

**VILLA SOL
COMMUNITY DEVELOPMENT
DISTRICT**

AGENDA PACKAGE

NOVEMBER 1, 2022

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



**313 CAMPUS STREET
CELEBRATION, FLORIDA 34747**

Villa Sol Community Development District

Board Members

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

Staff

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

Meeting Agenda Tuesday, November 1, 2022 – 1:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments on Agenda Items (Limited to a Maximum of 3 Minutes)**
4. **Continued Landscape RFP Discussion, Benchmark Landscaping Representative**
5. **Business Matters**
 - A. Consideration of Ramco Security Proposals
 - B. Consideration of Keefe McCullough Audit Engagement Letter
 - C. Tri-Party Succession Agreement
6. **District Engineer**
 - A. Geotech Recommendations
7. **District Counsel**
8. **District Manager's Report**
 - A. Approval of September 13, 2022 Meeting Minutes
 - B. Acceptance of Financial Statements of July 2022
 - C. Approval of Check Register of July 2022
 - D. Discussion of Estimate of Car Damage
9. **Field Operations**
 - A. Field Report
 - B. Brightview Irrigation Proposals
 - C. Exercise Systems Gym Equipment Proposals
10. **Requests & Comments**
11. **Adjournment**

Next Meeting is Scheduled for January 10, 2022, at 5:00 p.m.

Section 5

Business Matters

Subsection 5A

Ramco Security



8961 Quality Rd, Bonita Springs, Florida 34135

To: VILLASOL CDD

Junior

2933 Siesta View Dr
Kissimmee, FL 34744

(954) 603-0033

QUOTE #	RAMQ1277
DATE	Mar 3, 2022

PROJECT

EXHIBIT B - OPTION 1

Salesperson		Payment Terms		Expiration Date	
Corey Negri		NET 15		Apr 2, 2022	
QTY	DESCRIPTION	HOURLY RATE	WEEKLY COST	ANNUAL COST	
ACCESS CONTROL SERVICES			\$2,845.92	\$147,987.84	
84	RAMCO Access Control Officer 7am - 7pm	\$23.88	\$2,005.92	\$104,307.84	
84	RAMCO Virtual Access Control Officer 7pm - 7am	\$10.00	\$840.00	\$43,680.00	
CMS HOSTING AND MODULES			\$229.96	\$11,957.92	
1	CLOUD HOSTING: COMMUNITY MANAGEMENT SYSTEM	\$69.99	\$69.99	\$3,639.48	
1	RESIDENT WEB PACKAGE (GATEACCESS.NET)	\$79.99	\$79.99	\$4,159.48	
1	FASTACCESS ELECTRONIC PASS MODULE	\$39.99	\$39.99	\$2,079.48	
1	VoIP CALL AUTHORIZATION (VOICEMAIL) SYSTEM	\$39.99	\$39.99	\$2,079.48	
SUBTOTAL			\$3,075.88	\$159,945.76	
SALES TAX			\$0.00	\$0.00	
TOTAL			\$3,075.88	\$159,945.76	

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$3,075.88), [plus \$3,075.88 weekly]

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.



8961 Quality Rd, Bonita Springs, Florida 34135

To: VILLA SOL CDD
JUNIOR

2933 Siesta View Dr
 Kissimmee, FL 34744

(954) 603-0033

QUOTE #	RAMQ1491
DATE	Sep 6, 2022

PROJECT

EXHIBIT B - OPTION 2

Salesperson		Payment Terms		Expiration Date	
Corey Negri		NET 15		Oct 6, 2022	
QTY	DESCRIPTION	HOURLY RATE	WEEKLY COST	ANNUAL COST	
ACCESS CONTROL SERVICES			\$4,011.84	\$208,615.68	
168	RAMCO Access Control Officer	\$23.88	\$4,011.84	\$208,615.68	
CMS HOSTING AND MODULES			\$229.96	\$11,957.92	
1	CLOUD HOSTING: COMMUNITY MANAGEMENT SYSTEM	\$69.99	\$69.99	\$3,639.48	
1	RESIDENT WEB PACKAGE (GATEACCESS.NET)	\$79.99	\$79.99	\$4,159.48	
1	FASTACCESS ELECTRONIC PASS MODULE	\$39.99	\$39.99	\$2,079.48	
1	VoIP CALL AUTHORIZATION (VOICEMAIL) SYSTEM	\$39.99	\$39.99	\$2,079.48	
SUBTOTAL			\$4,241.80	\$220,573.60	
SALES TAX			\$296.93	\$15,440.36	
TOTAL			\$4,538.73	\$236,013.96	

Payment Options

Select your preferred payment option / purchase terms*:
 Check Purchase (purchase amount \$4,538.73), [plus \$4,538.73 weekly]

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: _____

Thank You For Your Business!



8961 Quality Rd, Bonita Springs, Florida 34135

To: VILLA SOL CDD

JUNIOR

2933 Siesta View Dr
Kissimmee, FL 34744

(954) 603-0033

QUOTE #	RAMQ1493
DATE	Sep 6, 2022

PROJECT

EXHIBIT B - OPTION 3

Salesperson		Payment Terms		Expiration Date	
Corey Negri		NET 15		Oct 6, 2022	
QTY	DESCRIPTION	HOURLY RATE	WEEKLY COST	ANNUAL COST	
ACCESS CONTROL SERVICES			\$840.00	\$43,680.00	
84	RAMCO Virtual Access Control Officer 7pm - 7am	\$10.00	\$840.00	\$43,680.00	
CMS HOSTING AND MODULES			\$229.96	\$11,957.92	
1	CLOUD HOSTING: COMMUNITY MANAGEMENT SYSTEM	\$69.99	\$69.99	\$3,639.48	
1	RESIDENT WEB PACKAGE (GATEACCESS.NET)	\$79.99	\$79.99	\$4,159.48	
1	FASTACCESS ELECTRONIC PASS MODULE	\$39.99	\$39.99	\$2,079.48	
1	VoIP CALL AUTHORIZATION (VOICEMAIL) SYSTEM	\$39.99	\$39.99	\$2,079.48	
SUBTOTAL			\$1,069.96	\$55,637.92	
SALES TAX			\$74.90	\$3,894.80	
TOTAL			\$1,144.86	\$59,532.72	

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$1,144.86), [plus \$1,144.86 weekly]

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.



QUOTE #	RAMQ1279
DATE	Sep 6, 2022

To: VILLA SOL CDD

PROJECT

JUNIOR

2933 Siesta View Dr
Kissimmee, FL 34744



Salesperson	Payment Terms	Expiration Date
Corey Negri	Net 30	Oct 5, 2022

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
CMS & HARDWARE			\$7,000.00
1	ABDI Proprietary CMS Software License	\$4,000.00	\$4,000.00
1	One (1) CMS Admin License	\$1,500.00	\$1,500.00
1	One (1) CMS Guard License	\$1,500.00	\$1,500.00
DELL WORKSTATION			\$3,472.98
1	One (1) Dell Precision Workstation Setup (Intel i5-1160, Windows 11 Pro, 8 GB DDR4, Dual 1TB 7200rpm SATA 3.5" HDD Raid 1), Laser Printer, LCD Flat Panel Monitor, APC Battery Back-UPS, and Dell's 3-year NBD Onsite Service	\$3,472.98	\$3,472.98
GATE CONTROL			\$3,500.00
1	Continental Panel (Super2), with NIC and 2MB Extended Memory - installation (if applicable) priced separately. Note: All sales are final. No returns will be accepted.	\$2,000.00	\$2,000.00
1	One (1) Gate Control Module Provides Real Time Viewer with Archivable Database	\$1,500.00	\$1,500.00
MISCELLANEOUS			\$250.00
1	Miscellaneous Items - Common Parts (Wire, Connectors, Etc.)	\$250.00	\$250.00

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	LABOR		\$3,960.00
24	Includes system configuration and installation of all provided hardware and software at RAMCO Corporate Office, onsite delivery and installation of system and applicable network, travel time, lodging and expenses.	\$165.00	\$3,960.00
		SUBTOTAL	\$18,182.98
		SALES TAX	\$0.00
		TOTAL	\$18,182.98

Payment Options

Select your preferred payment option / purchase terms*:
 Check Purchase (purchase amount \$18,182.98)

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.

To accept this quotation, sign here and return: _____

Thank You For Your Business!



QUOTE #	RAMQ1492
DATE	Sep 6, 2022

To: VILLA SOL CDD

PROJECT

JUNIOR

2933 Siesta View Dr
Kissimmee, FL 34744



Salesperson	Payment Terms	Expiration Date
Corey Negri	NET 15	Oct 6, 2022

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
	VIRTUAL GUARD STATION		\$7,113.35
1	CUSTOM FABRICATED VIRTUAL GUARD STATION	\$1,500.00	\$1,500.00
1	R29 VIRTUAL GUARD INTERFACE	\$1,800.00	\$1,800.00
1	6 MP OUTDOOR DOME IP66 IK10 OPTIMIZED IR LIGHTFINDER 2.0 FORENSIC WDR 5 YEAR WARRANTY	\$988.35	\$988.35
1	2D BAROCDE SCANNER FOR USE WITH FASTACCESS	\$2,500.00	\$2,500.00
1	New Concrete Pad	\$325.00	\$325.00
	INSTALLATION		\$1,980.00
12	Complete Installation of all Hardware/Software/Networking including required material	\$165.00	\$1,980.00
		SUBTOTAL	\$9,093.35
		SALES TAX	\$636.53
		TOTAL	\$9,729.88

Payment Options

Select your preferred payment option / purchase terms*:

Check Purchase (purchase amount \$9,729.88)

** If this quote contains lease payment options, the lease options are provided as an estimate only. Final lease payment amount is subject to credit verification and applicable taxes as required by law.*

Notes

Please contact me if I can be of further assistance.

Subsection 5B

Audit Engagement Letter



September 29, 2022

To the Board of Supervisors
 VillaSol Community Development District
 210 N University Drive
 Coral Springs, FL 33071

Dear Board:

We are pleased to confirm our understanding of the services we are to provide the VillaSol Community Development District (the "District") for the year ended September 30, 2022.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended September 30, 2022. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

The objectives also include reporting on internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.

Auditor's Responsibilities for the Audit of the Financial Statements.

We will conduct our audit in accordance with GAAS and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of your accounting records of the District and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We identified the risk of management's override of controls as a significant risk of material misstatement in the prior period audit and believe this is still relevant. Since our audit planning has not concluded we may make modifications to the identified risks. If new significant risks are identified, we will communicate them to those charged with governance.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures-Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures-Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District 's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the District in conformity with accounting principles generally accepted in the United States of America based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with accounting principles generally accepted in the United States of America, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by GAAS and *Government Auditing Standards*.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, or contracts or grant agreements that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the District; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Keefe McCullough and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Auditor General of the State of Florida, or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for the purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Keefe McCullough personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Auditor General. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fee for services will not exceed \$ 9,000. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to those charged with governance of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will state (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The report will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Regards,

KEEFE McCULLOUGH

Cynthia L. Calvert, C.P.A.

RESPONSE:

This letter correctly sets forth the understanding of VillaSol Community Development District.

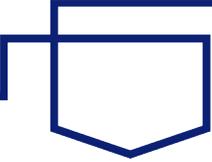
By: _____

Title: _____

Date: _____

Subsection 5C

Tri-Party Agreement



U.S. Bank Trust Company, N.A.
Global Corporate Trust Group
225 E. Robinson Street, Suite 250
Orlando, FL 32801

Leanne M. Duffy
Vice President
Email: leanne.duffy@usbank.com
Phone: 407-835-3807

September 23, 2022

VillaSol Community Development District
c/o Inframark
210 N. University Drive, Ste 702
Coral Springs, FL 33071
Via email: priscilla.lenzen@inframark.com
Stephen.bloom@inframark.com

Notice of Successor Trustee

Reference is hereby made to the Master Trust Indenture dated as of May 1, 2003, (the “Master Indenture”) between VillaSol Community Development District (the “District”) and U.S. Bank National Association as successor trustee to SunTrust Bank (“the Trustee”).

As you may have been previously notified, U.S. Bank National Association (“USBNA”) has transferred substantially all of its corporate trust business to its wholly owned subsidiary, U.S. Bank Trust Company, National Association (“U.S. Bank Trust Company”) effective January 29, 2022.

As required by Section 11.11 and Section 11.18 of the Master Indenture, notice is hereby given that USBNA is resigning as Trustee, Registrar and Paying Agent and U.S. Bank Trust Company, National Association (“U.S. Bank Trust Company”) will become the successor Trustee, Registrar and Paying Agent effective 60 days from the date of this notice.

U.S. Bank Trust Company is a national trust company having a combined capital and surplus of at least \$1,000,000,000 and is subject to supervision or examination by federal authority. U.S. Bank Trust Company will administer the Master Indenture from the same office locations and using the same systems and employees as did USBNA. The transaction accounts will remain at USBNA.

Note that the team that provides service to you remains the same. Please do not hesitate to reach out to your Relationship Manager if you have any questions. We appreciate our relationship and thank you for your business.

U.S. Bank National Association, as Trustee



TRI-PARTY SUCCESSION AGREEMENT

This Tri-Party Succession Agreement is dated as of November 23, 2022 among VillaSol Community Development District (the “District”), U.S. Bank National Association, as Trustee (“USB”), and U.S. Bank Trust Company, National Association (“Trust Company”). Reference is made to that certain Master Trust Indenture dated as of May 1, 2003, (the “Master Indenture”) between the District and USB as successor trustee to SunTrust Bank (“Trustee”) thereunder relating to the District’s \$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018 A-1 (Senior Lien) and \$370,000 Special Assessment Revenue Refunding Bonds, Series 2018 A-2 (Subordinate Lien). Capitalized terms used herein and not defined are used as defined in the Master Indenture. The parties agree as follows:

A. USB has notified the District that USB, has transferred (by contribution) substantially all its corporate trust business to Trust Company (USB’s direct wholly owned subsidiary) and desires to transfer its administration of the Master Indenture from USB to Trust Company such that Trust Company shall be the successor in interest to USB, as Trustee under the Master Indenture. Trust Company hereby represents and certifies to the District that it is a national banking association organized under the laws of the United States of America. Trust Company is qualified to do and does business in one or more states of the United States of America and has an officially reported combined capital, surplus, undivided profits, and reserves aggregating at least \$1,000,000,000. Trust Company is therefore qualified to act as successor trustee under Section 11.14 of the Master Indenture and successor registrar and paying agent under Section 11.21 of the Master Indenture.

B. USB hereby resigns as Trustee, Registrar and Paying Agent under the Master Indenture, and the District hereby accepts such resignation and appoints Trust Company as the successor Trustee, Registrar and Paying Agent under the Master Indenture. Trust Company hereby accepts such appointment as successor Trustee, Registrar and Paying Agent under the Master Indenture, and the parties hereby agree that Trust Company is fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of USB, its predecessor; and USB hereby transfers to Trust Company all such estates, properties, rights, powers and trusts and is contemporaneously herewith delivering all its records relating to the Master Indenture to Trust Company.

C. The parties hereby waive all notice requirements as required by the Master Indenture for the resignation and appointment of Trustee, Registrar and Paying Agent.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed, effective as of the day and year first above written.

VILLASOL COMMUNITY DEVELOPMENT
DISTRICT

By: _____

Name:

Title:

Signatures Continued on Next Page

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____

Name: Leanne M. Duffy

Title: Vice President

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Successor Trustee

By: _____

Name: Leanne M. Duffy

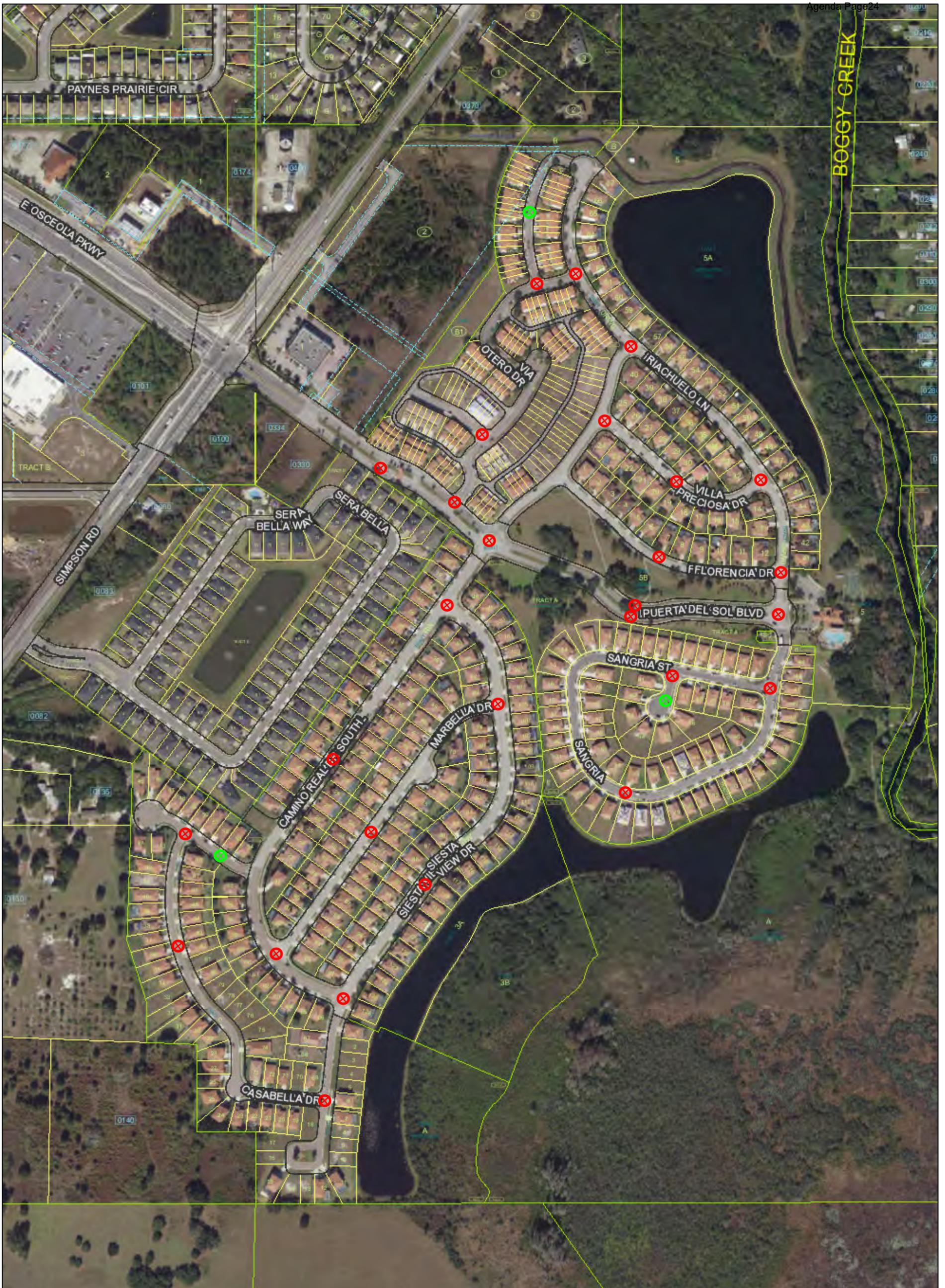
Title: Vice President

Section 6

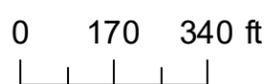
District Engineer

Subsection 6A

Geotech

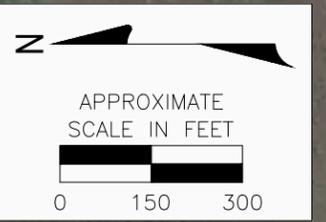


Date Generated: 10/24/2017



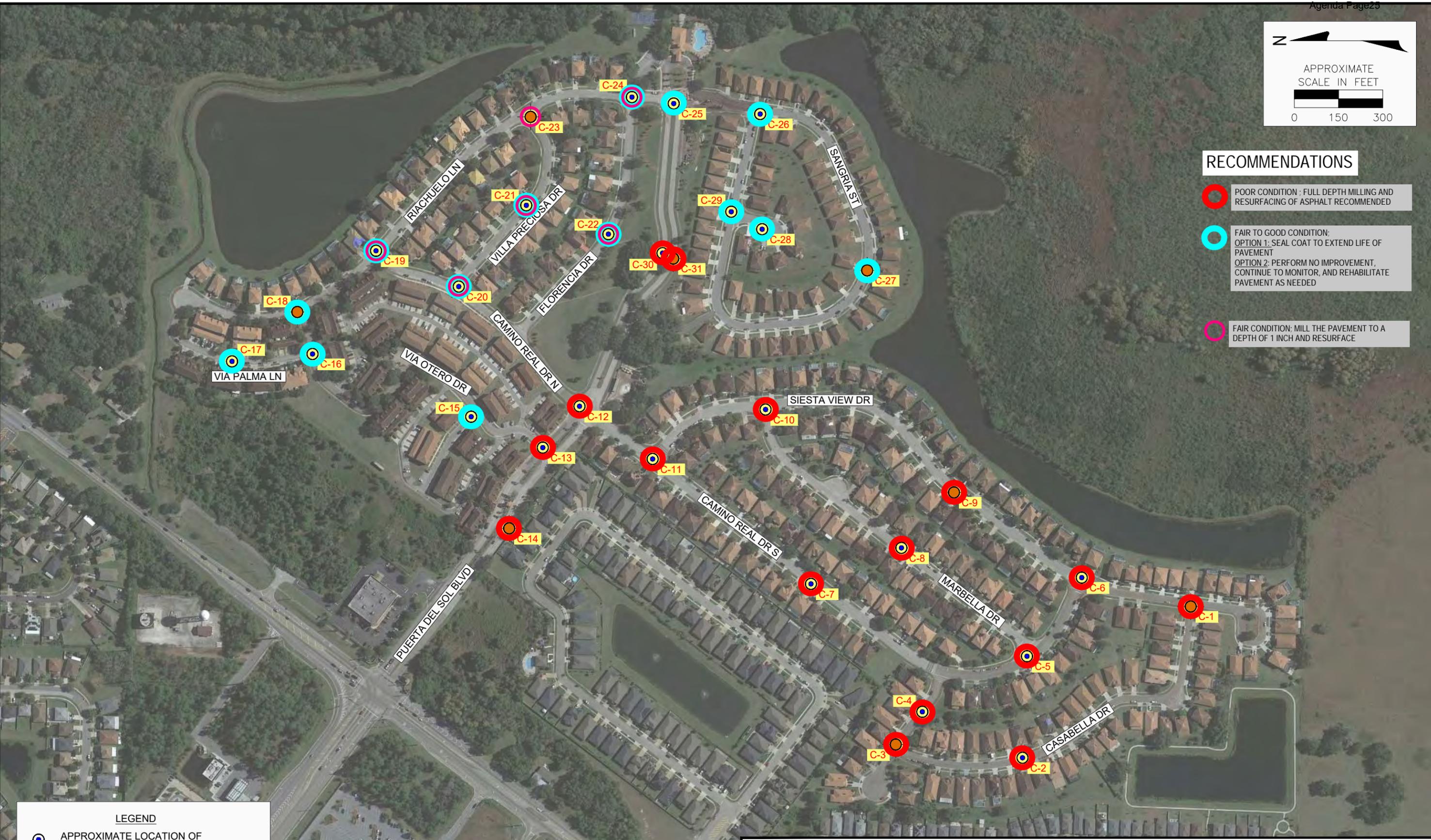
This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser



RECOMMENDATIONS

- POOR CONDITION ; FULL DEPTH MILLING AND RESURFACING OF ASPHALT RECOMMENDED
- FAIR TO GOOD CONDITION;
OPTION 1: SEAL COAT TO EXTEND LIFE OF PAVEMENT
OPTION 2: PERFORM NO IMPROVEMENT, CONTINUE TO MONITOR, AND REHABILITATE PAVEMENT AS NEEDED
- FAIR CONDITION; MILL THE PAVEMENT TO A DEPTH OF 1 INCH AND RESURFACE



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-Drawings to Clients)\Cadd\H1225124_Loc_Plan.dwg

Section 8

District Manager

Subsection 8A

Minutes

45 **FOURTH ORDER OF BUSINESS** **Business Items**

46 **A. Consideration of Wild Pig Removal Proposals**

47 Mr. Mena stated he had asked for four proposals, however, only two companies responded.
48 Mr. Mena reviewed each proposal for the Board and explained this is a long-term expense. The
49 audience suggested a cheaper pest control method to remove the food he feels the wild pigs are
50 going for. A discussion ensued on if the price of this service is justifiable. These proposals were
51 tabled.

52 **B. Consideration of Proposals from the Landscape Services Request for Proposals**

53 Mr. Gosdin asked that field management check into sending the package digitally in the future,
54 rather than require physical pickup of the bid package in the Celebration management office. The
55 Board felt there should have been more than two responses.

56 A discussion ensued on getting more bids. Mr. Clark explained the bid process would have to
57 be done all over again, starting from scratch, including advertising. This would also be done at a
58 risk of the current bidders removing themselves from the process, in his opinion.

59 A discussion ensued on tabling this item of business. Mr. Mena explained nothing will change
60 because there will be no more proposals than there is now. A question-and-answer exchange took
61 place with between the Board and the Bladerunners representative, who was present.

62
63 On MOTION by Mr. Gosdin, seconded by Mr. Edgecombe, with
64 Mr. Bermudez and Mr. Comas not in favor, acceptance of the
65 Bladerunners proposal for landscape services motion failed.

66
67 The District Engineer suggested that the District contact references of the landscaping
68 companies to help decide on what company to choose.

69
70 On MOTION by Mr. Gosdin, with no second, acceptance to
71 continue this meeting to September 27, 2022, at 1:00 p.m., motion
72 failed.

73
74 The review of landscaping proposals is tabled to the next meeting. Mr. Gosdin went on the
75 record to state he wanted action taken tonight on choosing a landscape vendor, and objects to
76 letting this item roll over to the next meeting.

77
78 **FIFTH ORDER OF BUSINESS** **District Engineer**

79 Mr. Armans gave a pond bank erosion update showing no locations where erosion is affecting
80 structure of resident lots. A conversation ensued on what constitutes constructional damage.
81 The North pond has more issues than south pond; the next step would be to obtain quotes to
82 repair the pond. Another option would be to restore the original water line which is much more

83 expensive.

84 We are still waiting on the report from Terracon. Mr. Armans will send this to the Board if he
85 receives it prior to the next meeting

86 The update on the standing water: There's been an issue from the initial development about
87 a single layer of asphalt throughout the District. Mr. Armans will have a solution to propose by
88 the next meeting after receiving the Terracon report.

89

90 **SIXTH ORDER OF BUSINESS** **District Counsel**

91 A discussion was held on the amenity guidelines and increasing the hourly rental rate or
92 incorporating the cost of security in addition to the rental rate. Mr. Clark will write up language
93 to capture the price increase and the mandatory security guard.

94

95 On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all
96 in favor, unanimous approval was given to direct staff to draft
97 amendments and advertise for a Public Hearing for November 1,
98 2022, at 1:00 p.m. at 3050 Puerta Del Sol Boulevard, Kissimmee,
99 Florida 34744.

100

101 **SEVENTH ORDER OF BUSINESS** **District Manager's Report**

102 Mr. Mena informed the Board the September 2022, Brightview bill had an increase applied
103 to it. The Board denied the increase and wanted the bill paid without the increase.

104 A resident spoke on the access card system. A new system would be approximately \$30,000
105 dollars. Until Spectrum can fix the issue on their end, the District will stay with the current system.

106 Mr. Mena stated a resident in the townhomes has complained about the noise from the gate
107 area waking up her infant. A discussion ensued on possible solutions to this issue.

108 **A. Acceptance of the July 12, 2022, and August 9, 2022 Meeting Minutes**

109 There were changes to the minutes of July 12, 2022 on line 43, spelling of Marbella and
110 line 186, the date should read November 1.

111 The change to the August 9, 2022 minutes was on line 25-26, should have been Bermudez,
112 not Comas.

113 On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in
114 favor, unanimous approval was given to accept the July 12, 2022
115 and August 9, 2022, meeting minutes as amended.

116

117

118

119

120

B. Acceptance of the Financial Statements of July 2022

Mr. Mena presented the financial statements to the Board.

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

The Board agreed to extend the temporary agreement with Magnosec to the November 1, 2022 meeting. Mr. Mena explained the Ramco proposal. The Board tabled the Ramco, and they will be invited to this meeting and the item will be added to that agenda. A discussion ensued on the security proposals.

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

C. Approval of Check Register of July 2022

On MOTION by Mr. Bermudez, seconded by Mr. Comas, with all in favor, unanimous approval was given to the check register of July 2022.

Mr. Mena presented and explained a proposal for insurance from FIA.

On MOTION by Mr. Gosdin, seconded by Mr. Bermudez, with all in favor, unanimous approval was given to engage services with FIA as the District's insurance provider.

EIGHTH ORDER OF BUSINESS

Field Operations

A. Field Reports

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

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

Mr. Blanco reviewed a few items through the field report, which was included in the agenda package.

The card access system is having issues due to Spectrum services being incapable of adding new resets to the system, due to the system resetting to a backed-up point. Mr. Clark will investigate the contract with Spectrum. Mr. Comas and Mr. Clark will be setting up a meeting to

163 discuss this issue and the contract.

164 **B. Brightview Irrigation Proposals**

165 Mr. Blanco presented the Brightview irrigation proposals, which the Board agreed to table.

166

167 **C. Brightview Tree Branch Removal Proposal**

168 Mr. Blanco presented the tree branch removal proposal to the Board.

169

170

171

172

173

On MOTION by Mr. Comas, seconded by Mr. Gosdin, with all in favor, unanimous approval was given to approve BrightView proposal Job #345203017, for tree branch removal, at an amount of \$397.50.

174

175

The towing report from Mr. Comas showed 133 vehicles towed to date.

176

177

NINTH ORDER OF BUSINESS

Requests and Comments

178

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

179

180

TENTH ORDER OF BUSINESS

Adjournment

181

182

On MOTION by Mr. Bermudez, seconded by Mr. Gosdin, with all in favor, the meeting was adjourned at 8:06 p.m.

183

184

185

186

187

188

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: October 18, 2022
SUBJECT: September Financial Report

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

General Funds:

- Total revenues are at 100.92% of the annual budget.
- Non-Ad Valorem Assessments are at 99.93% collected of the tax roll.
- For the current month, expenditures are at 80.95% of the annual budget.

Debt Service Funds:

Series 2018 A1-A2

- Total revenues are at 100.62% of the year-to-date budget.
- Non-Ad Valorem Assessments are 99.93% collected of the tax roll.
- The interest and principal debt service installment payments have been made.

Table of Contents

<u>FINANCIAL STATEMENTS</u>	Page #
Balance Sheet - All Funds	1-2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3-6
Notes to the Financials	7-8
Debt Service Fund	9-10
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments - Schedule	11
Cash and Investment Report	12
Bank Reconciliation	13
Check Register	14-18

VillaSol
Community Development District

Financial Statements

(Unaudited)

September 30, 2022

Balance Sheet
September 30, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash - Checking Account	\$ 184,818	\$ -	\$ 184,818
Accounts Receivable	25,163	-	25,163
Investments:			
Money Market Account	390,716	-	390,716
Reserve Fund (A-2)	-	17,938	17,938
Reserve Fund A	-	87,273	87,273
Revenue Fund	-	128,901	128,901
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
TOTAL ASSETS	\$ 607,443	\$ 234,112	\$ 841,555
<u>LIABILITIES</u>			
Accounts Payable	\$ 22,112	\$ -	\$ 22,112
Accrued Expenses	5,666	-	5,666
TOTAL LIABILITIES	27,778	-	27,778

Balance Sheet
September 30, 2022

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2018 A1 & A2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	2,671	-	2,671
Deposits	4,075	-	4,075
Restricted for:			
Debt Service	-	234,112	234,112
Assigned to:			
Operating Reserves	173,605	-	173,605
Unassigned:	399,314	-	399,314
TOTAL FUND BALANCES	\$ 579,665	\$ 234,112	\$ 813,777
TOTAL LIABILITIES & FUND BALANCES	\$ 607,443	\$ 234,112	\$ 841,555

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-22 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 1,205	48.20%	\$ 735
Room Rentals	2,000	4,147	207.35%	645
Special Assmnts- Tax Collector	813,093	812,541	99.93%	-
Special Assmnts- Discounts	(32,524)	(26,802)	82.41%	-
Settlements	-	788	0.00%	-
Other Miscellaneous Revenues	-	100	0.00%	-
Access Cards	4,000	4,348	108.70%	1,025
TOTAL REVENUES	789,069	796,327	100.92%	2,405

EXPENDITURES

Administration

P/R-Board of Supervisors	6,000	7,000	116.67%	800
FICA Taxes	459	536	116.78%	61
ProfServ-Arbitrage Rebate	600	600	100.00%	-
ProfServ-Dissemination Agent	1,000	1,000	100.00%	1,000
ProfServ-Engineering	27,200	53,055	195.06%	4,345
ProfServ-Legal Services	25,000	33,214	132.86%	2,508
ProfServ-Mgmt Consulting	47,000	47,789	101.68%	3,917
ProfServ-Property Appraiser	400	257	64.25%	-
ProfServ-Special Assessment	5,150	5,150	100.00%	-
ProfServ-Trustee Fees	6,410	6,411	100.02%	-
Auditing Services	6,250	6,250	100.00%	-
Communication - Telephone	3,600	3,942	109.50%	507

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
Postage and Freight	1,600	646	40.38%	92
Insurance - General Liability	21,832	18,614	85.26%	-
Printing and Binding	4,000	881	22.03%	-
Legal Advertising	1,000	928	92.80%	-
Miscellaneous Services	1,000	2,411	241.10%	(447)
Misc-Assessment Collection Cost	16,262	15,710	96.61%	-
Misc-Web Hosting	2,150	2,187	101.72%	152
Office Supplies	400	105	26.25%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	177,488	206,861	116.55%	12,935
<u>Field</u>				
ProfServ-Field Management	48,000	48,000	100.00%	4,000
Misc-Property Taxes	540	497	92.04%	497
Total Field	48,540	48,497	99.91%	4,497
<u>Landscape Services</u>				
Contracts-Lake and Wetland	7,800	7,943	101.83%	688
Total Landscape Services	7,800	7,943	101.83%	688
<u>Utilities</u>				
Utility - General	46,000	45,736	99.43%	4,171
Total Utilities	46,000	45,736	99.43%	4,171

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>Gatehouse</u>				
Contracts-Security Services	88,045	88,046	100.00%	7,337
R&M-Gatehouse	8,000	4,330	54.13%	38
Misc-Access Control Software	1,100	1,095	99.55%	-
Misc-Bar Codes	2,000	-	0.00%	-
Total Gatehouse	99,145	93,471	94.28%	7,375
<u>Road and Street Facilities</u>				
R&M-Roads & Alleyways	10,000	38,781	387.81%	-
R&M-Signage	863	-	0.00%	-
R&M-Pipe Inlet and Structure	183,700	524	0.29%	-
Total Road and Street Facilities	194,563	39,305	20.20%	-
<u>Parks and Recreation - General</u>				
Contracts-Fountain	1,588	1,191	75.00%	-
Contracts-Security Services	6,663	6,663	100.00%	-
Contracts-Pools	7,740	5,805	75.00%	-
Contracts-Sheriff	7,500	2,522	33.63%	1,376
Utility - Refuse Removal	4,200	6,003	142.93%	605
R&M-Clubhouse	11,000	4,360	39.64%	81
R&M-Parks	500	-	0.00%	-
R&M-Pools	9,700	15,265	157.37%	6,123
R&M-Tennis Courts	500	-	0.00%	-
Misc-Access Control Software	500	1,510	302.00%	1,510
Misc-Contingency	8,000	7,724	96.55%	126
Total Parks and Recreation - General	57,891	51,043	88.17%	9,821

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>Common Area</u>				
Contracts-Landscape	55,992	56,272	100.50%	4,666
R&M-Common Area	3,500	6,822	194.91%	-
R&M-Other Landscape	3,500	7,670	219.14%	-
Total Common Area	62,992	70,764	112.34%	4,666
TOTAL EXPENDITURES	694,419	563,620	81.16%	44,153
Excess (deficiency) of revenues				
Over (under) expenditures	94,650	232,707	0.00%	(41,748)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	94,650	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	94,650	-	0.00%	-
Net change in fund balance	\$ 94,650	\$ 232,707	0.00%	\$ (41,748)
FUND BALANCE, BEGINNING (OCT 1, 2021)	346,958	346,958		
FUND BALANCE, ENDING	\$ 441,608	\$ 579,665		

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)
- ▶ Prepaid Items represents payment for Trustee fees services 10/01/2022-02/28/2023.
- ▶ 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 and Solitude Services.

Fund Balance

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

VILLASOL
Community Development District

Revenues, Expenditures and Fund Balances

All Funds

Notes to the Financial Statements
September 30, 2022

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administration</u>				
P/R Board of Supervisor	\$6,000	\$7,000	117%	Board members attend meetings as of September 2022.
Fica Taxes	\$459	\$536	117%	Due to board members meeting as of September 2022.
ProfServ-Arbitrage Rebate	\$600	\$600	100%	Paid in full.
ProfServ-Engineering	\$27,200	\$53,055	195%	General engineering: CDD meeting:2979 Marbella and stormwater.
ProfServ-Legal Services	\$25,000	\$33,214	133%	General matters through current month.
ProfServ-Mgmt Consulting	\$47,000	\$47,789	102%	Services through current month.
ProfServ-Special Assessment	\$5,150	\$5,150	100%	Paid in full.
ProfService-Trustee	\$6,410	\$6,411	100%	Paid in full.
Auditing Services	\$6,250	\$6,250	100%	Paid in full.
Miscellaneous Services	\$1,000	\$2,909	291%	Payment of Non Ad Val Parcel# 00B1 and 00B0 and monthly bank fees.
Misc-Web Hosting	\$2,150	\$2,187	102%	Website services through current month.
Annual District Filling Fee	\$175	\$175	100%	Filling fees paid in full.
<u>Landscape Services</u>				
Contracts-Lake and Wetland	\$7,800	\$7,943	102%	Paid in full, contract.
<u>Gatehouse</u>				
Misc-Access Control Software	\$1,100	\$1,095	100%	Filling fees paid in full.
<u>Road and Street Facilities</u>				
R&M-Roads & Alleways	\$10,000	\$38,781	388%	Road maintenance, storm cleaning and plud installation.
<u>Parks and Recreation-General</u>				
Contracts-Security Services	\$6,663	\$6,663	100%	Paid in full.
Utility-Refuse Removal	\$4,200	\$6,003	143%	Services through current month.
R&M Pools	\$9,700	\$15,265	157%	Pools repair and chemicals purchase.
<u>Common Area</u>				
R&M-Common Area	\$3,500	\$6,822	195%	Paver Repairs.
R&M-Other Landscape	\$3,500	\$7,670	219%	Tree trimming, playground, mulch and removed dead tree.

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 100	\$ 11	11.00%	\$ 1
Special Assmnts- Tax Collector	221,580	221,429	99.93%	-
Special Assmnts- Discounts	(8,863)	(7,304)	82.41%	-
TOTAL REVENUES	212,817	214,136	100.62%	1
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	4,432	4,281	96.59%	-
Total Administration	4,432	4,281	96.59%	-
<u>Debt Service</u>				
Principal Debt Retirement A-1	115,000	115,000	100.00%	-
Principal Debt Retirement A-2	20,000	20,000	100.00%	-
Interest Expense Series A-1	53,395	53,395	100.00%	-
Interest Expense Series A-2	15,688	15,688	100.00%	-
Total Debt Service	204,083	204,083	100.00%	-
TOTAL EXPENDITURES	208,515	208,364	99.93%	-

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-22 ACTUAL
Excess (deficiency) of revenues Over (under) expenditures	4,302	5,772	134.17%	1
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,302	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	4,302	-	0.00%	-
Net change in fund balance	\$ 4,302	\$ 5,772	134.17%	\$ 1
FUND BALANCE, BEGINNING (OCT 1, 2021)	228,340	228,340		
FUND BALANCE, ENDING	\$ 232,642	\$ 234,112		

VillaSol
Community Development District

Supporting Schedules

September 30, 2022

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Allocation by Fund	
					General Fund	Debt Service Series 2018 Fund
ASSESSMENTS LEVIED FY2022				\$ 1,034,673	\$ 813,093	\$ 221,580
Allocation %				100%	79%	21%
11/22/21	\$ 98,044	\$ 4,085	\$ 2,001	\$ 104,130	\$ 81,830	\$ 22,300
11/26/21	\$ 16,142	\$ 834	\$ 329	\$ 17,305	\$ 13,599	\$ 3,706
12/08/21	681,975	28,416	13,918	724,308	569,195	155,114
12/22/21	33,934	1,267	693	35,894	28,207	7,687
01/10/22	18,977	587	387	19,951	15,678	4,273
01/10/22	7,901	244	161	8,306	6,528	1,779
02/09/22	570	18	12	599	471	128
02/10/22	5,689	116	116	5,921	4,653	1,268
03/10/22	19,202	194	392	19,788	15,550	4,238
04/08/22	31,678	23	647	32,348	25,421	6,927
04/08/22	7,550	-	154	7,704	6,054	1,650
05/09/22	16,001	(466)	327	15,862	12,465	3,397
05/09/22	1,201	(18)	25	1,207	949	259
06/08/22	12,162	(354)	248	12,056	9,474	2,582
06/17/22	28,847	(840)	589	28,595	22,471	6,124
TOTAL	\$ 979,872	\$ 34,106	\$ 19,997	\$ 1,033,976	\$ 812,541	\$ 221,429
% COLLECTED				99.93%	99.93%	99.93%
TOTAL OUTSTANDING				\$ 698	\$ 552	\$ 150

Cash and Investment Report
September 30, 2022

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Checking Account - Operating	SunTrust Bank	MuniNow	0.10%	\$184,818
Money Market Account	Bank United	Money Market	2.10%	\$390,716
		SubTotal		<u>\$575,535</u>
DEBT SERVICE FUND				
Series 2018 A2 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$17,938
Series 2018 A1 Debt Service Reserve	US Bank	US Bank Money Market	0.02%	\$87,273
Series 2018 A1 & A2 Revenue Fund	US Bank	US Bank Money Market	0.02%	\$128,901
		SubTotal		<u>\$234,111</u>
		Total		<u>\$809,645</u>

VillaSol CDD

Bank Reconciliation

Bank Account No. 1613 TRUIST (SunTrust) GF
 Statement No. 09-22
 Statement Date 9/30/2022

G/L Balance (LCY)	184,818.37	Statement Balance	198,044.38
G/L Balance	184,818.37	Outstanding Deposits	100.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	198,144.38
Subtotal	184,818.37	Outstanding Checks	13,326.01
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	184,818.37	Ending Balance	184,818.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/20/2022	Payment	005286	JOSE CHIRINOS	20.00	0.00	20.00
9/14/2022	Payment	005323	RAMON E. BERMUDEZ	184.70	0.00	184.70
9/15/2022	Payment	005330	INFRAMARK, LLC	8,776.31	0.00	8,776.31
9/26/2022	Payment	005332	DEWBERRY ENGINEERS INC	4,345.00	0.00	4,345.00
Total Outstanding Checks.....				13,326.01		13,326.01
Outstanding Deposits						
9/30/2022		DEP00844	RENTAL	G/L Ac 100.00	0.00	100.00
Total Outstanding Deposits.....				100.00		100.00

VillaSol
Community Development District

Check Register

8/31/2022-09/30/2022

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 005297							
001	08/04/22	CHURCHILLS POOLS	30981	POOL CHEMICALS	Contracts-Pools	534078-53901	\$972.71
001	08/04/22	CHURCHILLS POOLS	30993	AUG POOL SVCS	Contracts-Pools	534078-53901	\$777.26
Check Total							\$1,749.97
CHECK # 005298							
001	08/04/22	ENVERA SYSTEMS	717137	SEC SVCS AUG 2022	Contracts-Security Services	534037-53904	\$7,337.13
Check Total							\$7,337.13
CHECK # 005299							
001	08/04/22	FED EX	7-831-33017	FEDEX EXPRESS SHIPMENT ACCT # 3231-1721-7	Postage and Freight	541006-51301	\$35.14
Check Total							\$35.14
CHECK # 005300							
001	08/04/22	SOLITUDE LAKE MANAGEMENT	PI-A00850448	LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-57201	\$668.37
Check Total							\$668.37
CHECK # 005301							
001	08/04/22	VILLA SOL CDD	07272022-XFER	TRFR FROM MMA TO TRUIST 1613	Cash with Fiscal Agent	103000	\$350,000.00
Check Total							\$350,000.00
CHECK # 005303							
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	Postage and Freight	541006-51301	\$9.01
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	GO DADDY	549915-51301	\$3.13
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ADT SEC	546015-57201	\$59.79
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	BAY STATE ALARM	549001-51301	\$481.62
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	PAINTING/DRYWALL	546015-57201	\$520.00
Check Total							\$8,990.22
CHECK # 005304							
001	08/09/22	THE HOME DEPOT	070622-9241	JUNE PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$591.00
Check Total							\$591.00
CHECK # 005308							
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7858984	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7858984	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7905732	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7905732	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7954774	JULY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7954774	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7775183	CREDIT INV 7775183 UNAUTHORIZED INCREASE	R&M-Other Landscape	546036-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7818992	CREDIT INV 7818992 FOR UNAUTHORIZED INCREASE	Contracts-Landscape	534050-53901	(\$280.00)
Check Total							\$13,438.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 005309							
001	08/18/22	CLARK & ALBAUGH, LLP	18014	GEN COUNSEL THRU JUN 2022	GEN MATTERS THRU JUNE 2022	531023-51401	\$1,607.50
							Check Total
							<u>\$1,607.50</u>
CHECK # 005310							
001	08/18/22	FED EX	7-845-07557	VILLA SOL AGENDA PKG SHIP DATE 8/3/22	Postage and Freight	541006-51301	\$54.72
							Check Total
							<u>\$54.72</u>
CHECK # 005311							
001	08/23/22	CLARK & ALBAUGH, LLP	18047	GEN MATTERS THRU JULY 2022	ProfServ-Legal Services	531023-51401	\$7,782.17
							Check Total
							<u>\$7,782.17</u>
CHECK # 005312							
001	08/24/22	EXERCISE SYSTEMS INC	051105	R/M FITNESS EQUIPMENT	QUARTERLY PREV MAINT	546015-57201	\$379.50
001	08/24/22	EXERCISE SYSTEMS INC	0048781	R/M FITNESS EQUIPMENT	R&M-Clubhouse	546015-57201	\$85.00
							Check Total
							<u>\$464.50</u>
CHECK # 005314							
001	08/29/22	CHURCHILLS POOLS	31062	CHEMICALS	Contracts-Pools	534078-53901	\$696.01
							Check Total
							<u>\$696.01</u>
CHECK # 005315							
001	08/29/22	DEWBERRY ENGINEERS INC	2161816	ENGG SVCS THRU JULY 2022 - STORMWATER	ENGG SVCS THRU JULY 2022	531013-51501	\$220.00
001	08/29/22	DEWBERRY ENGINEERS INC	2161817	ENGG SVCS THRU JULY 2022 - CONSTRUCTION	ENGG SVCS THRU JULY - CONSTRUCTION	531013-51501	\$3,602.50
							Check Total
							<u>\$3,822.50</u>
CHECK # 005316							
001	08/29/22	ORLANDO SENTINEL	051747860000	LEGAL NOTICES 03/28/22-04/03/22	Legal Advertising	548002-51301	\$237.00
							Check Total
							<u>\$237.00</u>
CHECK # 005317							
001	08/29/22	OSCEOLA COUNTY SHERIFF'S OFFICE	53722	SEC SVCS 8/9/22	Contracts-Sheriff	534100-57201	\$203.08
							Check Total
							<u>\$203.08</u>
CHECK # 005318							
001	08/29/22	PAVEROLOGY LLC	431	PAVER REPAIRS	R&M-Common Area	546016-53901	\$4,800.00
							Check Total
							<u>\$4,800.00</u>
CHECK # 005319							
001	08/29/22	SERVUSAT, LLC	4187	ACCESS CONTROL SYSTEMS	Misc-Access Control Software	549003-57201	\$1,980.98
							Check Total
							<u>\$1,980.98</u>
CHECK # 005320							
001	08/29/22	SOLITUDE LAKE MANAGEMENT	PI-A00867487	LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-57201	\$668.37
							Check Total
							<u>\$668.37</u>
CHECK # 005321							
001	08/29/22	TERMINIX PROCESSING CENTER	423135961	JULY PEST CONTROL SVCS	PEST CONTROL 4/5/22	546015-57201	\$81.00
							Check Total
							<u>\$81.00</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005322								
001	09/01/22	ENVERA SYSTEMS	718156	SEC SVCS SEPT 2022	Contracts-Security Services	534037-53904	\$7,337.13	
							Check Total	<u>\$7,337.13</u>
CHECK # 005327								
001	09/14/22	FED EX	7-874-25941	AUG POSTAGE	Postage and Freight	541006-51301	\$26.75	
							Check Total	<u>\$26.75</u>
CHECK # 005328								
001	09/15/22	CHURCHILLS POOLS	31116	MONTHLY POOL CHEMICALS	Contracts-Pools	534078-53901	\$566.15	
							Check Total	<u>\$566.15</u>
CHECK # 005329								
001	09/15/22	CLARK & ALBAUGH, LLP	18083	GEN MATTERS THRU AUGUST 2022	GEN MATTERS THRU JULY 2022	531023-51401	\$2,363.50	
							Check Total	<u>\$2,363.50</u>
CHECK # 005330								
001	09/15/22	INFRAMARK, LLC	81841		ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	09/15/22	INFRAMARK, LLC	81841		ProfServ-Field Management	531016-53901	\$4,000.00	
001	09/15/22	INFRAMARK, LLC	81841		Postage and Freight	541006-51301	\$11.32	
001	09/15/22	INFRAMARK, LLC	81841		GO DADDY	549915-51301	\$8.57	
001	09/15/22	INFRAMARK, LLC	81841		BAY STATE ALARM	549001-51301	\$481.62	
001	09/15/22	INFRAMARK, LLC	81841		TOWING	546015-57201	\$80.50	
001	09/15/22	INFRAMARK, LLC	81841		WALGREENS/ACADEMY SPORTS	546015-51301	\$277.63	
							Check Total	<u>\$8,776.31</u>
CHECK # 005331								
001	09/21/22	FED EX	7-881-17564	SEPT POSTAGE	Postage and Freight	541006-51301	\$55.26	
							Check Total	<u>\$55.26</u>
CHECK # 005332								
001	09/26/22	DEWBERRY ENGINEERS INC	2175377	ENGG SVCS THRU AUG 2022	ProfServ-Engineering	531013-51501	\$4,345.00	
							Check Total	<u>\$4,345.00</u>
CHECK # 206								
001	09/14/22	VILLA SOL CDD	09092022-XFER	TRFR FRM BUMMA TO SUNTRUS 1613	Cash with Fiscal Agent	103000	\$65,000.00	
							Check Total	<u>\$65,000.00</u>
CHECK # DD466								
001	08/03/22	CHARTER COMMUNICATIONS	037311801071522 ACH	BILL PRD 7/14-8/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD467								
001	08/03/22	CHARTER COMMUNICATIONS	068176902071822 ACH	BILL PRD 7/17-8/16/22	Communication - Telephone	541003-51301	\$261.33	
							Check Total	<u>\$261.33</u>
CHECK # DD471								
001	08/13/22	KUA	071522 ACH	BILL PERIOD 6/8-7/8/22	Utility - General	543001-53903	\$3,848.33	
							Check Total	<u>\$3,848.33</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD472								
001	08/13/22	TOHO WATER AUTHORITY	070622 ACH	BILL PRD 6/6-7/6/22	Utility - General	543001-53903	\$1,103.32	
							Check Total	<u>\$1,103.32</u>
CHECK # DD474								
001	09/03/22	CHARTER COMMUNICATIONS	037311801081522 ACH	BILL PRD 8/14-9/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD475								
001	09/03/22	CHARTER COMMUNICATIONS	068176902081822 ACH	BILL PRD 8/17-9/16/22	Communication - Telephone	541003-51301	\$261.33	
							Check Total	<u>\$261.33</u>
CHECK # DD476								
001	08/24/22	WASTE MANAGEMENT	0004038-0180-6 ACH	REFUSE REMOVAL AUG 2022	Utility - Refuse Removal	543020-57201	\$621.72	
							Check Total	<u>\$621.72</u>
CHECK # DD477								
001	09/02/22	KUA	081522 ACH	BILL PRD 7/8-8/6/22	Utility - General	543001-53903	\$3,890.13	
							Check Total	<u>\$3,890.13</u>
CHECK # DD478								
001	09/02/22	TOHO WATER AUTHORITY	080622 ACH	BILL PRD 7/6-8/6/22	Utility - General	543001-53903	\$619.51	
							Check Total	<u>\$619.51</u>
CHECK # DD479								
001	08/14/22	CHARTER COMMUNICATIONS	077902902073022	BILL PRD 7/28-8/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD480								
001	08/22/22	BRIGHTVIEW LANDSCAPE SVC	7996570	AUGUST LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,666.00	
							Check Total	<u>\$4,666.00</u>
CHECK # DD481								
001	08/22/22	BRIGHTVIEW LANDSCAPE SVC	7996570-CORRECTION	TO CORRECT ACH TAKEN FOR INV 7996570	Contracts-Landscape	534050-53902	\$280.00	
							Check Total	<u>\$280.00</u>
CHECK # DD482								
001	09/14/22	CHARTER COMMUNICATIONS	077902902083022	BILL PRD 8/28-9/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD483								
001	09/24/22	WASTE MANAGEMENT	0011309-0180-2 ACH	REFUSE REMOVAL SEPT 2022	Utility - Refuse Removal	543020-57201	\$604.95	
							Check Total	<u>\$604.95</u>
CHECK # 005305								
001	08/12/22	MARK A. GOSDIN	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005306								
001	08/12/22	RAMON E. BERMUDEZ	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005307								
001	08/12/22	SERVANDO JR COMAS	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005323								
001	09/14/22	RAMON E. BERMUDEZ	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005324								
001	09/14/22	SERVANDO JR COMAS	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005325								
001	09/14/22	MICHAEL J. EDGECOMBE	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005326								
001	09/14/22	MARK A. GOSDIN	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$511,855.80

SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

CHECK # 005313								
202	08/24/22	VILLASOL CDD C/O US BANK N.A.	0818202-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$8,782.15	
							Check Total	\$8,782.15
							Fund Total	\$8,782.15

Total Checks Paid	\$520,637.95
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Subsection 8C

Check Register

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 005297							
001	08/04/22	CHURCHILLS POOLS	30981	POOL CHEMICALS	Contracts-Pools	534078-53901	\$972.71
001	08/04/22	CHURCHILLS POOLS	30993	AUG POOL SVCS	Contracts-Pools	534078-53901	\$777.26
Check Total							\$1,749.97
CHECK # 005298							
001	08/04/22	ENVERA SYSTEMS	717137	SEC SVCS AUG 2022	Contracts-Security Services	534037-53904	\$7,337.13
Check Total							\$7,337.13
CHECK # 005299							
001	08/04/22	FED EX	7-831-33017	FEDEX EXPRESS SHIPMENT ACCT # 3231-1721-7	Postage and Freight	541006-51301	\$35.14
Check Total							\$35.14
CHECK # 005300							
001	08/04/22	SOLITUDE LAKE MANAGEMENT	PI-A00850448	LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-57201	\$668.37
Check Total							\$668.37
CHECK # 005301							
001	08/04/22	VILLA SOL CDD	07272022-XFER	TRFR FROM MMA TO TRUIST 1613	Cash with Fiscal Agent	103000	\$350,000.00
Check Total							\$350,000.00
CHECK # 005303							
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$4,000.00
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	Postage and Freight	541006-51301	\$9.01
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	GO DADDY	549915-51301	\$3.13
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	ADT SEC	546015-57201	\$59.79
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	BAY STATE ALARM	549001-51301	\$481.62
001	08/09/22	INFRAMARK, LLC	80556	JULY 2022 MGMT FEES	PAINTING/DRYWALL	546015-57201	\$520.00
Check Total							\$8,990.22
CHECK # 005304							
001	08/09/22	THE HOME DEPOT	070622-9241	JUNE PURCHASES	SUPPLIES FOR REC CENTER	546078-57201	\$591.00
Check Total							\$591.00
CHECK # 005308							
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7858984	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7858984	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7905732	JUNE LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7905732	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7954774	JULY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,946.00
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7954774	CREDIT FOR INCREASE NOT AUTHORIZED	Contracts-Landscape	534050-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7775183	CREDIT INV 7775183 UNAUTHORIZED INCREASE	R&M-Other Landscape	546036-53901	(\$280.00)
001	08/10/22	BRIGHTVIEW LANDSCAPE SVC	7818992	CREDIT INV 7818992 FOR UNAUTHORIZED INCREASE	Contracts-Landscape	534050-53901	(\$280.00)
Check Total							\$13,438.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 005309							
001	08/18/22	CLARK & ALBAUGH, LLP	18014	GEN COUNSEL THRU JUN 2022	GEN MATTERS THRU JUNE 2022	531023-51401	\$1,607.50
							Check Total
							<u>\$1,607.50</u>
CHECK # 005310							
001	08/18/22	FED EX	7-845-07557	VILLA SOL AGENDA PKG SHIP DATE 8/3/22	Postage and Freight	541006-51301	\$54.72
							Check Total
							<u>\$54.72</u>
CHECK # 005311							
001	08/23/22	CLARK & ALBAUGH, LLP	18047	GEN MATTERS THRU JULY 2022	ProfServ-Legal Services	531023-51401	\$7,782.17
							Check Total
							<u>\$7,782.17</u>
CHECK # 005312							
001	08/24/22	EXERCISE SYSTEMS INC	051105	R/M FITNESS EQUIPMENT	QUARTERLY PREV MAINT	546015-57201	\$379.50
001	08/24/22	EXERCISE SYSTEMS INC	0048781	R/M FITNESS EQUIPMENT	R&M-Clubhouse	546015-57201	\$85.00
							Check Total
							<u>\$464.50</u>
CHECK # 005314							
001	08/29/22	CHURCHILLS POOLS	31062	CHEMICALS	Contracts-Pools	534078-53901	\$696.01
							Check Total
							<u>\$696.01</u>
CHECK # 005315							
001	08/29/22	DEWBERRY ENGINEERS INC	2161816	ENGG SVCS THRU JULY 2022 - STORMWATER	ENGG SVCS THRU JULY 2022	531013-51501	\$220.00
001	08/29/22	DEWBERRY ENGINEERS INC	2161817	ENGG SVCS THRU JULY 2022 - CONSTRUCTION	ENGG SVCS THRU JULY - CONSTRUCTION	531013-51501	\$3,602.50
							Check Total
							<u>\$3,822.50</u>
CHECK # 005316							
001	08/29/22	ORLANDO SENTINEL	051747860000	LEGAL NOTICES 03/28/22-04/03/22	Legal Advertising	548002-51301	\$237.00
							Check Total
							<u>\$237.00</u>
CHECK # 005317							
001	08/29/22	OSCEOLA COUNTY SHERIFF'S OFFICE	53722	SEC SVCS 8/9/22	Contracts-Sheriff	534100-57201	\$203.08
							Check Total
							<u>\$203.08</u>
CHECK # 005318							
001	08/29/22	PAVEROLOGY LLC	431	PAVER REPAIRS	R&M-Common Area	546016-53901	\$4,800.00
							Check Total
							<u>\$4,800.00</u>
CHECK # 005319							
001	08/29/22	SERVUSAT, LLC	4187	ACCESS CONTROL SYSTEMS	Misc-Access Control Software	549003-57201	\$1,980.98
							Check Total
							<u>\$1,980.98</u>
CHECK # 005320							
001	08/29/22	SOLITUDE LAKE MANAGEMENT	PI-A00867487	LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-57201	\$668.37
							Check Total
							<u>\$668.37</u>
CHECK # 005321							
001	08/29/22	TERMINIX PROCESSING CENTER	423135961	JULY PEST CONTROL SVCS	PEST CONTROL 4/5/22	546015-57201	\$81.00
							Check Total
							<u>\$81.00</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005322								
001	09/01/22	ENVERA SYSTEMS	718156	SEC SVCS SEPT 2022	Contracts-Security Services	534037-53904	\$7,337.13	
							Check Total	<u>\$7,337.13</u>
CHECK # 005327								
001	09/14/22	FED EX	7-874-25941	AUG POSTAGE	Postage and Freight	541006-51301	\$26.75	
							Check Total	<u>\$26.75</u>
CHECK # 005328								
001	09/15/22	CHURCHILLS POOLS	31116	MONTHLY POOL CHEMICALS	Contracts-Pools	534078-53901	\$566.15	
							Check Total	<u>\$566.15</u>
CHECK # 005329								
001	09/15/22	CLARK & ALBAUGH, LLP	18083	GEN MATTERS THRU AUGUST 2022	GEN MATTERS THRU JULY 2022	531023-51401	\$2,363.50	
							Check Total	<u>\$2,363.50</u>
CHECK # 005330								
001	09/15/22	INFRAMARK, LLC	81841		ProfServ-Mgmt Consulting Serv	531027-51201	\$3,916.67	
001	09/15/22	INFRAMARK, LLC	81841		ProfServ-Field Management	531016-53901	\$4,000.00	
001	09/15/22	INFRAMARK, LLC	81841		Postage and Freight	541006-51301	\$11.32	
001	09/15/22	INFRAMARK, LLC	81841		GO DADDY	549915-51301	\$8.57	
001	09/15/22	INFRAMARK, LLC	81841		BAY STATE ALARM	549001-51301	\$481.62	
001	09/15/22	INFRAMARK, LLC	81841		TOWING	546015-57201	\$80.50	
001	09/15/22	INFRAMARK, LLC	81841		WALGREENS/ACADEMY SPORTS	546015-51301	\$277.63	
							Check Total	<u>\$8,776.31</u>
CHECK # 005331								
001	09/21/22	FED EX	7-881-17564	SEPT POSTAGE	Postage and Freight	541006-51301	\$55.26	
							Check Total	<u>\$55.26</u>
CHECK # 005332								
001	09/26/22	DEWBERRY ENGINEERS INC	2175377	ENGG SVCS THRU AUG 2022	ProfServ-Engineering	531013-51501	\$4,345.00	
							Check Total	<u>\$4,345.00</u>
CHECK # 206								
001	09/14/22	VILLA SOL CDD	09092022-XFER	TRFR FRM BUMMA TO SUNTRUS 1613	Cash with Fiscal Agent	103000	\$65,000.00	
							Check Total	<u>\$65,000.00</u>
CHECK # DD466								
001	08/03/22	CHARTER COMMUNICATIONS	037311801071522 ACH	BILL PRD 7/14-8/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD467								
001	08/03/22	CHARTER COMMUNICATIONS	068176902071822 ACH	BILL PRD 7/17-8/16/22	Communication - Telephone	541003-51301	\$261.33	
							Check Total	<u>\$261.33</u>
CHECK # DD471								
001	08/13/22	KUA	071522 ACH	BILL PERIOD 6/8-7/8/22	Utility - General	543001-53903	\$3,848.33	
							Check Total	<u>\$3,848.33</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD472								
001	08/13/22	TOHO WATER AUTHORITY	070622 ACH	BILL PRD 6/6-7/6/22	Utility - General	543001-53903	\$1,103.32	
							Check Total	<u>\$1,103.32</u>
CHECK # DD474								
001	09/03/22	CHARTER COMMUNICATIONS	037311801081522 ACH	BILL PRD 8/14-9/13/22	Communication - Telephone	541003-51301	\$124.30	
							Check Total	<u>\$124.30</u>
CHECK # DD475								
001	09/03/22	CHARTER COMMUNICATIONS	068176902081822 ACH	BILL PRD 8/17-9/16/22	Communication - Telephone	541003-51301	\$261.33	
							Check Total	<u>\$261.33</u>
CHECK # DD476								
001	08/24/22	WASTE MANAGEMENT	0004038-0180-6 ACH	REFUSE REMOVAL AUG 2022	Utility - Refuse Removal	543020-57201	\$621.72	
							Check Total	<u>\$621.72</u>
CHECK # DD477								
001	09/02/22	KUA	081522 ACH	BILL PRD 7/8-8/6/22	Utility - General	543001-53903	\$3,890.13	
							Check Total	<u>\$3,890.13</u>
CHECK # DD478								
001	09/02/22	TOHO WATER AUTHORITY	080622 ACH	BILL PRD 7/6-8/6/22	Utility - General	543001-53903	\$619.51	
							Check Total	<u>\$619.51</u>
CHECK # DD479								
001	08/14/22	CHARTER COMMUNICATIONS	077902902073022	BILL PRD 7/28-8/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD480								
001	08/22/22	BRIGHTVIEW LANDSCAPE SVC	7996570	AUGUST LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,666.00	
							Check Total	<u>\$4,666.00</u>
CHECK # DD481								
001	08/22/22	BRIGHTVIEW LANDSCAPE SVC	7996570-CORRECTION	TO CORRECT ACH TAKEN FOR INV 7996570	Contracts-Landscape	534050-53902	\$280.00	
							Check Total	<u>\$280.00</u>
CHECK # DD482								
001	09/14/22	CHARTER COMMUNICATIONS	077902902083022	BILL PRD 8/28-9/27/22	R&M-Gatehouse	546035-53904	\$239.96	
							Check Total	<u>\$239.96</u>
CHECK # DD483								
001	09/24/22	WASTE MANAGEMENT	0011309-0180-2 ACH	REFUSE REMOVAL SEPT 2022	Utility - Refuse Removal	543020-57201	\$604.95	
							Check Total	<u>\$604.95</u>
CHECK # 005305								
001	08/12/22	MARK A. GOSDIN	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/22 to 09/30/22
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 005306								
001	08/12/22	RAMON E. BERMUDEZ	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005307								
001	08/12/22	SERVANDO JR COMAS	PAYROLL	August 12, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005323								
001	09/14/22	RAMON E. BERMUDEZ	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005324								
001	09/14/22	SERVANDO JR COMAS	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005325								
001	09/14/22	MICHAEL J. EDGECOMBE	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 005326								
001	09/14/22	MARK A. GOSDIN	PAYROLL	September 14, 2022 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$511,855.80

SERIES 2018 A1 & A2 DEBT SERVICE FUND - 202

CHECK # 005313								
202	08/24/22	VILLASOL CDD C/O US BANK N.A.	0818202-SER 2018	TRFR ASSESS SER 2018 TAX COLLECTIONS	Due From Other Funds	131000	\$8,782.15	
							Check Total	\$8,782.15
							Fund Total	\$8,782.15

Total Checks Paid	\$520,637.95
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Subsection 8D

Car Damage

> On Oct 10, 2022, at 5:12 PM, Douglas Bou <douglasbou@yahoo.com> wrote:

>

> Dear Mr. Mena please find attached to this email estimate and photos of damage to my vehicle from front gate. I can be reached at 727 992 4842 or douglasbou@yahoo.com.

>

> Thank you,

> Douglas Bou

>

Estimate of Record

Customer: Bou, Douglas

2021 SUBA Forester Premium w/Continuously Variable Transmission 4D UTV 4-2.5L Gasoline Gasoline Direct Injection

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			318.95
Body Labor	17.6 hrs @	\$ 52.00 /hr	915.20
Paint Labor	10.2 hrs @	\$ 52.00 /hr	530.40
Mechanical Labor	5.2 hrs @	\$ 135.00 /hr	702.00
Paint Supplies	10.2 hrs @	\$ 35.00 /hr	357.00
Subtotal			2,823.55
Sales Tax	\$ 2,823.55 @	6.5000 %	183.53
Grand Total			3,007.08
Deductible			0.00
CUSTOMER PAY			3,007.08
INSURANCE PAY			

All prices are subject to dealer invoices.

Additional damage may be found on proper measurement & further inspection.

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN:

I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$100.

I REQUEST A WRITTEN ESTIMATE.

I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$____. THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL.

I DO NOT REQUEST A WRITTEN ESTIMATE.

SIGNED _____ DATE _____

Charges based on:

Payment Method:

Hourly Rate _____

Check____ Visa____

Flat Rate _____

MasterCard____ Amex____

Both Apply _____

Discover____ Other____

Save Parts: Yes [] or No [] (Core charge may apply)

Estimate/Diagnosis Fee- \$_____ or Hourly at \$_____/Hour

I understand that a charge of 75.00 per day will be charged if I fail to pickup my vehicle within (3) working days of notification of completion.

Signature _____ Date ____/____/____

Other Authorized Person: Name: _____

Estimate of Record

Customer: Bou, Douglas

2021 SUBA Forester Premium w/Continuously Variable Transmission 4D UTV 4-2.5L Gasoline Gasoline Direct Injection

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			318.95
Body Labor	17.6 hrs @	\$ 52.00 /hr	915.20
Paint Labor	10.2 hrs @	\$ 52.00 /hr	530.40
Mechanical Labor	5.2 hrs @	\$ 135.00 /hr	702.00
Paint Supplies	10.2 hrs @	\$ 35.00 /hr	357.00
Subtotal			2,823.55
Sales Tax	\$ 2,823.55 @	6.5000 %	183.53
Grand Total			3,007.08
Deductible			0.00
CUSTOMER PAY			3,007.08
INSURANCE PAY			

All prices are subject to dealer invoices.

Additional damage may be found on proper measurement & further inspection.

PLEASE READ CAREFULLY, CHECK ONE OF THE STATEMENTS BELOW, AND SIGN:

I UNDERSTAND THAT, UNDER STATE LAW, I AM ENTITLED TO A WRITTEN ESTIMATE IF MY FINAL BILL WILL EXCEED \$100.

I REQUEST A WRITTEN ESTIMATE.

I DO NOT REQUEST A WRITTEN ESTIMATE AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$____. THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN OR ORAL APPROVAL.

I DO NOT REQUEST A WRITTEN ESTIMATE.

SIGNED _____ DATE _____

Charges based on:

Payment Method:

Hourly Rate _____

Check____ Visa____

Flat Rate _____

MasterCard____ Amex____

Both Apply _____

Discover____ Other____

Save Parts: Yes [] or No [] (Core charge may apply)

Estimate/Diagnosis Fee- \$_____ or Hourly at \$_____/Hour

I understand that a charge of 75.00 per day will be charged if I fail to pickup my vehicle within (3) working days of notification of completion.

Signature _____ Date ____/____/____

Other Authorized Person: Name: _____

Estimate of Record

Customer: Bou, Douglas

2021 SUBA Forester Premium w/Continuously Variable Transmission 4D UTV 4-2.5L Gasoline Gasoline Direct Injection

31	#	Mask Door Opening *Each Door opening	1	15.00	1.0	
32	QUARTER PANEL					
33		Blind LT Quarter panel w/o Wilderness				1.3
34	#	Refn Prep Blend Panel to undamaged Condition for Blend				0.3
35		R&I LT Quarter glass Subaru, w/o privacy tint			1.8	
36	#	Quarter Panel Glass urethane Kit	1	18.00		
37	*	R&I LT Wheel flare w/o Wilderness			0.3	
38		R&I LT Rear pillar trim light gray			0.2	
39	REAR LAMPS					
40		R&I LT Tail lamp			0.4	
41	REAR BUMPER					
42		R&I R&I bumper cover			1.4	
43	MISCELLANEOUS OPERATIONS					
44	*	Repl Cover car for primer	1	10.00	0.2	
45	#	Cover Car for Paint	1	10.00	0.2	
46	#	Hazardous Waste	1	8.00		
47	#	Flex Additive	1	8.00		
48	#	Brush Touch Bolt heads	1			0.5
49	#	Refn Color Tint & Spray out				1.0
50	#	Refn De-nib & Polish				1.5
51	#	Blind Spot Monitor Aiming Procedure	1		3.0 M	
52	#	Protecting Plug Ends	1	5.00	0.5	
53	#	Booth Heat Cycle Gas (Per cycle)	1	22.00		
54	#	D & R Battery	1		0.2 M	
55	#	Collision Diagnostic Post Scan (OOP)	1		1.0 M	
SUBTOTALS				318.95	22.8	10.2

Estimate of Record

Customer: Bou, Douglas

2021 SUBA Forester Premium w/Continuously Variable Transmission 4D UTV 4-2.5L Gasoline Gasoline Direct Injection

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	#	***OEM Repair Recommendations Research needed***		1			
2	#	***This is a Visual Guestimate Possible Hidden Damages***		1			
3	#	***Possible One Time Use Plastic Clips & Fasteners needed***		1			
4	#	***This Vehicle need to be 3D Measure Possible unibody dam***		1			
5	#	***Preliminary Estimate written off of Visual***		1			
6	#	***Estimate Subject to Change Upon Physical Inspection*		1			
7	#	Covid 19 Intake Sanitation		1	25.00	0.5	
8	#	Pre-wash vehicle		1	20.00	0.5	
9	#	OEM Research & Access to OEM Data Provider Repair Procedures		1	45.00	1.0	
10	#	4 Wheel Alignment check w/Report		1	89.95		
11	#	Collision Diagnostic Pre-Scan w/ Report (OOP)		1		1.0 M	
12 WINDSHIELD							
13	R&I	Windshield Subaru w/o heated				2.8	
14	#	Windshield or Rear glass urethane Kit		1	28.00		
15 PILLARS, ROCKER & FLOOR							
16	*	Rpr LT Hinge pillar				2.5	1.8
17		Add for Clear Coat					0.4
18	#	Feather Prime & Block (30% Body Time)		1			0.6
19	Blnd	LT Center pillar					1.0
20	#	Refn Prep Blend Panel to undamaged Condition for Blend					0.3
21	Blnd	LT Rocker panel					1.2
22	#	Refn Prep Blend Panel to undamaged Condition for Blend					0.3
23	*	R&I LT Rocker molding				0.9	
24	R&I	LT Front sill plate				0.2	
25	R&I	LT Rear sill plate				0.2	
26 FRONT DOOR							
27	R&I	LT R&I door assy				1.0	
28	#	Mask Door Opening *Each Door opening		1	15.00	1.0	
29 REAR DOOR							
30	R&I	LT R&I door assy				1.0	



DB Orlando Collision
 Factory Certified. Customer Focused.
 2591 N Forsyth Rd Unit D, Orlando, FL 32807
 Phone: (407) 467-5930
 FAX: (407) 641-8226

Workfile ID: c9c2d9ba
 PartsShare: 6ZmS9t
 Federal ID: 45-2609705

Estimate of Record

Customer: Bou, Douglas

Written By: DBO CustomerServ, 10/10/2022 3:32:12 PM

Insured: Bou, Douglas Policy #: Claim #:
 Type of Loss: Date of Loss: Days to Repair: 0
 Point of Impact:

Owner: Bou, Douglas (727) 992-4842 Business
Inspection Location: DB Orlando Collision, 2591 N Forsyth Rd Unit D, Orlando, FL 32807, Repair Facility, (407) 467-5930 Business
Insurance Company:

VEHICLE

2021 SUBA Forester Premium w/Continuously Variable Transmission 4D UTV 4-2.5L Gasoline Gasoline Direct Injection

VIN: JF2SKAJCXMH525531 Interior Color: Mileage In: Vehicle Out:
 License: Exterior Color: Mileage Out:
 State: Production Date: Condition: Job #:

- | | | | |
|------------------------|-------------------------------|----------------------------|---------------------------|
| TRANSMISSION | Air Conditioning | FM Radio | Xenon or L.E.D. Headlamps |
| Automatic Transmission | Intermittent Wipers | Stereo | Lane Departure Warning |
| 4 Wheel Drive | Tilt Wheel | Search/Seek | ROOF |
| POWER | Cruise Control | CD Player | Luggage/Roof Rack |
| Power Steering | Rear Defogger | Auxiliary Audio Connection | Electric Glass Sunroof |
| Power Brakes | Keyless Entry | Satellite Radio | Skyview Roof |
| Power Windows | Alarm | SAFETY | SEATS |
| Power Locks | Message Center | Drivers Side Air Bag | Cloth Seats |
| Power Mirrors | Steering Wheel Touch Controls | Passenger Air Bag | Bucket Seats |
| Heated Mirrors | Rear Window Wiper | Anti-Lock Brakes (4) | Heated Seats |
| Power Driver Seat | Telescopic Wheel | 4 Wheel Disc Brakes | WHEELS |
| DECOR | Climate Control | Traction Control | Aluminum/Alloy Wheels |
| Dual Mirrors | Backup Camera | Stability Control | PAINT |
| Privacy Glass | Remote Starter | Front Side Impact Air Bags | Clear Coat Paint |
| Console/Storage | Intelligent Cruise | Head/Curtain Air Bags | OTHER |
| Overhead Console | RADIO | Communications System | Fog Lamps |
| CONVENIENCE | AM Radio | Hands Free Device | Rear Spoiler |









>

>

> Sent from my iPhone

Section 9

Field Operations

Subsection 9A

Field Report

FIELD INSPECTION AFTER HURRICANE IAN

villa Sol CDD

Friday, September 30, 2022

Prepared For Board Of Supervisors

8 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Board Of Supervisors
Tennis courts completely flooded



Item 2

Assigned To Board Of Supervisors
Backyard of the recreation center is
completely flooded



Item 3

Assigned To Board Of Supervisors
Basketball court is completely
flooded



Item 4

Assigned To Board Of Supervisors
Picnic tables area completely
flooded



Item 5

Assigned To Board Of Supervisors
Visible signs of ceiling leaks at the lobby area



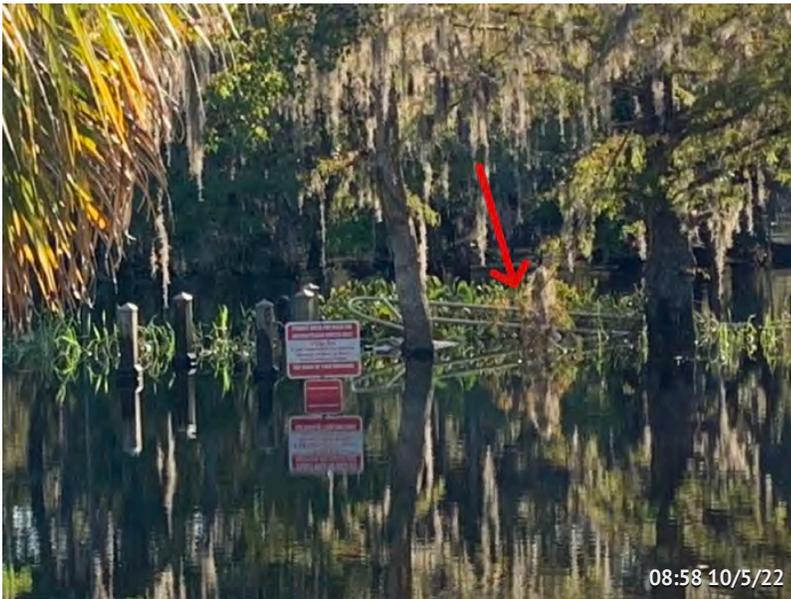
Item 6

Assigned To Board Of Supervisors
Visible signs of ceiling leaks at the lobby area



Item 7

Assigned To Board Of Supervisors
Visible signs of ceiling leaks at the pool area



Item 8

Assigned To Board Of Supervisors
Floating deck access is completely flooded and possibly damage not visible yet.

VILLASOL RECREATIONAL CENTER
Reports: S/Officer Osiris Martinez,
MagnoSec, Corp.

September 2, 2022

1:30 pm. Entering to the property and do my first round to verify all is clear. Then, I patrolled the entire property often to check all is in order. Only residents are using the pool.

2:00 pm. I make my round again, some people who were in the pool, left. All other areas of the Recreational Center are quiet.

3:00 pm. At this time, I do my round through all the areas of the Recreational Center including the playground, the courts and the gym which are quiet, only people in the pool.

4:00 pm. Currently, the entire Recreational Center is quiet. There are no people at any of the recreational areas. It is raining very hard.

5:00 pm. I start to do my round to the areas, the rain has stopped. All areas of the Recreational Center remain clear.

6:00 pm. Walk patrol through the property including the playground and the courts, which are empty; however, the gym and the pool are with people.

7:00 pm. While doing my patrolling of the areas, everything is in order; only the gym has residents.

8:00 pm. Tour all areas of the Recreational Center including playground, courts, gym, pool and parking lot. All is clear.

9:00 pm. I do my last foot patrol of all areas of the Recreational Center to verify no residents are inside; check all doors to confirm all of them are locked and the place is secure.

10:00 pm S/Officer Osiris Martinez off duty leaving Recreational Center VillaSol safe and under control.

September 3, 2022

1:30 pm. Entering to begin my duties. I make my first foot patrol of the property. All areas are empty, except the pool which people are using. All in order.

2:00 pm Currently, while patrolling the areas including the courts, the playground, and the pool are still, only the gym is in use. No residents' cars in the parking lot. Everything clear.

3:00 pm. I do my round to all areas of the Recreational Center; only the pool and the gym are in use.

4:00 pm. While patrolling the areas, I check the pool area and notice two children who took their smaller brother one of them holding his hands and the other one taking his feet as a hammock style and threw him to the pool. As soon as I see this, I went to talk with them to let them know they couldn't do it anymore; then, their mother, said it was ok with her, but I explained to her it was dangerous and not allowed at the pool for safety reasons. They continued in the pool for a while but walking and swimming following the rules properly until they left.

5:00 pm. At this time, the people who were in the pool, left; the playground, the courts and the gym are not in use.

6:00 pm. Currently, the residents at the Recreational Center are preparing to leave due is beginning to rain again. All clear.

7:00 pm. Foot patrol the complete property. The courts, playground, gym and pool areas in use. Everything fine.

8:00 pm. Make my round of the Recreational Center areas, only the basketball court in use.

9:00 pm. Walk around the Recreational Center revising the areas to make sure there were no people inside and check the doors to verify they were tightly closed.

10:00 pm. Finish my work today at Recreational Center VillaSol leaving the property in order and secure.

September 4, 2022

1:30 pm. I begin my duties. As soon as I arrive, do my first patrol walking around the areas of the Recreational Center such as the courts, the playground and gym. All quiet.

2:00 pm. Currently, the pool area is full, the basketball is in use and the other areas are empty.

3:00 pm. Do my patrol to the entire property, a group of people walking around the back of the Recreational Center, courts, playground, gym area not in use but the parking lot is full of vehicles. All under control.

4:00 pm. Right now, the whole back side is calm; the pool and the parking lot are in use, there are no people in the gym and the courts.

5:00 pm. At this time, it's raining, many residents left but others are sitting; the other areas are completely quiet.

6:00 pm. It continues raining. Everyone left, no recreational areas in use.

7:00 pm. I make my round around the property, which is quiet. Only the gym and the pool are in use.

8:00 pm. Tour the areas of the Recreational Center, everything quiet.

9:00 pm. I do my last patrol of the property to be sure there are no people inside and check all the doors; all are well secured.

10:00 pm. Finish my work today at the Recreational Center VillaSol. Everything clear and safe.

OCTOBER 2022 FIELD INSPECTION

Villa Sol CDD

Wednesday, October 19, 2022

Prepared For Board Of Supervisors

24 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Brightview Landscaping
Remove palm tree support located in
the recreation center front area

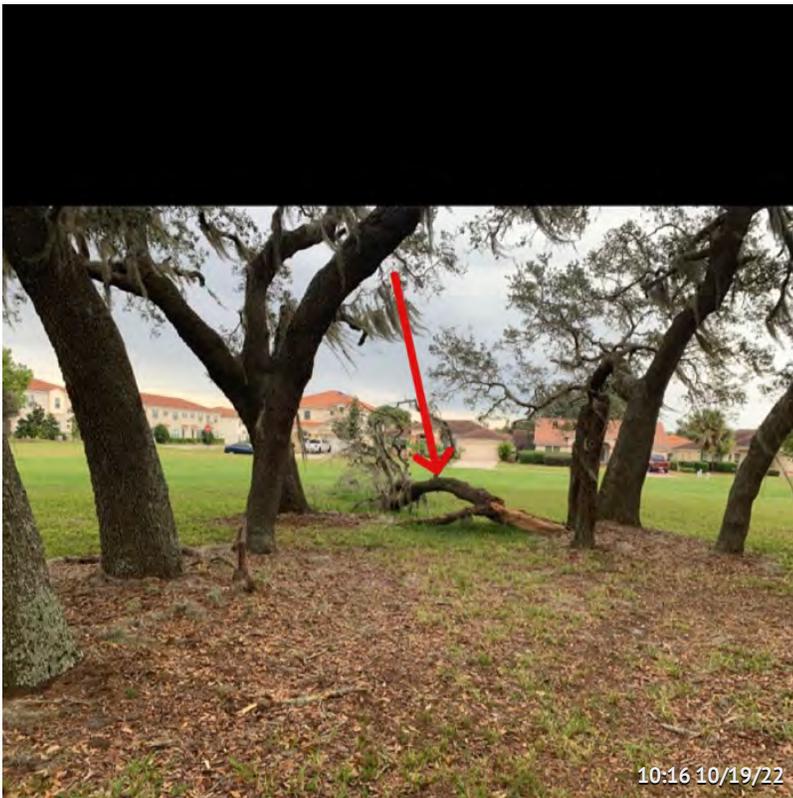


Item 2

Assigned To Brightview Landscaping
Doggie pot stations are clean

Item 3

Assigned To Brightview Landscaping
Provide the schedule for the dead tree removal service at Puerta del Sol Blvd.



Item 4

Assigned To Brightview Landscaping
Provide Proposal for remove dead pine tree located in the bed at Puerta del Sol Blvd





Item 5

Assigned To Brightview Landscaping
Provide Proposal for remove 3 dead
trees located in the bed at Puerta
del Sol Blvd



Item 6

Assigned To Brightview Landscaping
Provide Proposal for remove broken
branches near the the security guard
house at Puerta del Sol Blvd

Item 7

Assigned To Tecni Pool

Provide inspection to the fountain located at the community entrance



Item 8

Assigned To Brightview Landscaping
Beds located at Siesta View Dr need the mulching service





Item 9

Assigned To Brightview Landscaping
Mowing and edging service is completed according with the schedule



Item 10

Assigned To Inframark
Provide schedule for remove debris from the creek at Riachuelo Ln



Item 11

Assigned To Envera

Provide schedule for repair the exit Gate



Item 12

Assigned To Brightview Landscaping

Remove broken branches located next to the Basketball Court



Item 13

Assigned To Inframark

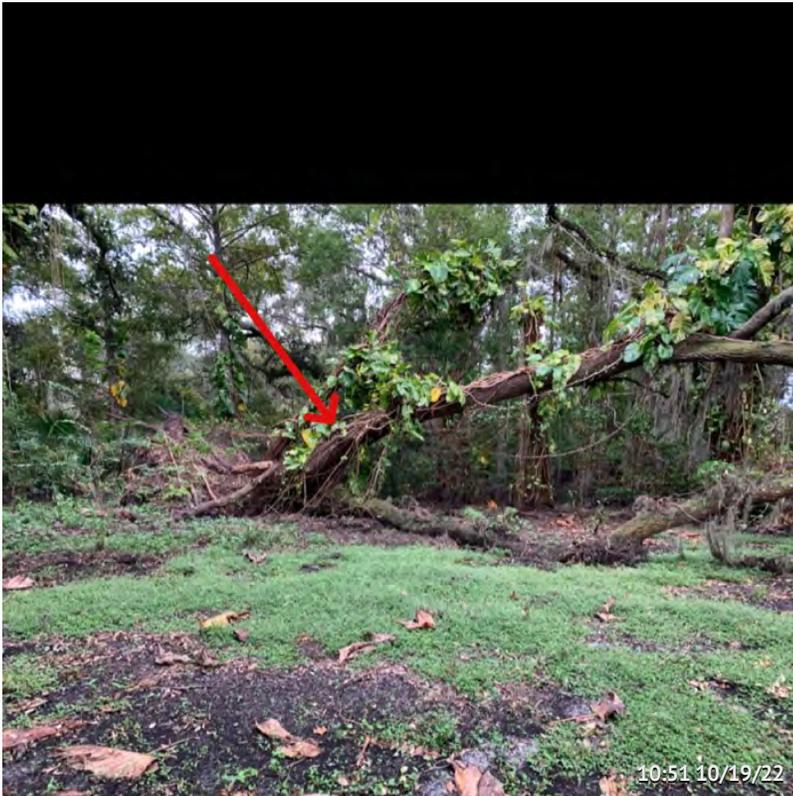
Pressure washer service to the picnic tables area is completed according to the schedule



Item 14

Assigned To Brightview Landscaping

Provide schedule for the trimming tree service behind the recreation center and picnic tables area



Item 15

Assigned To Brightview Landscaping
Provide Proposal for remove fallen tree behind the recreation center and



Item 16

Assigned To Inframark
Provide pressure washer service to the small Basketball Court near the the playground

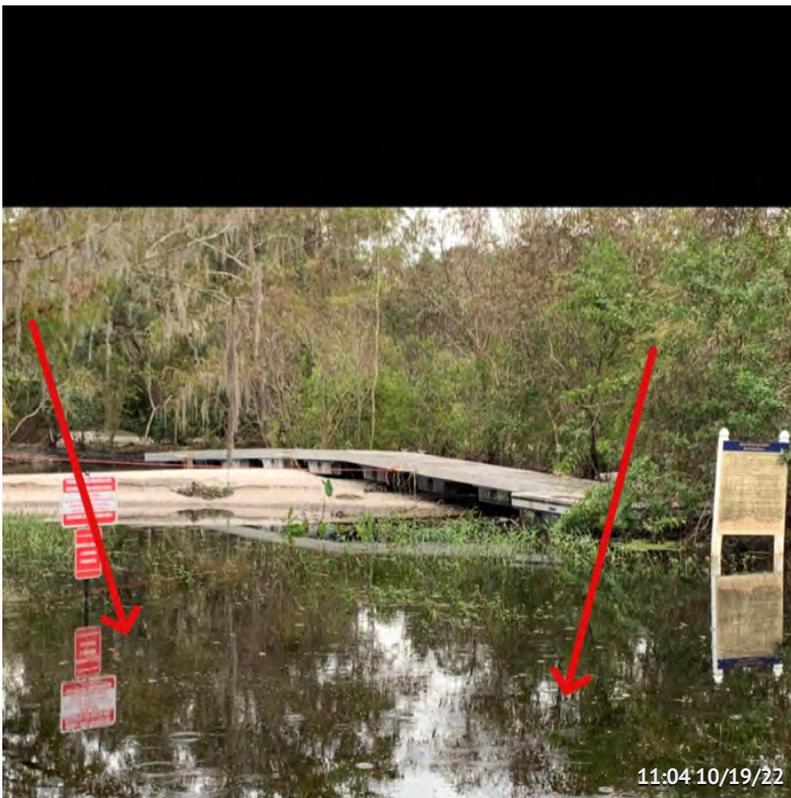
Item 17

Assigned To Board Of Supervisors
Visible damage to the floating dock located at the Creek. The access to a better inspection is still restricted due to the flooding of the area



Item 18

Assigned To Board Of Supervisors
The boat ramp area is still flooded and the the floating dock is stuck on a sandbank as a result of the creek flooding





Item 19

Assigned To Brightview Landscaping
Provide Proposal for remove plant
material around the pool system
equipment



Item 20

Assigned To Board Of Supervisors
New floor of the gym was installed



Item 21

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



Item 22

Assigned To Tecnni Pool
Provide Proposal for repair fountain display pump located at the community entrance



Item 23

Assigned To Tecni Pool

Provide Proposal for repair leak in the mechanical room of the fountain located at the community entrance

Field Inspection Follow Up

Assigned To Board Of Supervisors

Item 5 irrigation repair is pending for approval.

Item 7 Annual flowers installation service is pending for schedule.

Item 9 Mowing service around the ponds is completed according to the schedule.

Item 10 New basketball court nets installed.

Item 13 Proposal for handicap cover is pending

Subsection 9CB

Exercise Systems



6881 Kingspointe Parkway
Suite 10
Orlando, FL 32819
www.exercisesystems.com

Office 407-996-8890 ext. 2
Fax 407-292-1438
Email 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

Date 9/14/2022
Agenda Page99

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	SERVIC 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 30Signed: _____
Name: _____ Title: _____

Sub-Total	\$6,105.00
Tax	
Total	\$6,105.00

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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 100

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 CODSigned: _____
Name: _____ Title: _____

Sub-Total	\$8,045.00
Tax	
Total	\$8,045.00

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OMEGA 4

COMMERCIAL MULTI-STATION



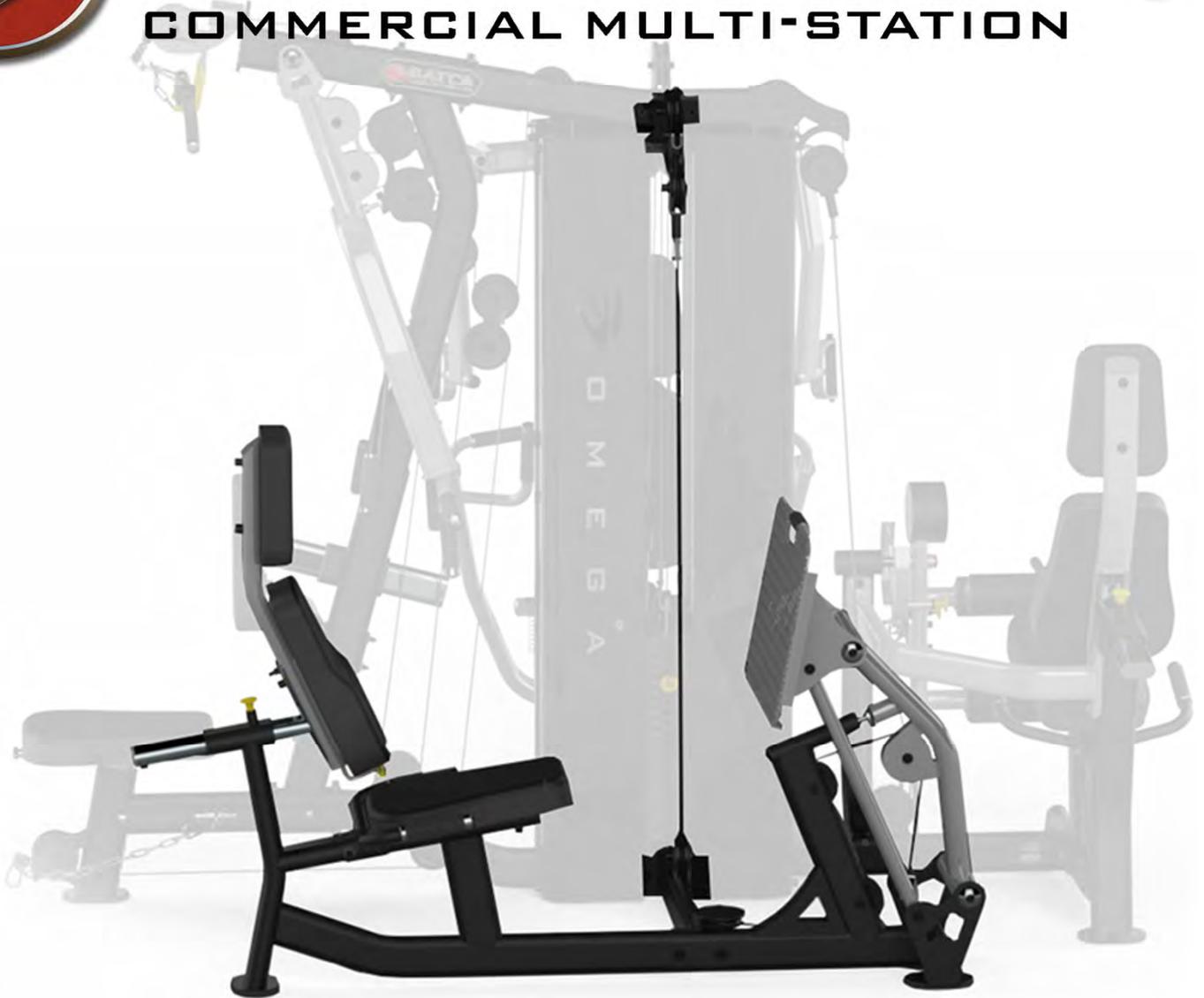
4 Weight Stacks/Accommodates Four Users with Four 200 lb. Weight Stacks (*Base Unit without leg press has 3 weight stacks*)

- 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

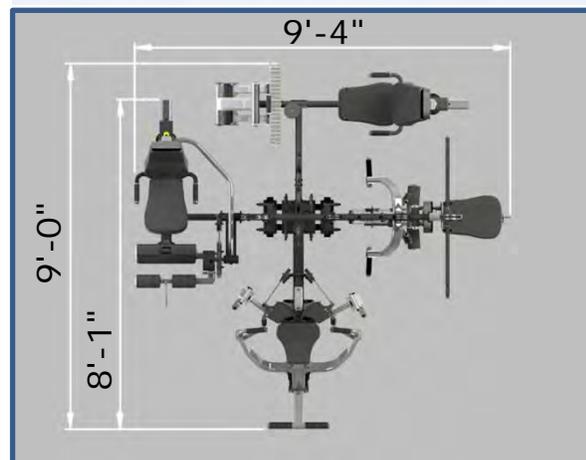
- Walk Through Frame Design With Easy Access Weight Stack
- Extra Large Footplate
- Four Bar Linkage
- Head and Lumbar Support
- 2:1 Weight Ratio
- Adds Fourth Weight Stack Curl

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



Exercise Systems, Inc.**Show Room**

6881 Kingspointe Parkway, Suite 10

Orlando, FL 32819

Phone: 407-996-8890

Sales Proposal



Quote Number: 0048976

Date 9/13/2022

Agenda Page104

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	
Total	\$7,124.00

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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



truefitness.com | 800.426.6570 | 636.272.7100

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Exercise Systems, Inc.**Show Room**

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

Sales Proposal



Quote Number: 0048983

Date 9/13/2022
Agenda Page106

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: _____

Sub-Total	\$9,424.00
Tax	\$541.58
Total	\$9,965.58

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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



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Exercise Systems, Inc.**Show Room**

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

Sales Proposal



Quote Number: 0048968.1

Date 9/13/2022
 Agenda Page108

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: _____

Sub-Total	\$6,075.00
Tax	
Total	\$6,075.00

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BATCA
fitness systems · usa

FUSION 3

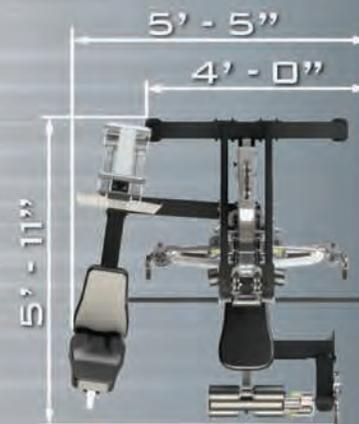
PERSONAL GYM

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



BATCA
fitness systems . usa

Agenda Page110
FUSION 3
PERSONAL GYM 3

*LEG PRESS/
CALF RAISE



*AB CRUNCH



*DUMBBELL
EXERCISES



FUSION 3
BASE UNIT

FUSION 3
LEG PRESS

* OPTIONAL
LEG PRESS

