/24/22	MAGNOSEC CORP	926	SEC SVCS 8/8-8/21/22	Contracts-Security Services	534037-57208	\$1,173.00	
							<b>Check Total</b>	\$2,932.50
<b>CHECK # 005347</b>								
001	10/24/22	SERVUSAT, LLC	4276		Misc-Access Control Software	549003-57201	\$1,510.00	
							<b>Check Total</b>	\$1,510.00
<b>CHECK # 005348</b>								
001	10/24/22	SOLITUDE LAKE MANAGEMENT	PSI-07086	SEPT LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$668.37	
001	10/24/22	SOLITUDE LAKE MANAGEMENT	PSI-16407	OCT 2022 LAKE MAINT	Contracts-Lake and Wetland	534021-53902	\$668.37	
							<b>Check Total</b>	\$1,336.74
<b>CHECK # 005349</b>								
001	10/24/22	TECHNI-POOLS	48072	OCT 2022 POOL MAINT	Contracts-Pools	534078-57201	\$1,153.00	
							<b>Check Total</b>	\$1,153.00
<b>CHECK # 005350</b>								
001	10/24/22	TERMINIX PROCESSING CENTER	425390547	PEST CONTROL 9/6/22	PEST CONTROL	546015-57201	\$87.00	
							<b>Check Total</b>	\$87.00
<b>CHECK # 005351</b>								
001	10/24/22	TERRACON CONSULTANTS INC	TH42897	GEOTECHNICAL ENGG REPORT 9/22/22	ProfServ-Engineering	531013-51501	\$16,000.00	
							<b>Check Total</b>	\$16,000.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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<b>CHECK # 005352</b>								
001	11/01/22	DEPT OF ECONOMIC OPPORTUNITY	86600	DISTRICT FILING FEES FY 2022/23	FY 2022/23 DISTRICT FILING FEES	554007-51301	\$175.00	
							<b>Check Total</b>	<u>\$175.00</u>
<b>CHECK # 005353</b>								
001	11/01/22	ENVERA SYSTEMS	720380	GATE ACCESS	Contracts-Security Services	534037-53904	\$7,337.13	
							<b>Check Total</b>	<u>\$7,337.13</u>
<b>CHECK # 005354</b>								
001	11/01/22	MAGNOSEC CORP	975	SEC SVCS 10/3-10/16/22	Contracts-Security Services	534037-57208	\$1,260.98	
							<b>Check Total</b>	<u>\$1,260.98</u>
<b>CHECK # 005360</b>								
001	11/03/22	BRIGHTVIEW LANDSCAPE SVC	8133349		Contracts-Landscape	534050-53901	\$4,666.00	
							<b>Check Total</b>	<u>\$4,666.00</u>
<b>CHECK # 005361</b>								
001	11/03/22	EXERCISE SYSTEMS INC	048793	FITNESS ROOM - FLOORING	R&M-Clubhouse	546015-57201	\$1,915.00	
001	11/03/22	EXERCISE SYSTEMS INC	049039	FITNESS ROOM FLOORING	R&M-Clubhouse	546015-57201	\$204.00	
001	11/03/22	EXERCISE SYSTEMS INC	25305	PREVENTIVE MAINT 0/14/22	R&M-Clubhouse	546015-57201	\$180.00	
							<b>Check Total</b>	<u>\$2,299.00</u>
<b>CHECK # 005362</b>								
001	11/03/22	THE HOME DEPOT	5091388		MAINT SUPPLIES CLUBHOUSE	546015-57201	\$85.92	
001	11/03/22	THE HOME DEPOT	5091388		VENT REGISTERS	546015-57201	\$53.73	
001	11/03/22	THE HOME DEPOT	5091388		BALLIST	546015-57201	\$59.94	
001	11/03/22	THE HOME DEPOT	5091388		CLEANING SUPPLIES	546015-57201	\$106.65	
001	11/03/22	THE HOME DEPOT	5091388		MISC MAINT TOOLS	549900-57201	\$39.88	
							<b>Check Total</b>	<u>\$346.12</u>
<b>CHECK # 005502</b>								
001	11/11/22	CLARK & ALBAUGH, LLP	18151	GEN MATTERS THRU NOV 2022	GEN MATTERS THRU SEPT 2022	531023-51401	\$2,820.00	
							<b>Check Total</b>	<u>\$2,820.00</u>
<b>CHECK # 005503</b>								
001	11/11/22	FED EX	7-932-99223	OCT POSTAGE	Postage and Freight	541006-51301	\$55.41	
							<b>Check Total</b>	<u>\$55.41</u>
<b>CHECK # 005504</b>								
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,034.17	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	Postage and Freight	541006-51301	\$5.13	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	GO DADDY	549915-51301	\$15.64	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	DRYWALL REPAIRS/SIGNAGE	546015-57201	\$450.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	INSTALL TRAFFIC SPIKES	546081-54101	\$19,134.00	
001	11/11/22	INFRAMARK, LLC	84687	OCT 2022 MGMT FEES	COPIES	547001-51301	\$8.25	
							<b>Check Total</b>	<u>\$27,647.19</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 005506</b>							
001	11/11/22	OSCEOLA COUNTY TAX COLLECTOR	C00B1-110422	NON ADVALOREM ASSESSMENTS 2022	Misc-Assessmnt Collection Cost	549070-51301	\$389.32
001	11/11/22	OSCEOLA COUNTY TAX COLLECTOR	C00B0-110422	NON ADVALOREM ASSESSMENTS 2022	Misc-Assessmnt Collection Cost	549070-51301	\$93.98
<b>Check Total</b>							<b>\$483.30</b>
<b>CHECK # 005507</b>							
001	11/11/22	TECHNI-POOLS	48348	NOV POOL SVCS	Contracts-Pools	534078-57201	\$1,553.00
<b>Check Total</b>							<b>\$1,553.00</b>
<b>CHECK # 005509</b>							
001	11/15/22	MAGNOSEC CORP	998	SEC SVCS 10/17-10/30/22	Contracts-Security Services	534037-57208	\$1,260.98
001	11/15/22	MAGNOSEC CORP	998	CM TO REMOVE SALES TAX	Contracts-Security Services	534037-57208	(\$87.98)
<b>Check Total</b>							<b>\$1,173.00</b>
<b>CHECK # 005510</b>							
001	11/22/22	FED EX	7-939-43296	NOV POSTAGE	Postage and Freight	541006-51301	\$12.61
<b>Check Total</b>							<b>\$12.61</b>
<b>CHECK # 005511</b>							
001	11/30/22	BRIGHTVIEW LANDSCAPE SVC	8156892	IRR REPAIRS	R&M-Parks	546066-53901	\$750.00
<b>Check Total</b>							<b>\$750.00</b>
<b>CHECK # 005512</b>							
001	11/30/22	DEWBERRY ENGINEERS INC	2202087	ENGG SVCS THRU OCT 2022	ProfServ-Engineering	531013-51501	\$1,910.00
<b>Check Total</b>							<b>\$1,910.00</b>
<b>CHECK # 207</b>							
001	10/24/22	VILLA SOL CDD	10142022-XFER	TRFR FUNDS FROM BU TO 1613	Cash with Fiscal Agent	103000	\$20,000.00
<b>Check Total</b>							<b>\$20,000.00</b>
<b>CHECK # 208</b>							
001	10/28/22	VILLA SOL CDD	10262022-XFER	TRFR FROM BUMMA TO NEW CHECKING	Cash with Fiscal Agent	103000	\$20,000.00
<b>Check Total</b>							<b>\$20,000.00</b>
<b>CHECK # DD484</b>							
001	10/04/22	KUA	091422 ACH	BILL PRD 8/6-9/4/22	Utility - General	543001-53903	\$3,543.99
<b>Check Total</b>							<b>\$3,543.99</b>
<b>CHECK # DD485</b>							
001	10/04/22	TOHO WATER AUTHORITY	090622 ACH	BILLPRD 8/6-9/6/22	Utility - General	543001-53903	\$626.78
<b>Check Total</b>							<b>\$626.78</b>
<b>CHECK # DD486</b>							
001	10/04/22	CHARTER COMMUNICATIONS	037311801091522	BILL PRD 9/14-10/13/22 CBHS	Communication - Telephone	541003-51301	\$124.30
<b>Check Total</b>							<b>\$124.30</b>
<b>CHECK # DD487</b>							
001	10/04/22	CHARTER COMMUNICATIONS	068176902091822	BILL PRD 9/17-10/16/22 OFFICE	Communication - Telephone	541003-51301	\$382.47
<b>Check Total</b>							<b>\$382.47</b>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund**  
**For the Period from 10/01/22 to 11/30/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # DD488</b>								
001	10/26/22	WASTE MANAGEMENT	0018591-0180-8	REFUSE REMOVAL OCT 2022	Utility - Refuse Removal	543020-53901	\$606.57	
							<b>Check Total</b>	\$606.57
<b>CHECK # DD489</b>								
001	11/03/22	CHARTER COMMUNICATIONS	068176902101822	BILL PRD 10/17-11/16/22	Communication - Telephone	541003-51301	\$276.04	
							<b>Check Total</b>	\$276.04
<b>CHECK # DD490</b>								
001	11/03/22	KUA	101422 ACH	BILL PRD 9/4-10/5/22	Utility - General	543001-53903	\$3,634.79	
							<b>Check Total</b>	\$3,634.79
<b>CHECK # DD491</b>								
001	11/03/22	TOHO WATER AUTHORITY	100622 ACH	BILL PRD 9/6-10/6/22	Utility - General	543001-53903	\$618.13	
							<b>Check Total</b>	\$618.13
<b>CHECK # DD492</b>								
001	11/01/22	CHARTER COMMUNICATIONS	037311801101522	BILL PRD 10/14-11/13/22	Communication - Telephone	541003-51301	\$124.30	
							<b>Check Total</b>	\$124.30
<b>CHECK # DD493</b>								
001	10/15/22	CHARTER COMMUNICATIONS	077902902093022	BILL PRD 09/28-10/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							<b>Check Total</b>	\$239.96
<b>CHECK # DD494</b>								
001	11/24/22	WASTE MANAGEMENT	0025583-0180-6 ACH	REFUSE REMOVAL NOV 2022	Utility - Refuse Removal	543020-53901	\$618.81	
							<b>Check Total</b>	\$618.81
<b>CHECK # DD610</b>								
001	11/30/22	WASTE MANAGEMENT	0025583-0180-6	REFUSE REMOVAL - NOV 2022	REFUSE REMOVAL NOV 2022	543020-57201	\$618.81	
							<b>Check Total</b>	\$618.81
<b>CHECK # 005355</b>								
001	11/03/22	RAMON E. BERMUDEZ	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005356</b>								
001	11/03/22	SERVANDO JR COMAS	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005357</b>								
001	11/03/22	MICHAEL J. EDGECOMBE	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005358</b>								
001	11/03/22	MARK A. GOSDIN	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
<b>CHECK # 005359</b>								
001	11/03/22	CAMILO NIN CURY	PAYROLL	November 03, 2022 Payroll Posting			\$184.70	
							<b>Check Total</b>	\$184.70
							<b>Fund Total</b>	\$186,036.76
							<b>Total Checks Paid</b>	\$186,036.76

# **Section 9**

## **Field Operations**

# **Subsection 9A**

## **Field Report**

# DECEMBER 2022 FIELD INSPECTION

Villa Sol CDD

Monday, December 12, 2022

Prepared For Board Of Supervisors

23 Item Identified

Freddy Blanco Field  
Manager  
Inframark

BLANCO





**Item 1**

Assigned To Bladerunner  
Landscaping

Trimming service at the parking lot  
is completed



**Item 2**

Assigned To Bladerunner  
Landscaping

Removal service from the palm tree  
is complete



**Item 3**

Assigned To Bladerunner  
Landscaping  
Mowing and edging service along  
Puerta del Sol Blvd is complete  
according to the schedule



**Item 4**

Assigned To Bladerunner  
Landscaping  
Trimming service of the tall grass  
located at the recreation center  
parking lot complete according to  
the schedule



**Item 5**

Assigned To Bladerunner  
Landscaping

Provide schedule for the trimming  
service of several low tree branches  
at the recreation center parking lot



**Item 6**

Assigned To Paverology LLC

Pavers repairs around the recreation  
center is ongoing



**Item 7**

Assigned To Bladerunner  
Landscaping

Provide Proposal for remove fallen  
tree behind the recreation center



**Item 8**

Assigned To Bladerunner  
Landscaping

Mowing service around the ponds is  
completed



**Item 9**

Assigned To Board Of Supervisors  
Damage caused by wild hogs  
continue to increase and being  
extremely visible close to the  
recreation center



**Item 10**

Assigned To Tecni-Pools  
Provide Proposal for a new handicap  
chair cover.



**Item 11**

Assigned To Exercise Systems  
Provide service repair for Treadmill  
next to the mirrors section



**Item 12**

Assigned To Inframark  
Provide service repair or installation  
of new cabinets lighting in the gym



**Item 13**

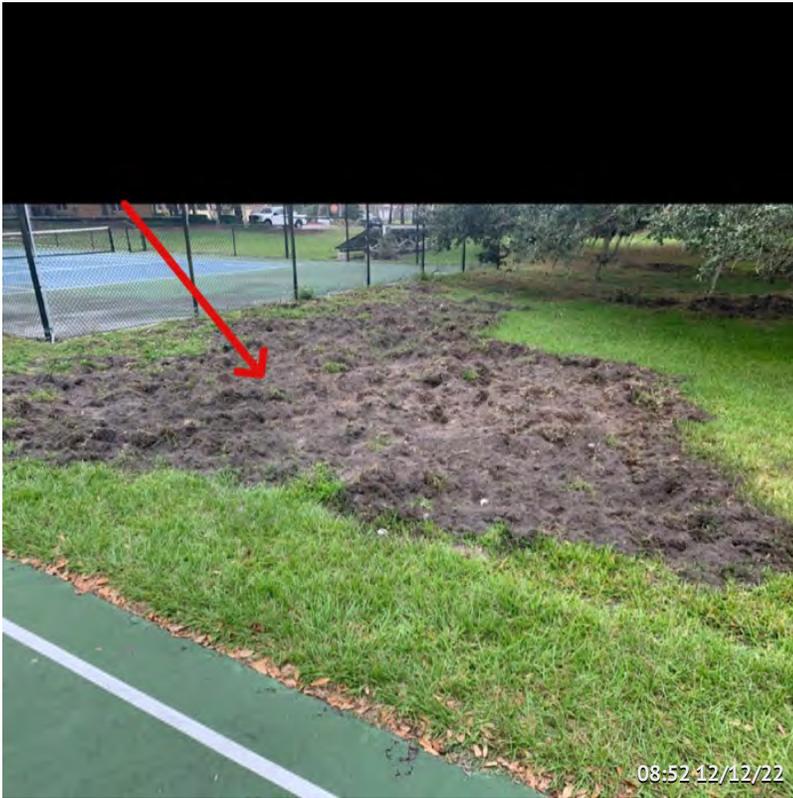
Assigned To Bladerunner  
Landscaping

Provide irrigation inspection and proposal for irrigation repair and grass installation at the recreation center entrance areas



**Item 14**

Assigned To Board Of Supervisors  
Damage caused by wild hogs  
continue to increase and being  
extremely visible around the ponds



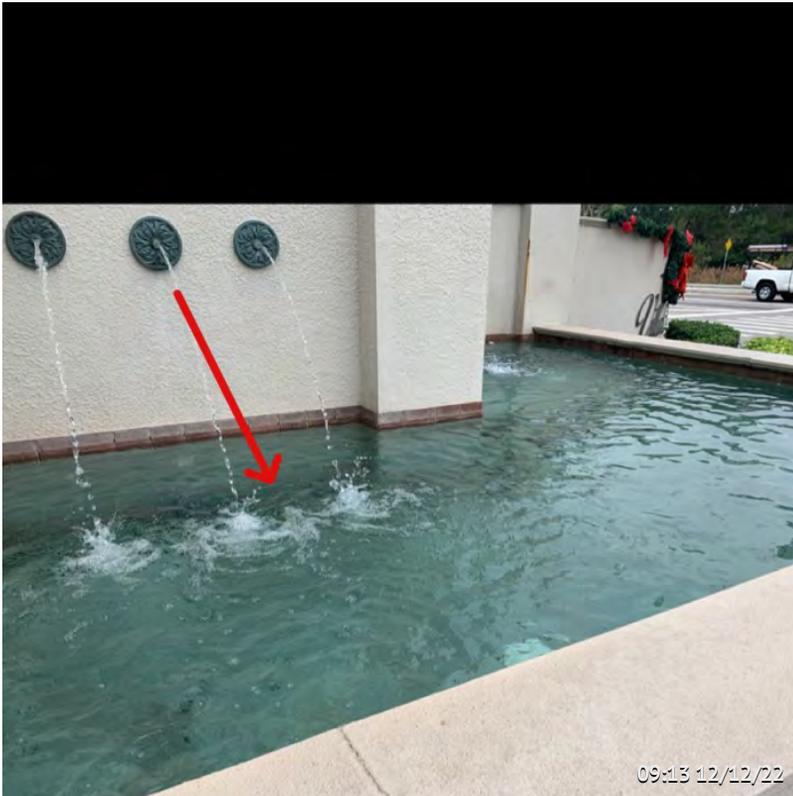
**Item 15**

Assigned To Board Of Supervisors  
Damage caused by wild hogs  
continue to increase and being  
extremely visible next to the tennis  
court



**Item 16**

Assigned To Inframark  
Provide schedule for repair of broken  
floor lamps at the security guard  
house



**Item 17**

Assigned To Tecni-Pools  
Display fountain in working under normal conditions



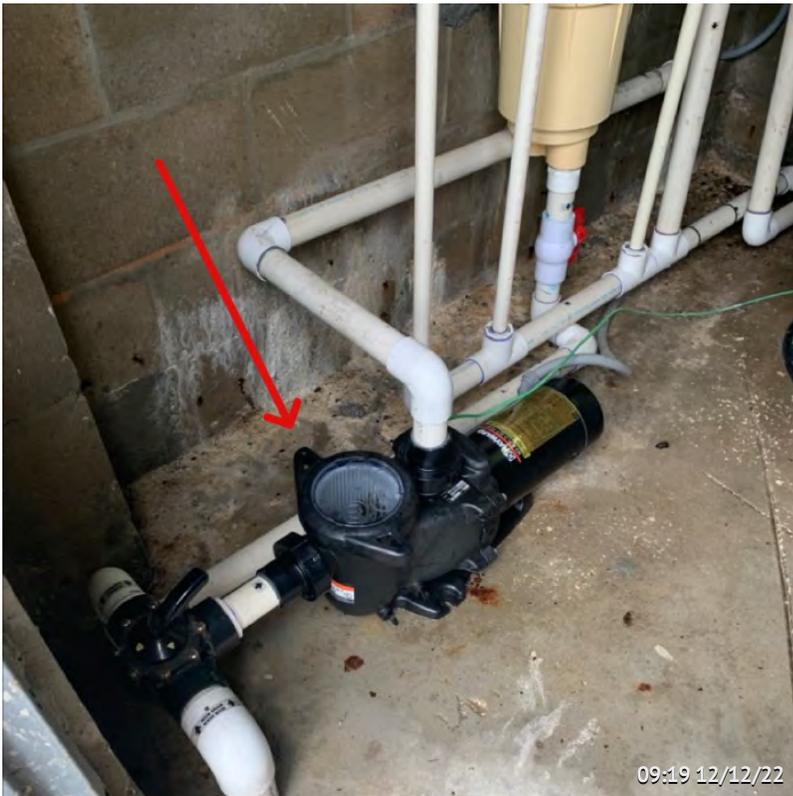
**Item 18**

Assigned To Inframark  
Rust spotted removal service from the entrance signs was complete



**Item 19**

Assigned To Inframark  
Provide work order for replr fixture  
lights located at the community  
entrance



**Item 20**

Assigned To Tecnni-Pools  
The display fountain New motor  
pump was installed and is working  
properly



**Item 21**

Assigned To Bladerunner  
Landscaping

Provide Proposal for remove 6 dead trees located in the bed at Puerta del Sol Blvd



**Item 22**

Assigned To Bladerunner  
Landscaping

Provide schedule for troubleshooting to the irrigation clock located at the small mechanical room at the entrance

## Field Inspection Follow Up

Assigned To Board Of Supervisors

Item 1 Palm tree support removal is complete.

Item 3, 6 and 12 Dead tree and broken branches tree removal service at Puerta del Sol Blvd complete.

Item 4, 5 and 15 Proposal for removal dead trees is still pending.

Item 8 Mulch service to the beds located at Siesta View Dr. Is complete.

Item 10 Debris removal service from the creek at Riachuelo Ln is completed.

Item 16 Small Basketball Court pressure washer service is completed.

Item 21 Floor lamp repair is still pending.

Item 22 Fountain display pump replacement service is completed.

# **Subsection 9Ai**

## **Bladerunners**



# **Subsection 9C**

## **Exercise Systems Proposals**

# **Subsection 9Ci**

**#0048997**

#



6881 Kingspointe Parkway  
Suite 10  
Orlando, FL 32819  
[www.exercisesystems.com](http://www.exercisesystems.com)

Office 407-996-8890 ext. 2  
Fax 407-292-1438  
Email [John@exercisesystems.com](mailto:John@exercisesystems.com)

RE: Villa Sol Multi-gym,

Hi Freddie-

Per our conversation the other day the Tuff Stuff Apollo 5 multi-gym in the Villa Sol Club House Fitness Center has reach end of life status. The machine is original to the property, it is a light commercial/residential machine and last of original machines still in the fitness center. Additionally, there are broken frame components on Leg Extension/ Leg Curl station that can not be repaired as the needed components are no longer available. If you have any questions, concerns and or need further clarification please let me know.

Best regards-

*John Young*

John Young  
Exercise Systems, Inc.

**Exercise Systems, Inc.****Show Room**

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

# Sales Proposal



Quote Number: 0048997  
 Agenda Page 114  
 Date 9/14/2022

Quote Expires on: 9/14/2022

Questions? Please call  
 John Young

**Customer:**

VILLA SOL  
 c/o Accounts Payable  
 610 Sycamore St  
 Celebration FL 34747  
 Omega 2

**Delivery Address:**

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

Model #	MFG	Description	Price	Qty	Ext
OM2	Batca Fitness	Multi- Station 2 Stack Chest Press, Lat Pulldown/High Swiveling Pulley, AbCrunch/ Mid Pulley, Chest Supported Mid Row, Cable Arms, Shoulder Press, Pec Fly, Bicep Curl, Inner/Outer Thigh, Glute Kick, Upright Row , Shoulder Press,	\$7,195.00	1	\$7,195.00
DIS	SERVICE E	Discount- Preferred Pricing	(\$1,950.00)	1	(\$1,950.00)
Frght	SERVICE	Freight- In bound -no tax	\$490.00	1	\$490.00
D&I	SERVICE	Delivery & Installation- INCLUDES REMOVAL AND DISPOSAL OF OLD MACHINE	\$370.00	1	\$370.00

Terms: **NET 30**

Signed: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

<b>Sub-Total</b>	\$6,105.00
<b>Tax</b>	
<b>Total</b>	<b>\$6,105.00</b>

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# **Subsection 9Cii**

**#0048962**

**Exercise Systems, Inc.****Show Room**

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

# Sales Proposal



Quote Number: 0048962  
 Date: 9/9/2022

Agenda Page 116

Quote Expires on: 11/8/2022

Questions? Please call  
 John Young

**Customer:**

VILLA SOL  
 c/o Accounts Payable  
 610 Sycamore St  
 Celebration FL 34747  
 Omega 2 w/ Leg Press

**Delivery Address:**

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

Model #	MFG	Description	Price	Qty	Ext
OM 2 w/LP	Batca Fitness	Multi- Station 2 Stack Chest Press, Lat Pulldown/High Swiveling Pulley, AbCrunch/ Mid Pulley, Chest Supported Mid Row, Cable Arms, Shoulder Press, Pec Fly, Bicep Curl, Inner/Outer Thigh, Glute Kick, Upright Row , Shoulder Press, Calf Raise & Seated Leg Press-	\$9,495.00	1	\$9,495.00
DIS	SERVIC E	Discount- Preferred Pricing	(\$2,400.00)	1	(\$2,400.00)
Frght	SERVICE	Freight- In bound -no tax	\$550.00	1	\$550.00
D&I	SERVICE	Delivery & Installation	\$400.00	1	\$400.00

Terms: **50% DOWN/ BALANCE COD**

Signed: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

<b>Sub-Total</b>	\$8,045.00
<b>Tax</b>	
<b>Total</b>	<b>\$8,045.00</b>

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# OMEGA 4

## COMMERCIAL MULTI-STATION



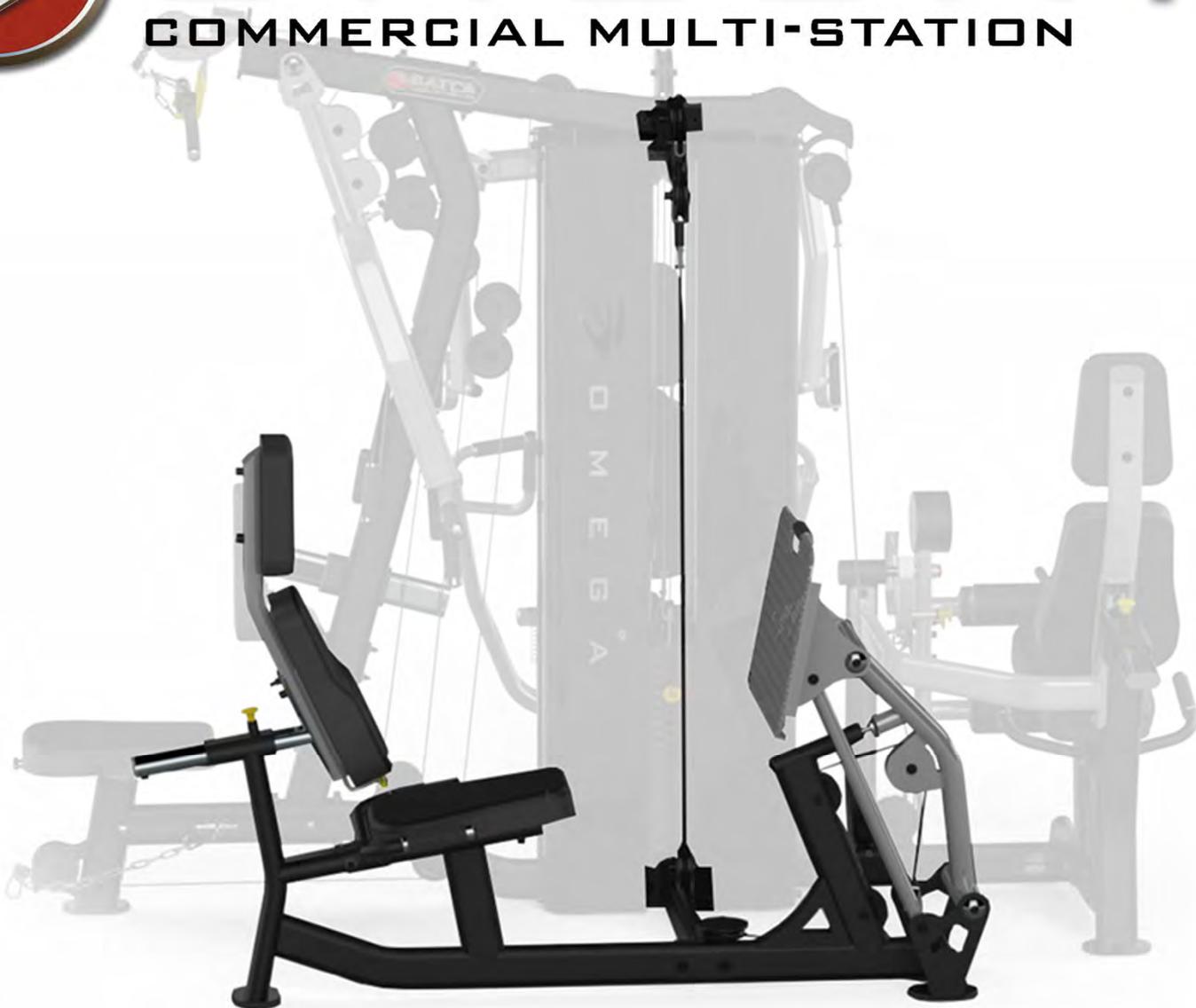
4 Weight Stacks/Accommodates Four Users with Four 200 lb. Weight Stacks (*Base Unit without leg press has 3 weight stacks*)

- Single Station Design
- Advanced Adjustability
- Super Smooth Free Cable System
- Commercial Warranty
- Exercise Stations: Chest Press, Pec Fly, Lat Pull-Down/Swiveling High Pulley, Ab Crunch/Mid Pulley, Leg Extension, Seated Leg Curl, Chest Supported Mid Row, and Low Pulley/Standing Bicep



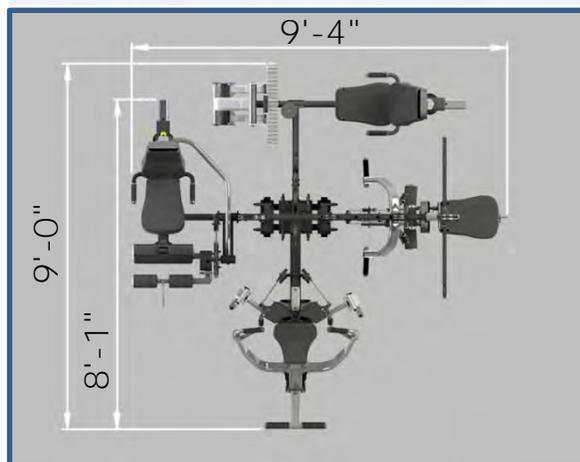
# OMEGA4

## COMMERCIAL MULTI-STATION



- Optional Leg Press/Calf Raise
- Walk Through Frame Design With Easy Access Weight Stack
- Extra Large Footplate
- Four Bar Linkage
- Head and Lumbar Support
- 2:1 Weight Ratio
- Adds Fourth Weight Stack Curl

Height: 7'-1"  
Weight:  
Base Unit: 1,519 lbs  
With Leg Press: 1,946 lbs





## SPECIFICATIONS

**Frame:** 2" x 4" and 1 1/2" x 3" 11 gauge flat oval tube with 3/8" and 1/4" thick steel plate. mounting plates with rubber feet protect floor and prevent the machine from sliding.

**Finish:** treated frames are electrostatically powder coated ensuring maximum adhesion and durability.

**Pivot Points:** sealed bearings and oil impregnated bronze bushings operate on solid shafts to ensure a smooth movement and tight fit.

**Cams:** laser cut from 3/8" steel plate and offer starting point adjustment on applicable machines.

**Weight Stacks:** precision machined solid steel weight plates with individual bushings travel on solid, chromed, guide rods to ensure ultra smooth operation. heavy rubber suspension bumpers are used to absorb and reduce shock.

**Foot Platforms:** 3/16" thick powder coated steel diamond plate to avoid slipping.

**Pulleys:** glass reinforced nylon operating on precision steel ball bearings.

**Cables:** nylon coated, lubricated, mil. spec. cable. 2000 lb. tensile strength. pivoting cable ends with oil-impregnated bronze bushings promote long cable life.

**Upholstery:** contoured pads with lumbar support. Seat adjustments: adjustable seats are gas assisted and all telescoping pad adjustments use nylon sleeves.

**Shroud:** formed and powder coated steel weight stack guard is standard.

**Handgrips:** ergonomic and non-absorbing grip.

### Commercial Warranty - Unlimited Usage

- 10 Years: Frame and welds
- 3 Years: Pull pins, bushings, bearings and all moving parts
- 1 Year: Labor, cables, upholstery and grips



# **Subection 9Ciii**

**#0048976**

**Exercise Systems, Inc.**

Show Room

6881 Kingspointe Parkway, Suite 10

Orlando, FL 32819

Phone: 407-996-8890

# Sales Proposal



Quote Number: 0048976

Agenda Page 121

Date 9/13/2022

Quote Expires on: 11/12/2022

Questions? Please call

John Young

Customer:

Villa Sol  
3050 Puerts Del Sol Blvd  
Kissimmee, FL 34744  
407-896-4442  
MP2.0 Multi-gym w/ Leg Press

Delivery Address:

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

Model #	MFG	Description	Price	Qty	Ext
MP2.0	TRUE	TRUE MULTI GYM 2 STACK, 3 STATION: LAT PULLDOWN, HIGH & LOW PULLEY, CHEST PRESS, MID ROW, LEG EXTENSION, SEATED LEG CURL, w/ Weight Shrouds - List Price \$8,699	\$8,699.00	1	\$8,699.00
DIS	SERVICE	Discount- Preferred Pricing	(\$2,500.00)	1	(\$2,500.00)
Frght	SERVICE	Freight-in bound- no tax	\$550.00	1	\$550.00
D&I	SERVICE	Delivery & Installation	\$375.00	1	\$375.00

Terms: **50% DOWN/ BALANCE COD**

Signed: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Sub-Total	\$7,124.00
Tax	
<b>Total</b>	<b>\$7,124.00</b>

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# MP 2.0



## 2 WEIGHT STACK/3 STATION GYM

Offering premium styling and optimum function, the MP Series represents the best value-priced two, three, and four stack multi-purpose units on the market today. With commercial quality construction and proper biomechanics, MP is the perfect choice for hotels and resorts, corporate fitness centers, police and fire agencies, apartment and condominium complexes.

### LEG EXTENSION/LEG CURL

- Four starting positions for both extensions and curls allow users to choose the range of motion best suited to their individual needs
- 5-position back pad and leg curl thigh pad accommodate a wide range of users
- Self-adjusting ankle pad eliminates need for adjustment while providing proper support throughout entire range of motion

### UPPER BODY

- Exercise choices include chest, incline, and shoulder presses; lat pulldown and seated row; triceps pushdown and extension; and abdominal crunch
- 8-position press arm and adjustable back pad are color coded for quick and accurate adjustment
- 5-position seat to accommodate wide range of users
- Mid-level pulley includes contoured multi-purpose strap for abdominal and triceps exercises

### LOW SWIVEL PULLEY

- Ideal for wide range of exercises including biceps curl, upright rows, inner thigh, and outer thigh



### SPECIFICATIONS

#### DIMENSIONS L X W X H

96" x 72.5" x 83.75" / 244 cm x 187 cm x 213 cm

#### PRODUCT WEIGHT

850 lbs / 386 kg: includes 2 x 170 lbs / 77 kgs weight stacks  
 1010 lbs / 458 kg: includes 2 x 250 lbs / 114 kgs weight stacks  
 930 lbs / 422 kg: includes 1 x 170 lbs / 77 kgs weight stack  
 and 1 x 250 lbs / 114 kgs weight stack

#### COLOR

Powder coat finish in Silver  
 VINYL SEAT COLOR: Textured Grey



[truefitness.com](http://truefitness.com) | 800.426.6570 | 636.272.7100

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# **Subsection 9Civ**

**#0048983**

**Exercise Systems, Inc.****Show Room**

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

# Sales Proposal



Quote Number: 0048983

Agenda Page 124

Date 9/13/2022

Quote Expires on: 11/12/2022

Questions? Please call

John Young

**Customer:**

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

**Delivery Address:**

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

Model #	MFG	Description	Price	Qty	Ext
MP2.5	TRUE FITNESS	TRUE MULTI GYM 2 STACK, 4 STATION- LAT PULLDOWN, HIGH & LOW PULLEY, CHEST PRESS, MID ROW, LEG EXTENSION, SEATED LEG CURL, LEG PRESS w/ Weight Shrouds List Price \$10,999	\$10,999.00	1	\$10,999.00
DIS	SERVICE	Discount- Preferred Pricing	(\$2,500.00)	1	(\$2,500.00)
Frght	SERVICE	Freight-in bound- no tax	\$550.00	1	\$550.00
D&I	SERVICE	Delivery & Installation	\$375.00	1	\$375.00

**Terms: NET 30**

Signed: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

<b>Sub-Total</b>	\$9,424.00
<b>Tax</b>	\$541.58
<b>Total</b>	<b>\$9,965.58</b>

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# MP 2.5



## 2 WEIGHT STACK/4 STATION GYM

Offering premium styling and optimum function, the MP Series represents the best value-priced two, three, and four stack multi-purpose units on the market today. With commercial quality construction and proper biomechanics, MP is the perfect choice for hotels and resorts, corporate fitness centers, police and fire agencies, apartment and condominium complexes.

### LEG EXTENSION/LEG CURL

- Four starting positions for both extensions and curls allow users to choose the range of motion best suited to their individual needs
- 5-position back pad and leg curl thigh pad accommodate a wide range of users
- Self-adjusting ankle pad eliminates need for adjustment while providing proper support throughout entire range of motion

### UPPER BODY

- Exercise choices include chest, incline, and shoulder presses; lat pulldown and seated row; triceps pushdown and extension; and abdominal crunch
- 8-position press arm and adjustable back pad are color coded for quick and accurate adjustment
- 5-position seat to accommodate wide range of users
- Mid-level pulley includes contoured multi-purpose strap for abdominal and triceps exercises

### LOW SWIVEL PULLEY

- Ideal for wide range of exercises including biceps curl, upright rows, inner thigh, and outer thigh

### LEG PRESS

- Low profile design and ergonomically positioned handles for easy entry and exit
- 6-position foot platform adjusts easily using integrated gas cylinder
- Contoured back pad provides support throughout the entire range of motion



### SPECIFICATIONS

#### DIMENSIONS L X W X H

96" x 107" x 83.75" / 244 cm x 272 cm x 213 cm

#### PRODUCT WEIGHT

985 lbs / 447 kgs: includes 2 x 170 lbs / 77 kgs weight stacks  
 1145 lbs / 519 kgs: includes 2 x 250 lbs / 114 kgs weight stacks  
 1065 lbs / 483 kgs: includes 1 x 170 lbs / 77 kgs weight stack  
 and 1 x 250 lbs / 114 kgs weight stack

#### COLOR

Powder coat finish in Silver  
 VINYL SEAT COLOR: Textured Grey



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# **Subsection 9Cv**

**#0048968.1**

**Exercise Systems, Inc.****Show Room**

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

# Sales Proposal



Quote Number: 0048968.1

Agenda Page 127

Date 9/13/2022

Quote Expires on: 11/12/2022

Questions? Please call

John Young

**Customer:**

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

**Delivery Address:**

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

Model #	MFG	Description	Price	Qty	Ext
FUS-3 w/LP	Batca Fitness	Fusion 3 Personal Gym, Tripod Frame Design with a Compact 4' x 5' 11" Footprint, Dual Swiveling High Pulleys for Lat Pull-Downs, Tricep Extensions, Straight and Side Ab Crunches, Multi-Press and Mid Row Arm Allows Chest/Incline/Decline Press and Chest Supported Mid Row, Leg Extension/Seated Leg Curl. Leg Press/Calf Raise List \$9,495.00	\$7,195.00	1	\$7,195.00
DIS	SERVICE	Discount- Preferred Pricing	(\$1,900.00)	1	(\$1,900.00)
Frght	SERVICE	Freight-in bound- no tax	\$430.00	1	\$430.00
D&I	SERVICE	Delivery & Installation	\$350.00	1	\$350.00

**Terms: NET 30**

Signed: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

<b>Sub-Total</b>	\$6,075.00
<b>Tax</b>	
<b>Total</b>	<b>\$6,075.00</b>

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



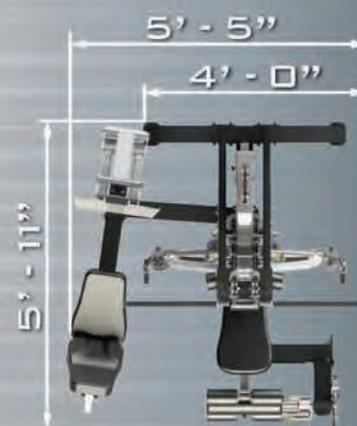
# FUSION 3 PERSONAL GYM

THE  
**PERFECT BLEND**  
OF MACHINE AND USER DEFINED  
EXERCISE CAPABILITY

ADHERENCE TO COMMERCIAL DESIGN  
PRINCIPLES MAKES THE FUSION 3 THE MOST  
FEATURE RICH AND HIGHEST QUALITY  
PERSONAL GYM AVAILABLE. A SMART  
BALANCE OF FIXED PATH AND FREE CABLE  
EXERCISE STATIONS ENSURE AN  
UNSURPASSED WORKOUT EXPERIENCE.

## ACCESSORIES

2 MULTI-HOOK STRAP HANDLES,  
MULTI-USE SHORT BAR,  
ANKLE STRAP,  
TWO-HOOK LAT BAR



HEIGHT: 6' - 11"  
WEIGHT: 632 LBS.



ADDITIONAL  
INFORMATION

FUSION 3 PERSONAL GYM

\*LEG PRESS/  
CALF RAISE



\*AB CRUNCH



\*DUMBBELL  
EXERCISES



FUSION 3  
BASE UNIT



FUSION 3  
LEG PRESS

\* OPTIONAL  
LEG PRESS

