



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
August 12, 2025**

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, Florida · (407) 472-2471
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.villasolcdd.org

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

Board of Supervisors	Herman Perez Ariel Correa-Betancourt Mario Cordova Corey Gagnon Mark Gosdin	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jan Carpenter Kristen Trucco	Latham, Luna, Eden & Beaudine
District Engineer	Pete Glasscock	Hanson Walter

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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**Board of Supervisors
VillaSol Community
Development District**

August 5, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **August 12, 2025, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744**. The following is the **final** agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Storm System Repair Updates
 - B. District Counsel
 - C. District Manager.....Tab 1
 1. Updates on Pool Repairs
 2. Website Audit
- 5. COMMUNITY UPDATES**
 - A. Field Service Updates
 1. Video Surveillance System Service ReportTab 2
 2. Security ReportsTab 3
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Minutes Held on July 15, 2025.....Tab 4
 - B. Ratification of Operation and Maintenance Expenditures for the
Month(s) June 2025Tab 5
- 7. BUSINESS ITEMS**
 - A. Ratification of District ItemsTab 6
 1. Soffit Repairs Proposal
 2. Gate Sticker Order Proposal
 3. Storm Repairs/Depression Repairs Agreement
 4. Steel Door Purchase
 5. Curb Repairs Proposal
 6. Pool Pump Proposal
 - B. Consideration of AC Maintenance Repair Proposal.....Tab 7
 - C. Consideration of District Counsel Services
(Under Separate Cover)
 - D. Consideration of Dock Bids.....Tab 8
 1. CVS Restorations
 2. Enhanced Business Solutions
 3. Sunrise Deck & Dock
 4. WR Land Development Services, LLC
 - E. Consideration of Pergola BidsTab 9
 1. Rose P Constructions LLC

- 2. PGS Centrum Property General Services
- 3. HP Home Solutions
- F. Consideration of Resolution 2025-16, Certifying Assessment Roll Tab 10
- G. Consideration of Resolution 2025-17, Adopting FY 25-26
Meeting Schedule Tab 11
- 8. **SUPERVISOR REQUESTS & COMMENTS**
- 9. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Brian Mendes
Brian Mendes

Tab 1



Quarterly Compliance Audit Report

VillaSol

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

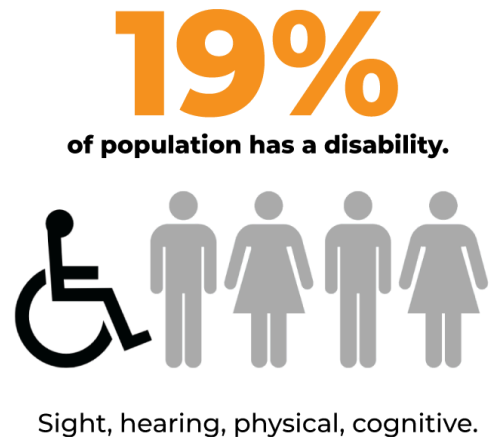
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 2

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INTEGRATED SMART TECHNOLOGY SOLUTIONS

Automation – Networking Solutions – Audio System – Access Control System
Video Surveillance System- Cloud Phone System – IT Solution

P.O. BOX # 771417

Orlando, FL. 32877-1417

Phones: 321-746-7597 / 407-729-6819



www.Servusat.com

Kissimmee; 07/14/2025

Chairman Mr. Herman Perez

Villasol CDD

Service Report

This report summarizes the implementation and current status of the video surveillance system improvements performed today for the Villasol CDD's Club House

A: Cameras troubleshooting results:

A1 Patio's dome camera has water damages (Pics)



A2 Basketball Court's bullet camera doesn't work properly

Villasol CDD – Service Report

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B: The new NVR has been installed: Its area has been cleaned and organized.

Now the TV is installed on the wall



Villasol CDD – Service Report

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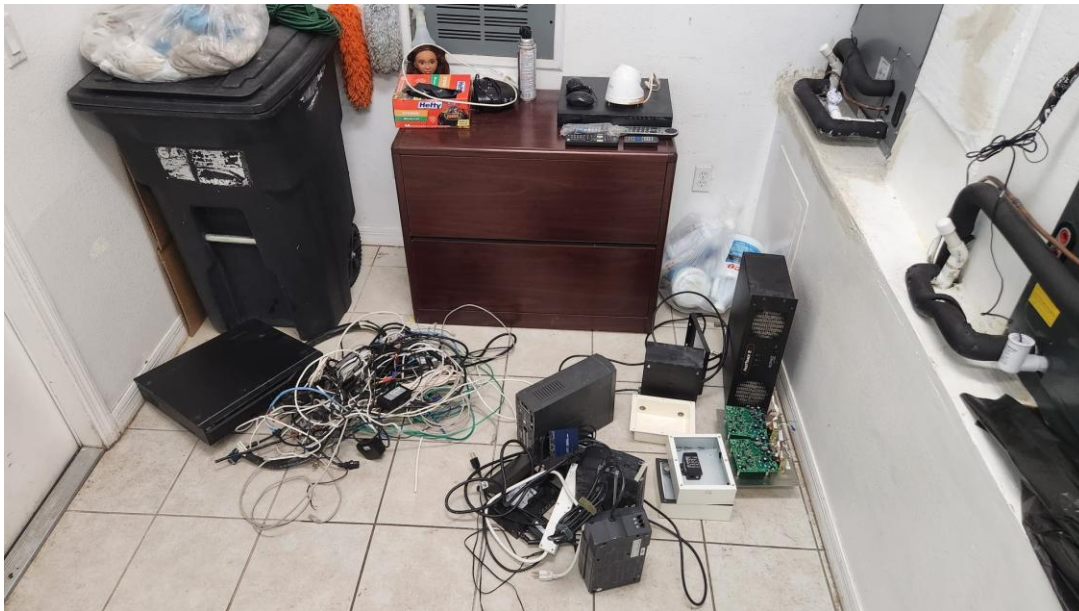
Orlando, FL. 32877-1417

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C: IT Assent Removal: We removed carefully old devices, wires and accessories that were shut down or disconnected in the IT area (Pics)



✓ **We removed:**

Bag # 1: Cables coaxial, cat5, cat6, VGA, others. Power Supplies, Old Analog DVR, accessories

Bag # 2: 03 Batteries Backups, 01 Surge Protector, 03 LAN Switches, accessories

Bag # 3: 01 Surveillance Server, 03 Power Supplies, accessories

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Before & After



Villasol CDD – Service Report

Tab 3

Daily report july 18 2025

Arriving at Centro Recreacional Villa Sol at 2:00pm until 10:00pm. As I arrive at the clubhouse I find Mr. Hernan, Mr. Luis and Pedro the maintenance man installing a painting machine. I check the pool area which has many kids arriving. I spoke to the one who let them all in and explained that they were only allowed 4 guests per keycard. At the moment, the pool and one of the basketball courts are in use.

3:00pm

I walk around the pool area and asked them to use the basketballs in the courts, not in the pool. The pool, gym and basketball courts are in use. I walked around the pool once again and the young man who let the guests in showed me three keycards, the guests were all residents and had their keycards.

4:00pm

Everything remains calm. The pool is still in use. The basketball near the playground is being used. Other areas are calm.

5:00pm

I walk the left side and check the courts, back area, playground and parking lot. At the moment, the gym and pool are in use.

6:00pm

I walk around the pool area. There are many kids enjoying the day. The basketball court, gym and parking lot are in use. The adults that are accompanying the kids are sitting down near the kitchen. I saw three of these residents come in with family members and guests, the card on the red lanyard belongs to the young man who is always letting people in even though he has been told not to before. The lady that spoke to Mr. Hernan about the keycard 00004302847637 120, 16021 was there. The golf cart is in its place.

7:00pm

I make a round walking along the clubhouse. The parking lot, pool and gym are in use. People have started to leave the pool. I check external bathrooms and close their doors and turn off the lights.

8:00pm

I continue checking all the doors of the property. At this moment, only the gym and the basketball court are in use. The golf cart is safely parked.

9:00pm

I enter the cctv room and drop off the keycard. The golf cart is safely parked. I check that the doors are properly locked.

10:00pm

End of day. I leave everything in order.

Daily report july 19 2025

Arriving at Centro Recreacional Villa Sol at 2:00pm until 10:00pm. Today there is a party being hosted by the HOH so the community can enjoy and network. The entire property is in use. The external bathrooms are open.

2:00pm

I walk through the entire property. I check the playground, parking lot, left side, bathrooms and pool area. Everything is in order.

3:00pm

I make a round through the back area of the property. There is an ice cream truck and a BBQ truck. I observe the parking lot. The golf cart is safely parked.

4:00pm

Areas like the basketball court, parking lot, pool and party room are in use. People are leaving but more arrive.

5:00pm

I close the trash container. Everyone has left with everything clean and in order. Areas like the pool, gym and parking lot are in use. The tow truck driver passed by.

6:00pm

I walk around the clubhouse. The golf cart is safely parked. The Parking lot and pool are in use. I walk around the pool and let the people there know that it will close once the sun goes down. I check external bathrooms. Other areas are calm.

7:00pm

The pool, gym and parking lot are in use. Other areas are calm. At 7:18pm two underage young men entered the pool area. The young man in the photo has been told several times that they cannot be in the pool without an adult. He is always on a scooter and wants to enter the gym and pool. At 7:30pm the two kids came back with the mother. I went out to the pool area to explain that since they were minors, they were not allowed to stay without a parent or adult guardian, that it was not personal but a rule. I don't think she understood because she wanted to leave them in the pool while she stayed at the gym. I suggest that they should be sent a notification, because they either don't understand or are pretending not to.

8:00pm

I walk around the clubhouse and check external bathrooms and turn off the lights. The golf cart is safely parked. The parking lot and dGym are in use. Other areas are in use.

9:00pm

I check that doors are properly locked. I drop off the keycard in its place. The gym is still in use.

10:pm

End of day. I leave everything calm and in order.

Daily report july 20 2025

Arriving at Centro Recreacional Villa Sol at 2:00pm until 10:00pm. The party room is decorated. I go out to the pool area. I check the back area and open the bathroom doors. The parking lot, gym, party room and pool are in use. At 2:42pm the party host told me that they had paid for an extra hour because there was a delay with the code so they will be finishing at 6pm. The golf cart is safely parked.

3:00pm

I walk through the entire property. The parking lot, party room and pool are in use. Other areas are calm. The golf cart is safely parked.

4:00pm

I make a round checking external areas like the courts, bathrooms, parking lot and pool. The party room is still being used. People are leaving the pool.

5:00pm

The party continues without issues. The parking lot, external bathrooms, courts and playground are calm. The pool is in use. At 5:20pm they started to clean up the party room. The parking lot and pool are in use. I check the party room to see if everything is in order. I open the trash container so they can use it. They left around 5:40pm. Shortly after it started raining and I asked the people in the pool to exit.

6:00pm

There are people in the pool area waiting for the rain to pass. The golf cart is safely parked. Other areas are calm.

6:00pm

I walk around the clubhouse. The golf cart is safely parked. The Parking lot and pool are in use. I walk around the pool and let the people there know that it will close once the sun goes down. I check external bathrooms. Other areas are calm.

7:00pm

The pool, gym and parking lot are in use. Other areas are calm. At 7:18pm two underaged young men entered the pool area. The young man in the photo has been told several times that they cannot be in the pool without an adult. He is always on a scooter and wants to enter the gym and pool.

8:00pm

I walk around the clubhouse and check external bathrooms and turn off the lights. The golf cart is safely parked. The parking lot and gym are in use. Other areas are in use.

9:00pm

I check that doors are properly locked. I drop off the keycard in its place. The gym is still in use.

10:pm

End of day. I leave everything calm and in order.

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VILLASOL
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **July 15, 2025, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**

Present and constituting a quorum:

Herman Perez	Board Supervisor, Chairman
Ariel Correa-Betancourt	Board Supervisor, Vice Chairman
Mario Cordova	Board Supervisor, Assistant Secretary
Corey Gagnon	Board Supervisor, Assistant Secretary
Mark Gosdin	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Giovanni Massimino	District Coordinator, Rizzetta & Company, Inc.
Kristen Trucco	District Counsel, Lathum Luna
Jan Carpenter	District Counsel, Lathum Luna
Pete Glasscock	District Engineer, Hanson Walter

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Perez called the meeting to order at 6:00 PM and read the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Public Comment

No comment.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Updates on Drainage Projects

Mr. Glasscock briefed the Board of Supervisors about the project for the depression on Via Otero and Casabella.

Discussion ensued amongst the Board regarding the bids for consideration.

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with all in favor, the Board approved storm repair costs for Via Otero and Casabella NTE \$70,000, for VillaSol Community Development District.

Mr. Cordova inquired about the Wind River report for Casabella Drive.

Mr. Mendes stated that update communications are still in progress.

Mr. Glasscock made comments regarding the Casabella project.

Mr. Mendes briefed District Staff regarding previous repairs.

Discussion ensued amongst the Board reviewing options for full restoration of Casabella and Via Otero.

B. District Counsel

Ms. Trucco briefed the Board regarding agreements they have been working on in between meetings.

Ms. Trucco briefed the Board of Supervisors regarding their firm's resignation as legal counsel and the ongoing transition.

Ms. Trucco stated that they are willing to stay as legal counsel for an additional thirty days while the District gathers proposals.

C. District Manager

1. Update on Clubhouse Enhancements
2. Gym Door Updates
3. Pool Repair

Mr. Pastrana briefed the Board of Supervisors regarding the current clubhouse and front monument enhancement project.

Mr. Pastrana discussed light repairs and proposes a change order to include lights in the scope of service.

Mr. Perez discussed with all of District Staff regarding options for repairing or replacing certain areas of ceiling.

Mr. Mendes discussed change order options with the Board.

Mr. Gagnon inquired about any potential challenges regarding the ongoing enhancements.

Mr. Pastrana responded to the inquiry.

Mr. Mendes discussed trim work options with the Board of Supervisors.

Mr. Mendes briefed the Board of Supervisors regarding pool repairs.

On a motion by Mr. Cordova, seconded by Mr. Perez, with a majority vote of three to two in favor (Supervisor Gagnon and Supervisor Correa-Betancourt opposed), the Board approved pool repairs, for VillaSol Community Development District.

Mr. Mendes briefed the Board regarding HOA agreements.

Ms. Trucco suggested revising the agreement to be presented in the next agenda.

On a motion by Mr. Cordova, seconded by Mr. Godsin, with all in favor, the Board approved the HOA agreement, for VillaSol Community Development District.

FOURTH ORDER OF BUSINESS

Field Service Report Updates

1. Security Reports

1. Updates on Hours of Operation (Days During Summer Break)

On a motion by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, the Board approved moving the budget agenda items to the top of the agenda, for VillaSol Community Development District.

On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the Board opened the public hearing, for VillaSol Community Development District.

A member of the audience inquired why assessments are proposed to be increased.

Mr. Mendes responded to the inquiry.

District Counsel and the Board of Supervisors add additional comments about the details of the proposed increase.

A member of the audience commented about issues regarding the increase.

Members of the Board responded to the resident's comments.

A member of the audience commented about structural damage in the community.

Mr. Perez responded to the comments and stated that storm damage repairs are in progress.

129 A member of the audience inquired about debt service.
130

On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the Board opened the public hearing, for VillaSol Community Development District.

131 Mr. Mendes reviewed the budget with the Board in detail and by line item.
132
133

134 Mr. Perez inquired about the proposed increases.
135

136 Mr. Correa-Betancourt commented about the increase and stated that he would like
137 to see them limited.
138

139 Mr. Cordova inquired about bankruptcy situations.
140

141 Mr. Gagnon inquired about which projects the District is currently working on.
142

143 Mr. Godsin commented about the increases in 2020 regarding storm repairs.
144

145 Mr. Cordova briefed everyone about the history of increases.
146

147 Discussion ensued amongst the Board regarding assessment increase options.
148

On a motion by Mr. Cordova, seconded by Mr. Godsin, with all in favor, the Board adopted Resolution 2025-15, Adopting FY 25/26 Final Budget & Appropriations, approving an increase of 6.52%, for VillaSol Community Development District.

149 On a motion by Mr. Godsin, seconded by Mr. Perez, with all in favor, the Board opened the public hearing, for VillaSol Community Development District.

150 There are no public comments.
151
152

On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the Board closed the public hearing, for VillaSol Community Development District.

153 Ms. Trucco reviewed the adopted resolution in further detail with Board.
154
155

On a motion by Mr. Godsin, seconded by Mr. Gagnon, with all in favor, the Board approved the review special assessments for Fiscal Year 2025/2026, for VillaSol Community Development District.

156 Mr. Perez reviewed the additional security service options with the Board of Supervisors.
157
158

159 Discussion ensued amongst the Board of Supervisors regarding options.
160

161 Ms. Trucco reviewed outside visitors policy with the Board of Supervisors.
162

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting Held on
June 10, 2025**

Mr. Mendes reviewed the meeting minutes with the Board and asked if any changes are requested. No changes were requested.

On a motion by Mr. Correa-Betancourt, seconded by Mr. Gosdin, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on June 10, 2025, in substantial form, for VillaSol Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month(s) May 2025**

Mr. Perez reviewed the maintenance expenditures with the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Mr. Gosdin, seconded by Mr. Correa-Betancourt, with all in favor, the Board ratified the Operation and Maintenance Expenditures for May 2025 (\$31,476.95), for VillaSol Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of District Items

1. Steener Pumps Proposal
2. Spa Recirculation Pump Proposal
3. Asphalt Kingdom Order

Mr. Perez reviewed the items for ratification with the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the Board ratified the Steener Pumps Proposal, Spa Recirculation Pump Proposal, and Asphalt Kingdom Order, for VillaSol Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Amazon
Maintenance Proposal**

Mr. Perez presented amazon items for consideration to the Board of Supervisors.

Mr. Gagnon suggested purchasing pads that are ADA compliant and stated he will follow up on other options.

Discussion ensued amongst the Board of Supervisors regarding the other items in the amazon order.

Mr. Gagnon suggested a revision for a different picnic table option.

On a motion by Mr. Godsin, seconded by Mr. Correa-Betancourt, with all in favor, the Board approved the amazon maintenance order revisions, for VillaSol Community Development District.

On a motion by Mr. Gagnon, seconded by Mr. Correa-Betancourt, with all in favor, the Board approved a NTE of \$2,000 for ADA picnic tables, for VillaSol Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Gym Preventative Maintenance Proposals

1. Commercial Fitness Products
2. FITREV

Mr. Mendes presented the proposals to the Board of Supervisors and asked if there were any questions.

Mr. Gagnon inquired about leasing gym equipment.

Discussion ensued amongst the Board regarding gym equipment.

On a motion by Mr. Cordova, seconded by Mr. Godsin, with all in favor, the Board approved the Gym Preventative Maintenance proposal, for VillaSol Community Development District.

TENTH ORDER OF BUSINESS

Consideration of District Counsel Services

Mr. Mendes stated the District is still gathering proposals for District Counsel Services.

ELEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Final Budget

1. Consideration of Resolution 2025-15, Adopting FY 25/26 Final Budget & Appropriations

The public hearing was conducted earlier in the meeting.

The resolution was discussed and adopted earlier in the meeting.

TWELFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Special Assessments

The public hearing was conducted earlier in the meeting.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

Mr. Gagnon requested the District install more dog signs.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gagnon, seconded by Mr. Godsin, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 8:22 p.m. for VillaSol Community Development District

[SIGNATURES ON FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 5

VillaSol Community Development District

District Office · Orlando, FL 32819

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.villasolcdd.org

Operations and Maintenance Expenditures

June 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$60,536.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Access Control Technologies, Inc.	300058	252730	Service Call - Main Exit Gate 05/25	\$ 245.00
Access Control Technologies, Inc.	300074	252916	Quarterly Service Inspection 06/25	\$ 730.00
ADT Security Services, Inc.	300071	403835926	Security Services 05/25	\$ 53.99
ADT Security Services, Inc.	300071	1142213386	Security Services 06/25	\$ 53.99
AMV Pro-Solutions, LLC	300075	132	Duct Cleaning 06/25	\$ 790.00
AMV Pro-Solutions, LLC	300075	137	Preventative Maintenance 06/25	\$ 280.00
Blade Runners Commercial Landscaping Orlando, LLC	300059	147311	Monthly Landscaping Maintenance 05/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300059	150372	Irrigation Repairs 05/25	\$ 128.99
Blade Runners Commercial Landscaping Orlando, LLC	300070	152364	Monthly Landscaping Maintenance 06/25	\$ 5,000.00
Carifel Pool Services, LLC	300060	444	Pool Maintenance 05/25	\$ 1,000.00
Chariot Parent, LLC	20250603	IN12041542 ACH	Monthly Access Points 06/25	\$ 564.50
CSS Clean Star Services of Central Florida, Inc.	300061	15183	Monthly Cleaning Services 05/25	\$ 1,800.00
CSS Clean Star Services of Central Florida, Inc.	300076	15415	Monthly Cleaning Services 06/25	\$ 1,800.00
Dewberry Engineers, Inc.	300062	22444974	Engineering Services 03/25	\$ 2,750.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Dewberry Engineers, Inc.	300062	22449047	Engineering Services 04/25	\$ 2,212.00
FitRev, Inc.	300072	34811	Fitness Equipment 05/25	\$ 3,822.50
Florida Department of Revenue	20250618	59-8015630594-5 05/25	59-8015630594-5 Sales & Use Tax	\$ 69.23
HP Home Maintenance Solutions, LLC	300066	ACH 421 Deposit	05/25 Fence Installation for Pool Equipment	\$ 3,000.00
Kissimmee Utility Authority	20250605	Monthly Summary 04/25	06/25 Electric Services 04/25	\$ 3,563.28
Latham, Luna, Edan & Beaudine, LLP	300067	714 ACH 141308	Legal Services 05/25	\$ 4,072.50
MagnoSec, Corp.	300063	2072	Security Services 05/12/25-05/25/25	\$ 1,104.00
MagnoSec, Corp.	300068	2086	Security Services 05/26/25-06/08/25	\$ 1,104.00
MagnoSec, Corp.	300077	2102	Security Services 06/09/25-06/22/25	\$ 1,104.00
PGS Centrum, Inc.	300064	1366	Electrical Maintenance 04/25	\$ 4,960.66
PGS Centrum, Inc.	300064	1389	Electrical Maintenance 05/25	\$ 598.23
PGS Centrum, Inc.	300064	1404	Electrical Maintenance 05/25	\$ 4,960.66
PGS Centrum, Inc.	300078	1410	Electrical Maintenance 06/25	\$ 203.77
Republic Services	300079	0690-000777891	Account# 3-0690-0002979 Waste Disposal Services 07/25	\$ 113.00
Rizzetta & Company, Inc.	300057	INV0000099726	District Management Fees 06/25	\$ 4,256.30

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300073	INV0000100271	Mass Mailing - Budget Notice 06/25	\$ 1,014.92
Serv Us, LLC	300080	INV-5129 Deposit	Deposit - Security Network 06/25	\$ 935.51
Serv Us, LLC	300080	INV-5130 Deposit	Deposit - Video Surveillance System 06/25	\$ 222.00
Serv Us, LLC	300080	INV-5131 Depsoit	Deposit - IT Asset Disposal 06/25	\$ 150.90
Spectrum	20250606	2005717051725 ACH	Internet Services 06/25	\$ 140.00
Spectrum	20250617	2017464052825 ACH	Internet Services 06/25	\$ 240.00
Suburban Propane, L.P.	300069	17620525410	Propane Delivery 02/25	\$ 170.96
Toho Water Authority	20250605 714	Monthly Summary 04/25 ACH 714	Irrigation - Water Services 04/25	\$ 491.01
Trinity Fire Systems, Inc.	300065	06294	Fire Extinguishers 05/25	\$ 895.00
Valley National Bank	20250625	CC053125-714 ACH	Credit Card Expenses 05/25	<u>\$ 935.49</u>
Report Total				<u>\$ 60,536.39</u>

Tab 6

ESTIMATE



Prepared For

Villa Sol
3434 Colwell Avenue Suite 200
Tampa, Florida 33614
(407) 312-3682

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 169

Date 07/22/2025

Description	Total
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Repair soffit	\$580.00
Repair about 6 feet of soffit at the main entrance clubhouse both side. Labor and Material included	

Subtotal	\$580.00
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Total	\$580.00
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Villa Sol

Website: gateopenersafety.com**Email:** sales@GateOpenerSafety.com**Address:** 8500 Hadden Road, Twinsburg, OH 44087**Toll-Free:** (888) 378-1043**Local:** (330) 650-9226

Order #350197021031

Order Date: July 28, 2025

Shipping Address

Brian Mendes
Rizzetta and Company
8529 South Park Circle, Suite
330
Orlando, Florida, 32819
United States
T: 4074722471

Billing Address

Brian Mendes
Rizzetta and Company
3434 Colwell ave, Suite
200
Tampa, Florida, 33614
United States
T: 3213934580

Shipping Method

Shipping: - Ground

Payment Method

Payment Type: Credit Card
Credit Card Type: MasterCard
Credit Card Number: xxxx-
3820
Name on the Card: Brian
Mendes

Items Ordered

SKU	Product Name	Price	Qty	Subtotal
	AWID UHF Windshield Tag For LR- 2000 Reader (15' Range) - WS-UHF-0-0			
WS- UHF- 0-0	Enter Facility Code: 001 Enter Format: 26 Enter Start Number: 47000	\$6.92	Ordered: 100	\$692.00
		Subtotal		\$692.00
		Shipping & Handling		\$17.96
		Grand Total		\$709.96

AGREEMENT WITH TERRY ROBERTS SITE WORK, INC.

(VillaSol Community Development District)

THIS AGREEMENT WITH TERRY ROBERTS SITE WORK, INC. (the “**Agreement**”), effective as of the 4 day of August, 2025 (the “**Effective Date**”), between the **VILLASOL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created under Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, Inc., a Florida corporation, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”), and **TERRY ROBERTS SITE WORK, INC.**, a Florida corporation, whose principal address is 1491 Orange Ave., St. Cloud, Florida 34769 (the “**Contractor**”).

W I T N E S S E T H:

Subject to and upon the terms and conditions of this Agreement and in consideration of the mutual promises set forth herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **DEFINITIONS.**

(a) **Agreement.** The Agreement consists of: (i) this Agreement; and (ii) the Contractor’s proposal, dated July 8, 2025 and marked “Site 1 – Via Otero Depression” (the “**Via Otero Proposal**”) and the Contractor’s proposal, dated July 8, 2025 and marked “Site 2 – Casabella Dr Storm CCTV” (the “**Casabella Proposal**” and together with the Via Otero Proposal, collectively referred to herein as the “**Proposal**”), collectively attached hereto as **Exhibit “A”**. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation, or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Paragraph 14. In the event of any conflict between the terms herein and term(s) in the Proposal, the terms herein shall prevail.

(b) **Services.** The term “Services” as used in this Agreement shall be construed to include all activities and services set forth in the Proposal, and all obligations of Contractor under this Agreement, including any addenda or special conditions.

2. **SCOPE OF WORK.**

(a) A description of the nature, scope, location and schedule of the Services to be performed by the Contractor under this Agreement shall be as described in the Proposal for the compensation amounts specified in Paragraph 5 below. The area to be included under this Agreement may be amended by the mutual consent of the District and the Contractor.

3. **COMMENCEMENT OF SERVICES AND TERM.** Contractor shall commence the Work on the Effective Date and shall perform same in accordance with the terms herein, including the Proposal, until completion, and as determined by the sole reasonable satisfaction of the District which shall be evidenced by the District’s payment to the Contractor. Contractor

agrees to consult with the District prior to starting the Services in order to develop a mutually agreeable schedule to perform the Services.

4. DISTRICT MANAGER.

(a) The District's authorized representative (herein referred to as the "District Manager") shall be the District Manager of the District, which is Rizzetta & Company, Inc., whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Attention: Brian Mendes; provided, however, that the District may, without liability to the Contractor, unilaterally amend this Paragraph from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.

(b) All actions to be taken by, all approvals, notices, consent, directions and instruction to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the District shall be taken, given, and made by, or delivered or given to the District Manager in the name of and on behalf of the District, provided, however, that the District (and not the District Manager or any other agents of the District) shall be solely obligated to the Contractor for all sums required to be paid by the District to the Contractor hereunder.

5. COMPENSATION, PAYMENTS AND INSPECTION RIGHTS PRIOR TO FINAL PAYMENT.

(a) The District agrees to pay the Contractor \$34,800 for the Services specified in the Via Otero Proposal and \$6,150 for the Services specified in the Casabella Proposal, after the Services are completed and have been inspected and approved by the District's authorized representative.

(b) Work Authorizations shall mean orders or directives issued by the District. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Paragraph 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the District's sole discretion. Contractor shall not be entitled to compensation for Services outside the scope of Paragraph 2 unless Contractor has obtained prior written authorization of District to perform the same.

(c) District retains the right to reduce any portion of Contractor's Scope of Services as set forth in Paragraph 2. Should this occur, a revised Scope of Services will be agreed upon in writing by both District and Contractor.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

(a) Contractor hereby represents to District that: (i) it has the experience, qualifications and skill to perform the Services as set forth in this Agreement; (ii) it is duly

licensed and permitted to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iii) has the necessary equipment, materials and inventory required to perform the Services as set forth in this Agreement; (iv) it has by careful examination satisfied itself as to: (a) the nature, location and character of the area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the area, and to the extent pertinent, all other conditions, and (b) all other matters or things which could in any manner affect the performance of the Services.

(b) The Contractor warrants to the District that all materials furnished under this Agreement shall be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Agreement documents.

7. EMPLOYEES; INDEPENDENT CONTRACTOR STATUS.

(a) All matters pertaining to the employment, supervision, compensation, insurance, promotion, and discharge of any employees of Contractor or of entities retained by Contractor are the sole responsibility of Contractor. Contractor shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. Contractor shall enforce strict discipline and good order among its employees on the District's premises. Contractor shall comply with all requirements of the E-Verify System as set forth in Paragraph 18.

(b) Contractor is an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Contractor. Contractor has no authority to enter into any contracts or contracts, whether oral or written, on behalf of the District.

8. COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.

(a) At all times, Contractor shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders. Contractor is responsible for obtaining all permits or other approvals required for the Services.

(b) Contractor hereby covenants and agrees to comply with all of the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to Contractor or its Services provided hereunder, at Contractor's sole cost and expense, and Contractor will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Services described herein as may be issued by any governmental agency having jurisdiction over Contractor, unless specifically instructed by the District that it intends to contest such orders or requirements and that Contractor shall not comply with the same. Contractor shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Contractor agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Contractor.

9. WORKPLACE ENVIRONMENT AND PUBLIC SAFETY.

(a) Contractor agrees to provide a safe and healthy workplace environment for its employees and agents and a safe and healthy environment for the public at all times. Contractor shall promptly correct any unsafe condition or health hazard in its control and shall immediately report any such condition to the District). In addition to all other requirements of this Agreement, Contractor shall comply with all federal, state and local laws and regulations related to health and safety. Further, Contractor acknowledges that all vehicles and equipment must be properly and safely operated and, where applicable, licensed and/or permitted, to operate on public roadways. Contractor acknowledges that it is responsible for public safety issues including but not limited to: proper work methods, use of protective equipment, safe maintenance, traffic control through work zones, and handling and use of materials, vehicles, and equipment. Contractor agrees it shall not leave equipment on the District’s property overnight or when the Services are not being performed.

(b) The Contractor agrees that it alone bears the responsibility for providing a safe and healthy workplace, and that nothing in this Agreement suggests that the District has undertaken or assumed any part of that responsibility.

(c) Contractor shall, prior to performing any of the Services, provide employees with training to perform their jobs safely, including instruction in proper work methods, use of protective equipment, and safe maintenance, handling and use of materials, vehicles, and equipment. Contractor will not ask or allow any employee to operate any vehicle or equipment until the employee has received all relevant and advisable training. Contractor shall assure that all employees are licensed and/or have all applicable permits, necessary to perform the Services.

(d) Contractor will furnish, at its expense, all safety and protective equipment required or advisable for the protection of employees.

10. PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.

(a) Contractor understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Contractor agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Contractor acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the “Public Records Custodian”). Contractor shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTORS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 472-2471, Ext. 4404, OR BY EMAIL AT BMEDES@RIZZETTA.COM OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, ATTENTION: BRIAN MENDES.

11. INSURANCE.

(a) Contractor shall, throughout the performance of its services pursuant to this Agreement, maintain at a minimum:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$1,000,000 single limit per occurrence, protecting it and District from claims for bodily injury (including death), property damage, contractual liability, products liability and personal injury which may arise from or in connection with the performance of Contractor's services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees;

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed hereunder;

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of \$100,000 per occurrence; and

(iv) Employers liability, with a minimum coverage level of \$1,000,000.

(b) All such insurance required in Paragraph 11(a) shall be with companies and on forms acceptable to District and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to District; the insurance required under paragraph 11(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of all policies, if required by the District) shall be furnished to the District. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever.

12. SOVEREIGN IMMUNITY. Nothing contained herein, or in the Agreement, or in the Terms and Conditions, shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. INDEMNIFICATION Contractor agrees to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Contractor's (or its agents, employees or subcontractors) breach of any term or provision of this Agreement, or (ii) any negligent or intentional act or omission of Contractor, its agents, employees or subcontractors, related to or in the performance of this Agreement. The Contractor warrants that the Services provided herein shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion to repair any deficiencies, fixes or touch-ups needed.

14. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

(a) A Work Authorization shall be in writing by the District, which shall consist of additions, deletions or other modifications to the Agreement.

(b) The District may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scope of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the District. Upon receipt of any Work Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Paragraph 5 in this Agreement.

15. PROTECTION OF PERSONS AND PROPERTY; MONITORING.

(a) In addition to all other requirements hereunder, the Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents guests, visitors, invitees and licensees of the District and community residents, tenants, and the general public that may be affected thereby.

(b) All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the District and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

(c) The Contractor shall at all times keep the general area in which the Services are to be performed, including but not limited to sidewalks, roadways, trails, rights-of-way, open spaces, and all such areas impacted by the Services, clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The District may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the District may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the District may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the District in undertaking such action against any sums then or thereafter due to the Contractor.

(d) Contractor shall cooperate with and participate in, at no additional cost or charge, all programs, plans or routines for monitoring and reporting to District, as required in the sole discretion of the District, to ensure satisfactory performance of the Services provided hereunder.

16. SUSPENSION OR TERMINATION.

(a) The District shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor.

(b) If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or

remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Agreement and the employment of Contractor. In addition, without terminating this Agreement as a whole, the District may, under any of the circumstances above, terminate any portion of this Agreement (by reducing, in such a manner as District deems appropriate, the Scope of Service to be performed by the Contractor) and complete the portion of this Agreement so terminated in such manner as the District may deem expedient.

17. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

(a) Nothing contained in the Agreement shall create any contractual relationship between the District and any Subcontractor. However, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

(b) Contractor shall coordinate the services of any Subcontractors and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and coordinate of all Services furnished by the Contractor or its Subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

18. COMPLIANCE WITH E-VERIFY SYSTEM

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the

District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. NOTICE.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: VillaSol Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: Brian Mendes
Telephone: (407) 472-2471, Ext. 4404
E-Mail: bmendes@rizzetta.com

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Kristen Trucco, District Counsel
Telephone: (407) 481-5806

If to Contractor: Terry Roberts Site Work, Inc.
1491 Orange Ave.
St. Cloud, Florida 34769
Attention: David Ruizcalderon
Telephone: (407) 892-0807

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

20. ATTORNEYS' FEES. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to

final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

21. GOVERNING LAW AND JURISDICTION. This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will comply with the terms of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Osceola County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN OSCEOLA COUNTY, FLORIDA.**

22. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

23. NO WAIVER. No failure by either party to insist upon the strict performance of any covenant, duty, contract or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, contract, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, contract, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. NO MODIFICATION. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire contract made between the parties and may not be modified orally or in any manner other than by a contract in writing signed by all parties hereto or their respective successors in interest.

25. TIME IS OF THE ESSENCE. The time for delivery and/or completion of the work to be performed under the Agreement shall be of the essence of the Agreement.

26. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained herein, the Contractor acknowledges that prior to the execution of the Agreement it has thoroughly reviewed and inspected the Agreement documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and doubtful language will not be interpreted or construed against any party.

27. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same contract.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SIGNATURE PAGE TO
AGREEMENT WITH TERRY ROBERTS SITE WORK, INC.**

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

DISTRICT:

**VILLASOL COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Name: Herman Perez
Chairman/Vice-Chair, Board of Supervisors

CONTRACTOR:

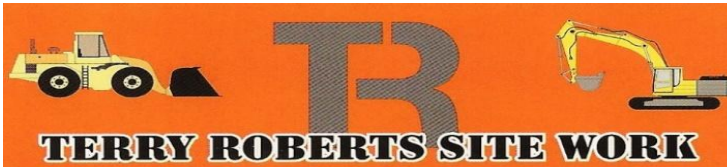
TERRY ROBERTS SITE WORK, INC.,
a Florida corporation

By: David Ruizcalderon
Print: David Ruizcalderon
Title: Executive Project Manager

EXHIBIT “A”

PROPOSAL

[See attached.]



Terry Roberts Sitework
1491 Orange Ave.
St. Cloud, FL 34769
Phone: 407.892.0807
Email: tr@trsitework.net

PROPOSAL for: **Villa Sol** DATE: 7/8/25
Client: Villa Sol CDD Address: 3434 Colwell Ave
Attn: Pete Glasscock - HWA Suite 200
Phone: 407-847-9433 Tampa, FL 33614

This proposal is based on information from plans dated:

Qualifiers:

1. Work quoted is for exploratory measures and repair cost up to \$6,800.
2. Dewatering will be discharged into nearest downstream storm structure.
3. Site 1 excavation assumed to be at a depth between 12-15ft per HWA

General				
Item	Unit	Quantity	Cost	Extended
Site 1 - Via Otero Depression				
Mobilization and Access Boards	LS	1	3,850.00	\$3,850.00
Trench Box	LS	1	3,800.00	\$3,800.00
Well Point Dewatering	LS	1	9,000.00	\$9,000.00
Confined Space Excavation	LS	1	8,500.00	\$8,500.00
Inlet Protection and Sod Restoration	LS	1	1,150.00	\$1,150.00
MOT	LS	1	750.00	\$750.00
Tree Stump Removal	LS	1	950.00	\$950.00
Contingency Allowance for Repair Work	LS	1	6,800.00	\$6,800.00

Proposal Total: \$34,800.00

Materials Price Increase: In the event that there are increases in the prices that Contractor pays for materials, supplies, fuel and rental equipment for the work to be performed between the date the Agreement is signed and the date that materials are purchased for the work to be performed, Contractor shall be entitled to additional compensation from Customer. In such a case, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any such items of materials has increased. This would apply, but not be limited to price increases in plumbing material, precast structures, concrete, fuel, manufactured products, and equipment. Contractor is entitled to demonstrate this price increase through the use of quotes, supplier list prices, invoices, or receipts, when requested. Contractor shall not be responsible for increased prices of materials when caused by delays, shortages, or unavailability of materials due to conditions not caused by Contractor.

Payments: Invoice Payment are due upon receipt.

Late Payment Penalty: The balance of any amount which remains unpaid more than thirty (30) days after Invoice Date, Customer shall accrue interest until paid at the rate equal to 1.5% per calendar month. However, in no event shall this interest provision be construed as a grant of permission for payment delays.

DISCLAIMER: Terry Roberts Site Work is not responsible for the relocation of any utilities, irrigation, or plants. Not responsible for SWPPP maintenance, permits, permit fees, inspections, inspection fees, electric, lighting, dumpsters, dumpster pads, grease traps, phone, dewatering, Geo Testing, engineering, engineering fees, tree wells, sod, fence, retaining walls, hydrant meters, or any other items unless it is listed above. Grades designed 1% or less will NOT be warranted by Terry Roberts Site Work Inc. or their Sub Contractors.

David Ruizcalderon 7/8/25

Signature

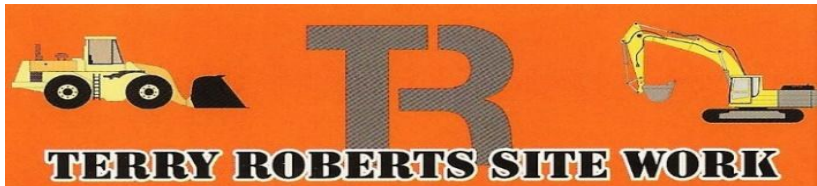
David Ruizcalderon

Print Name

Signature

Date

Print Name



Terry Roberts Sitework
 1491 Orange Ave.
 St. Cloud, FL 34769
 Phone: 407.892.0807
 Email: tr@trsitework.net

PROPOSAL for: **Villa Sol** DATE: 7/8/25
 Client: Villa Sol CDD Address: 3434 Colwell Ave
 Attn: Pete Glasscock - HWA Suite 200
 Phone: 407-847-9433 Tampa, FL 33614

This proposal is based on information from plans dated:

Qualifiers:

1. Work quoted is for exploratory measures and repair recommendations to be given, along with costs, for approval and future performance.

General				
Item	Unit	Quantity	Cost	Extended
Site 2 - Casabella Dr Storm CCTV				
Vacuum Truck	LS	1	2,900.00	\$2,900.00
CCTV Truck with Technician	LS	1	2,500.00	\$2,500.00
MOT	LS	1	750.00	\$750.00

Proposal Total: \$6,150.00

Materials Price Increase: In the event that there are increases in the prices that Contractor pays for materials, supplies, fuel and rental equipment for the work to be performed between the date the Agreement is signed and the date that materials are purchased for the work to be performed, Contractor shall be entitled to additional compensation from Customer. In such a case, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any such items of materials has increased. This would apply, but not be limited to price increases in plumbing material, precast structures, concrete, fuel, manufactured products, and equipment. Contractor is entitled to demonstrate this price increase through the use of quotes, supplier list prices, invoices, or receipts, when requested. Contractor shall not be responsible for increased prices of materials when caused by delays, shortages, or unavailability of materials due to conditions not caused by Contractor.

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DISCLAIMER: Terry Roberts Site Work is not responsible for the relocation of any utilities, irrigation, or plants. Not responsible for SWPPP maintenance, permits, permit fees, inspections, inspection fees, electric, lighting, dumpsters, dumpster pads, grease traps, phone, dewatering, Geo Testing, engineering, engineering fees, tree wells, sod, fence, retaining walls, hydrant meters, or any other items unless it is listed above. Grades designed 1% or less will NOT be warranted by Terry Roberts Site Work Inc. or their Sub Contractors.

David Ruizcalderon 7/8/25

Signature

David Ruizcalderon

Print Name

Signature

Date

Print Name

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

STATE OF FLORIDA

County of _____

In accordance with Section 787.06(13), *Florida Statutes*, the undersigned, on behalf of TERRY ROBERTS SITE WORK, INC. (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Date: _____, 2025

TERRY ROBERTS SITE WORK, INC.

Signed: David Ruizcalderon
Name: David Ruizcalderon
Title: Executive Project Manager

SUBSCRIBED AND SWORN TO before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of TERRY ROBERTS SITE WORK, INC. Said person is (*check one*) ☐ personally known to me or ☐ has produced a valid driver's license as identification.

[Notary Seal]

Signature of person taking acknowledgment
Name (typed, printed or stamped): _____
Title or Rank: _____
Serial number (if any): _____


#1 Home Improvement Retailer

Need Help?

Call 1-866-333-3551 or Text 78465

Credit Services

Buy it Again



Clermont 10PM

34711

W.

Menu

Quotes

Lists

Brian

Cart

Order #WG95207526

Placed on: Jul 30, 2025

Billing

Information

Brian Mendes
3434 Colwell ave Suite 200
Tampa FL 33614

Payment Method: MC ***3820

Item	Price/Item	Qty	Line Total
Store Pickup (1 item)			
2601 W Vine St 0265, Kissimmee, FL 34741			
Item picked up from store 0265			
L.I.F Industries 36 in. x 80 in. Gray Right-Hand Fire Steel Prehung Commercial Door	\$542.00	1	\$542.00
Available: Today			

Subtotal

\$542.00

Pick Up In Store

FREE



Pick Up in Store	FREE
Sales Tax	\$0.00
Total	\$542.00

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

How doers get more done™

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ESTIMATE



Prepared For

Villa Sol
3434 Colwell Avenue Suite 200
Tampa, Florida 33614
(407) 312-3682

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 171
Date 07/30/2025

Description	Total
-------------	-------

Concrete repair	\$380.00
-----------------	----------

this bid is to make repairs to a curb inlet drain located at 2064 Marbella drive . this price include labor and materials

Subtotal	\$380.00
-----------------	----------

Total	\$380.00
--------------	-----------------

Villa Sol

ARINTON
13808 Lacebark Pine Rd
Orlando, FL 32832-6580
4074094437
ARpoolservices@outlook.com



Estimate

ADDRESS
Villa Sol
Villa Sol

ESTIMATE #	DATE	
2154	08/04/2025	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	install a 2hp motor and seal for therapy pump	1	695.00	695.00

SUBTOTAL	695.00
TAX	0.00
TOTAL	\$695.00

Accepted By

Accepted Date

Tab 7



Quote
AMV ProSolutions LLC.
321-337-9521
avprosolutions21@gmail.com

BILL TO
Villa Sol Cdd
Tax Reg No. : 3050 puerta del sol blvd Kissimmee fl 34744
herman.perez@villasolcdd.org

Quote # 140
Date Jul 24, 2025

Item	Quantity	Price	Amount
Service call (diagnostioc)	1	\$95.00	\$95.00
Capacitor 45/5	1	\$125.00	\$125.00

Subtotal \$220.00

Grand Total
\$220.00

undefined

Tab 8

Proposal #1830388

Brian Mendes

lenitarj@hotmail.com

(973) 713-7257

17432 2nd St

Montverde, FL 34756



Proposal # 1830388

Proposal Date 7/7/2025

Proposal Amount \$38,375.00

Job Address Puerta Del Sol Blvd
Kissimmee, FL

CVS Restorations LLC License# CGC1526417

9145 Narcoossee Rd Ste 106-114

Orlando, FL 32832

Phone: (407) 232-4983

Product / Service	Quantity	Price	Subtotal	Tax	Total
Demo All Dock -Walkway, Platform, Bow-walk and Catwalk Will be Removed -Double Deck will be removed (If Applicable) -Roof under Water will be removed (If Applicable) -Post under water will be removed (If Applicable)	580.00	\$5.00 / Ea	\$2,900.00	\$0.00	\$2,900.00
Dumpster Large - Large Dumpster 20 to 30 Cu	1.00	\$750.00 / Ea	\$750.00	\$0.00	\$750.00
Walkway 5 x 20 PT Lumber Grade #1 Marine Treated Lumber Post 6x6 Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts Screws over the Decking matching Decking Color	100.00	\$30.00 / Ea	\$3,000.00	\$0.00	\$3,000.00
Floating Ramp 5 x 20 PT Lumber Grade #1 Marine Treated Lumber Post 6x6 Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts Screws over the Decking matching Decking Color	100.00	\$30.00 / Ea	\$3,000.00	\$0.00	\$3,000.00
Floating Platform 8 x 60 PT Lumber Grade #1 Marine Treated Lumber Post 6x6 Stringers 2"x8" Ledgers 2"x8" Fastened with Galvanized 1/2" Carriage Bolts Screws over the Decking matching Decking Color	480.00	\$30.00 / Ea	\$14,400.00	\$0.00	\$14,400.00
Anchors for Floating Dock 6" Round Post Post Anchors with Rollers	8.00	\$500.00 / Ea	\$4,000.00	\$0.00	\$4,000.00
Wolf PVC Decking 50 Years Warranty	680.00	\$10.00	\$6,800.00	\$0.00	\$6,800.00
Handrail 5 Board Railings (Walkway and Dock Rear Part) 4 Lumbers 2x6 Horizontal and Composite or Lumber on Top	141.00	\$25.00 / Ea	\$3,525.00	\$0.00	\$3,525.00
Subtotal					\$38,375.00

Tax	\$0.00
Total	\$38,375.00

Note

Notes

FULL DOCK/NEW CONSTRUCTION: REPAIR:

Payment#1: 20% upon Contract signing.

Payment#2: 50% on the startup date.

Payment#3: 30% Decking Install.

For cancelations, we will be collecting a 10%

In Case of final payment Delays, after 10 days of the job being done, there will be a \$200 Daily Late Fee

Failed to perform the final payment, a Mechanics Lien will be applied at 18% interest, or the Highest interest rate approved by the State of Florida.

License and Insurance in the State of Florida

We will provide engineering services; Plans will be based on an on-site survey supplied by the homeowner.

As described above, we will provide all labor, equipment, and materials to construct the project.

We warrant for a period of one (1) year from completion of the project and materials provided for the project be free from defect.

We warrant workmanship for a period of (2) years from completion of the project (Construction Defect only

We will be responsible for all removal and disposal of excess building materials

Terms and Conditions

Excluded Items

Painting of project unless specified previously,(2) any irrigation or landscaping removal, repair or replacement.(3)Any electrical work not identified in specifications.(4) Any other state or County permit fee, if necessary.(5) Any other State permit fee, if necessary.(6)Homeowners Association permits and fees, if necessary (7)Variance permit and fees, if necessary.(8)Land lease permit and fees, if necessary. (9) Mitigation permit and fees, if necessary.(10) Any item not specifically mentioned above as being included is excluded.

Provisions

- We price our projects based on standard conditions, In the event that the property conditions are such that the materials are unable to be jettied into place, any additional cost incurred by us may be in addition to total Project Price, Such nonstandard conditions include, but are not limited to, stumps, logs, muck, and rocks, If such circumstances arise, we will earnestly seek to obtain a solution to offer proposal for a charge order to the original contract.
- We will, at various times, have building materials and equipment delivered to the project locations, Such items are typically completed with large trucks and equipment. Deliveries may cause ruts in the grass or sod and/or leakage on driveways, and other possible damage, If there are specific requirements or instructions regarding deliveries of equipment and materials, it is required that these criteria be disclosed prior in writing at the time of contract signing.
- Any work, changes, adjustments, additions ,deletions or manipulations, etc. done to any system or portion of the project by anyone other than CVS Restorations, Will void the contract and warranty, The materials used in the construction process are subject to distortion over time and do not constitute a warranty claim
- We will ,at various times, be stirring up silt and lake bottom matter. This material may possibly enter the intake of lake fed irrigation systems and may clog the lines and pump, we assume no responsibility for damage and request that all pumps be turned off during construction.
- All projects shall be completed in a professional manner and compliance with all applicable codes.
- During the course of the Project, the construction area shall not be entered by any person not accompanied by a company representative. The materials and equipment shall not be disrupted in any way. The construction area shall not be altered or changed and there shall be no additions or deletions Additionally, If any person sustains any personal injury or cause any personal injury or cause property damage to the equipment or materials with or without consent, we shall not be held responsible. purchaser shall hereby indemnify, defend and hold harmless CVS Restorations, its agents, employees, and subcontractor from any claim, loss, damage or expense arising from such personal injury or property damage or expense arising from such personal injury or property damage ,including attorney's fees.
- We will maintain a general set of model project plans that are used for reference and example. If one of these plans was offered as a model to the project proposed, the actual building of the specific project will be similar to the examples viewed, but may differ slightly due to such things as dimensions, materials, and building code, etc.
- We shall not be liable for any delay due to circumstances beyond its control including, but not limited to, strikes, unavailability of materials, adverse weather, accidents, any agencies that control permitting issuance and/or inspections.
- It is agreed that if either party finds it necessary to employ an Attorney to enforce any Section of this agreement, the prevailing party shall be entitled to Attorney's Fees, cost, and damages incurred from the non-prevailing party. It is also agreed that the proper venue for such legal action be in Orange County Florida.
- The above described scope of work and specifications to be included and excluded, along with the pricing and payment terms, constitute the entire agreement. No verbal directions or changes will be considered valid unless accompanied by a written change order approved by both parties to this agreement. The cost associated with the submitted change order shall be in addition to the Total Project Price. Payment for change orders shall be made upon acceptance of the change order by CVS Restorations. Change orders may require additional permitting, both environmental and building, and all associated cost will be added to the Total Project Price in the form of a written order.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Villa sol remove dock

Villa sol remove boat dock **\$22,000.00**

Project Location: Villa sol Cdd

Description of Services Provided:

- 1. Removal of boat dock displaced by storm - 20 feet from shoreline*
- 2. Shoreline repair to restore stability and structure*
- 3. Removal of 8 cubic yards of debris, including downed limbs in water*
- 4. Regrading of the affected area*
- 5. Installation of grass seeds*

Estimated Completion Time: 20 days

Subtotal: \$22,000

Total Amount Due: \$22,000

Payment Terms:

- 50% Deposit (\$11,000) due upfront*
- Remaining 50% (\$11,000) due upon project completion*

Thank you for your business. Please contact us with any questions.

Subtotal **\$22,000.00**

Total **\$22,000.00**

Villa sol boat dock to original location

Villa sol project repair to original design

\$35,000.00

Project Location: [Villa sol Cdd]

Description of Services Provided:

1. Retrieval of boat dock from sand due to hurricane displacement - 20 feet from shoreline
2. Removal of 8 cubic yards of debris, including downed limbs in water
3. Removal of sand from original cement entrance
4. Disposal of all debris
5. Re-installation of boat dock to its original location
6. Regrading of boat dock area and seeding with grass

Notes:

- Grass is expected to grow within approximately one month.
- Watering recommended three times per week.

Subtotal: \$35,000

Total Amount Due: \$35,000

Payment Terms:

- 50% Deposit (\$17,500) due upfront
- Remaining 50% (\$17,500) due upon project completion

Thank you for your business. Please contact us with any questions.

Estimated Completion Time: 30 days

Subtotal

\$35,000.00

Total

\$35,000.00



Sunrise Deck & Dock LLC
4075307796
License No. CBC1252225
806 West Verona Street Suite 2b
Kissimmee, FL 34741

Prepared For

Villas Del Sol
3050 Puerta Del Sol Blvd
Kissimmee, FL 34744

Proposal Date

03/11/2025

Proposal Number

0001580

Reference

Jaileen/Diego

Overview

Sunrise Deck & Dock presents this proposal for the removal of sand, dredging, replacement of pilings, relocation of the floating dock, and repair of the walkway access. As part of the service, we will handle all required permits with the **Environmental Protection Division (EPD)** and the **City**, ensuring compliance with all environmental and construction regulations.

Additional Costs:

- Each additional truck for sand removal beyond the estimated **30** trucks will incur an extra charge of **\$1,000** per **additional** truck

Timeline

The estimated completion time for the project is **30 days** (1 month), subject to weather conditions and timely **permit approval**.

Overview

In the event that you choose not to proceed with the restoration of the area, we will proceed with the removal of the following structures:

1. **Floating Dock**
2. **Piling**
3. **Fixed Walkway**

Total Removal Cost: \$15,000

This cost includes the removal and proper disposal of materials, as well as the necessary work to complete the task efficiently and safely.

If you have any further questions or need additional details about the process, please do not hesitate to contact us.

Pricing

Description	Rate	Qty	Line Total
Permits Management EPD & City <ul style="list-style-type: none">• All necessary permits for project execution will be processed.• Coordinate with local authorities and submit required documentation.• Compliance with applicable environmental and construction regulations. Architect Design \$750 Engineer Sealed Doc \$850 County Permit \$650 Application Fee \$1500 SWFWMD Permit/ ARMY CORPS (environmental) \$2,896.66 Survey (Ireland Surveying) \$1600	\$8,246.66	1	\$8,246.66
Sand Removal in Boat Ramp Area and Floating Dock Location <ul style="list-style-type: none">• The estimated removal of 25 to 30 trucks, each carrying 20 tons of accumulated sand from the boat ramp area and the floating dock location.• The area will be fully cleared to prevent buildup that could hinder access.• All removed material will be transported off-site in compliance with environmental regulations.• If the amount of sand to be removed exceeds 30 trucks, each additional truck will incur an extra cost of \$1,000.	\$35,000.00	1	\$35,000.00
Dredging on Both Sides of the Floating Dock <ul style="list-style-type: none">• Dredging will be performed on both sides of the floating dock to improve boat access.• Adequate depth will be ensured to facilitate safe docking.• Best practices will be implemented to minimize environmental impact.	\$18,000.00	1	\$18,000.00
Replacement of Floating Dock Pilings <ul style="list-style-type: none">• The existing pilings of the floating dock will be removed.• New, longer pilings will be installed to improve stability and functionality.• Weather-resistant materials suitable for marine structures will be used.	\$12,500.00	1	\$12,500.00
Relocation of the Floating Dock <ul style="list-style-type: none">• The floating dock will be dismantled and moved to its new location.• The installation will be completed with the appropriate anchors and leveling.• Alignment with the boat ramp will be verified for efficient access.	\$10,000.00	1	\$10,000.00
Repair of Walkway Access to the Floating Dock <ul style="list-style-type: none">• The current walkway structure will be inspected.• Damaged sections will be replaced or reinforced.• A protective treatment will be applied to extend the walkway's life-span.	\$6,500.00	1	\$6,500.00

Subtotal	90,246.66
Tax	0.00
<hr/>	
Proposal Total (USD)	\$90,246.66

Notes

Payment methods:

Zelle: sunrisedock89@gmail.com

Check: Name to Sunrise Deck & Dock

Credit Card: Fee 3.5%

Payment#1: 10% (\$9,000) upon signing the contract.

Payment#2: 50% (\$45,000) at project commencement.

Payment#3: 20% (\$18,000) upon floating dock installation.

Payment#4 10% (\$9,000) upon project completion.

Payment#5: 10% (\$9,000) after passing all inspections.

In Case of final **Payment Delays**, after **10** days of the job being done, there will be a **\$500** Daily Late Fee

Terms

EXCLUDED ITEMS

Sunrise Deck & Dock **disclaims all liability** regarding the following terms:

- **Painting of the project** unless previously specified in the contract.
- Any damage, removal, repair, or replacement of **irrigation, plumbing, or landscaping** systems.
- Any **electrical** work not expressly identified in the contract specifications.
- **Variance permit** fees, if required.
- **Land lease** permits and fees, if required.
- Any **items** not expressly listed as included in the contract are **considered excluded**.
- Any **modifications** to the design or structure requested by the customer or county will incur additional costs.

GENERAL PROVISIONS

• Project Conditions:

Sunrise Deck & Dock prices its projects based on standard site conditions. If the property conditions prevent materials from being jetted into place, any additional costs incurred may be added to the total project price.

Non-standard conditions include but are not limited to **stumps, roots, logs, muck, and rocks**. If such circumstances arise, a solution will be sought, and a change order to the original contract will be proposed with the corresponding additional costs.

• Delivery of Materials and Equipment:

During the course of the project, materials and equipment will be delivered to the construction site. These deliveries are typically made using large trucks and equipment, which may cause ruts in the grass or sod, leaks on driveways, or other potential damage. Any specific requirements or instructions regarding the delivery of materials and equipment must be communicated in writing at the time of contract signing.

• Modifications and Warranties:

Any work, modification, adjustment, addition, deletion, or manipulation performed on any system or portion of the project by anyone other than Sunrise Deck & Dock will void the contract and warranty. The materials used in the construction process may experience distortion over time, which does not constitute a valid

warranty claim.

• **Sunrise Deck & Dock** warrants that, for a period of one (1) year from the completion of the project, the materials and workmanship used in the construction of docks, seawalls, marinas, etc., will be free from manufacturing or construction defects. This warranty only covers defects resulting from construction or material defects and is subject to the following conditions:

•**Exclusions from Warranty:**

This warranty does not cover damage or defects caused by:

- Atmospheric phenomena, bad weather, or adverse weather events.
- Flooding, extreme tides, or storms.
- High winds, hurricanes, or cyclones.
- Accidents caused by humans, negligence, abuse, vandalism, or misuse.
- Acts of nature affecting the structure, including but not limited to earthquakes, soil erosion, or similar events.

•**Warranty Coverage:**

The warranty only covers defects in the construction or materials used in the project. If, within the warranty period, defects are found to be attributable to materials or workmanship, **Sunrise Deck & Dock** will commit to performing the necessary repairs at no additional cost to the owner, provided that it is demonstrated that the damage is not a result of the exclusions mentioned above.

•**Warranty Activation Conditions:**

The warranty is activated only if the property owner reports defects to **Sunrise Deck & Dock** within one (1) year from the completion date of the project. The defects will be evaluated by **Sunrise Deck & Dock**, who will determine if the damages are the result of defects in construction or materials.

•**Limitation of Liability:**

Under no circumstances will **Sunrise Deck & Dock** be responsible for indirect, incidental, or consequential damages that may arise due to construction defects, defective materials, or structural failures covered by this warranty

• **Environmental Impact:**

During construction, the process may stir up silt and lake-bottom sediments, which may enter lake-fed irrigation systems and clog pipes and pumps. Sunrise Deck & Dock assumes no responsibility for such damage and recommends that all pumps be turned off during construction.

• **Access and Liability:**

During the execution of the project, no person may enter the construction area unless accompanied by a Sunrise Deck & Dock representative. Materials and equipment must not be altered or disturbed in any way. Additionally, if any person sustains a personal injury or causes damage to property, equipment, or materials, with or without consent, Sunrise Deck & Dock shall not be held liable for such incidents. The purchaser agrees to indemnify, defend, and hold harmless Sunrise Deck & Dock, its agents, employees, and subcontractors from any claims, losses, damages, or expenses arising from such personal injury or property damage, including attorney's fees.

• **Reference Plans and Models:**

Sunrise Deck & Dock maintains a set of model project plans for reference and example. If one of these plans was offered as a model for the proposed project, the actual construction will be similar but may vary in dimensions, materials, and applicable building codes.

• **Delays and Uncontrollable Circumstances:**

Sunrise Deck & Dock shall not be held liable for construction delays due to circumstances beyond its control, including but not limited to strikes, material shortages, adverse weather conditions, accidents, or delays in the issuance of permits and inspections by government agencies.

• **Dispute Resolution and Jurisdiction:**

If either party finds it necessary to retain an attorney to enforce any provision of this contract, the prevailing party shall be entitled to recover attorney's fees, legal costs, and damages incurred from the non-prevailing

party. Furthermore, both parties agree that any legal disputes shall be filed exclusively in Osceola County, Florida.

• **Entire Agreement and Change Orders:**

This document, along with the scope of work, specifications, included and excluded items, payment terms, and pricing, constitutes the entire agreement between the parties. Any verbal instructions or modifications shall be deemed invalid unless supported by a written change order approved by both parties.

- Any change order will result in an additional cost to the total project price.
- Payment for change orders must be made upon acceptance by Sunrise Deck & Dock.
- Change orders may require additional permits, whether environmental or construction-related, and all associated costs will be added to the total project price in the form of a written order.

Clause on Approvals and Required Permits

The Client acknowledges and agrees that the construction of aquatic structures, including but not limited to docks, boathouses, marinas, piers, decks, and seawalls, may be subject to approval by various regulatory entities and homeowners' associations. The estimated time to obtain these permits may vary depending on external factors beyond the control of Sunrise Deck & Dock.

• **Homeowners' Association Approval** (if applicable): If the Client's property falls under the jurisdiction of a Homeowners' Association (**HOA**), obtaining the necessary approval may take an estimated **2 to 6 weeks**. The Client is responsible for providing the required documentation to the HOA and complying with its regulations.

• **Environmental Protection Division (EPD) Permit:** Authorization from the Environmental Protection Division is a prerequisite for applying for a construction permit. The estimated time to obtain this permit is **4 to 8 weeks**, subject to reviews and potential additional requirements from the regulatory entity.

• **County Permit:** Once the environmental permit has been approved, the application for the County permit will proceed. The estimated time for issuing this permit is **2 to 6 weeks**, depending on the volume of applications and necessary reviews.

• **U.S. Army Corps of Engineers (USACE) Permit (if applicable):** If the project requires review and approval from **USACE**, the estimated time for obtaining this permit is **6 to 12 months**, subject to inspections, environmental evaluations, and possible adjustments to the plans. This permit may involve additional permitting costs or require the purchase of mitigation credits.

• **South Florida Water Management District (SFWMD) Permit (if applicable):** If required, the estimated time for approval from **SFWMD** is **2 to 6 months**, depending on project complexity and compliance with established water management regulations. This process may involve additional permitting costs or the need to purchase mitigation credits.

Final Considerations:

The **Client understands** that these timeframes are approximate and may be affected by external factors, including but not limited to regulatory changes, additional requirements imposed by authorities, delays in inspections, or the Client's failure to submit required documents on time.

The **Client agrees** that any additional costs arising from regulatory requirements, including permit fees, environmental evaluations, or the purchase of mitigation credits, will be the Client's sole responsibility.

Additionally, if the County requires a boundary survey or riparian lines survey, the Client shall bear the additional costs associated with these requirements.

Sunrise Deck & Dock shall not be held responsible for delays in obtaining permits but commits to assisting with the management process to the best of its abilities.

Attachment 1 Preview - [Download](#)









ESTIMATE

WR Land Development Services,
LLC
4550 Orange Blvd
Sanford, FL 32771-9108

Wyatt@gcshell.com
+1 (407) 573-2393

Bill to
Villa Sol CDD

Ship to
Villa Sol CDD
Villa Sol CDD

Estimate details

Estimate no.: 1010

Estimate date: 04/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	<div><div>*Permitting (Price undetermined , to add later)</div><div>*Insurances - \$550.00</div><div>*25-30 Ft. pressure treated poles (x6) - \$1200.00</div><div>*10 Ft 2x6, 20ft 2x4 - \$120.00</div><div>*Dock repair welding - \$600-700.00</div><div>*Mow down brush in work area - \$250.00</div><div>*2x loads of rock (for erosion barrier) - \$1000.00</div><div>*Excavation - \$12,200.00</div><div>*Dock, pole install (2-4 days) 1900.00 per day</div><div>*Hauling dirt onsite afterwards 2 days - \$5700.00</div><div>If leaving dirt on site is the chosen option, we offer grading or spreading a \$20.00 per load afterwards once dumped.</div><div>*Total with Dirt Staying on Property \$25,320 to \$29,129</div></div>	1	\$29,129.00	\$29,129.00

Total

\$29,129.00

Accepted date

Accepted by

ESTIMATE

WR Land Development Services,
LLC
4550 Orange Blvd
Sanford, FL 32771-9108

Wyatt@gcshell.com
+1 (407) 573-2393

Bill to
Villa Sol CDD

Ship to
Villa Sol CDD
Villa Sol CDD

Estimate details

Estimate no.: 1011

Estimate date: 04/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	<div><div>*Permitting (Price undetermined , to add later)</div><div>*Insurances - \$550.00</div><div>*25-30 Ft. pressure treated poles (x6) - \$1200.00</div><div>*10 Ft 2x6, 20ft 2x4 - \$120.00</div><div>*Dock repair welding - \$600-700.00</div><div>*Mow down brush in work area - \$250.00</div><div>*2x loads of rock (for erosion barrier) - \$1000.00</div><div>*Excavation - \$12,200.00</div><div>*Dock, pole install (2-4 days) 1900.00 per day</div><div>*Hauling dirt onsite afterwards 2 days - \$5700.00</div><div>If leaving dirt on site is the chosen option, we offer grading or spreading a \$20.00 per load afterwards once dumped.</div><div>*Total with Dirt being hauled off site \$39,329 to \$45,129.00 depending on how many days of hauling off dirt having 4-5 dump trucks a day.</div></div>	1	\$45,129.00	\$45,129.00

Total

\$45,129.00

Accepted date

Accepted by

Tab 9



Rose P Constructions LLC

Direct: (305)3606400

Inspection day at Villas of the Sun.

Customer: Villas of the Sun. (CDD).

Email: Herman.perez@villasolcdd.org

Tel: (321)3934580.

Budget: Roof (pergola).

Time: 8 days.

Warranty: One day for Work performed. NOT for maintenance.

CONCEPTS	PRICE RANGES
Wood(labor and material)	\$ 13.749,50
Aluminum(labor and material)	\$ 25.198,50

Wood.

Total: \$13.749,50

Aluminum.

Total: \$ 25.198,50

Additional Notes:

The Wood en ceiling can be painted entirely (white or sealant).

Of you want to make it out aluminum, we have to demolish the existing walls

Authorized Signature.

Date



Rose P Constructions LLC

Direct: (305)3606400

Inspection day at Villa sol.

Customer: Villa sol (CDD).

Email: bmendes@rizzetta.com

Tel: (407)4722471.

Budget: Restoration of the entrante and exit of villa Sol CDD.

Time: 15 days.

Warranty: One year for Work performed.

CONCEPTS	PRICE RANGES
Plumbing and Electricity Work(Restoration of the water fountain's water pipes, and Electrical maintenance for the entire fountain and Lightning	\$ 6.500,00*
Restoration of the tower and the walls of the entrance and exit in general (structures and Stucco) with materials and labor.	\$ 3.800,00*
Painting (labor and materials) Additional: Epoxy paint for the fountain	\$ 4.000,00* \$ 2.950,00

Total: \$ 14.300,00*

Additional Epoxy: \$2.950,00

Additional Notes:

The Work of replacing the Security door in the fountain room is not included.

Authorized Signature.

Date

-Payments: 60% down payment for the purchase of materials.

-Upon completion, payment of the remaining 40%.

- The approved and signed estimate. If the client withdraws their decisión, they must pay 20% Of the amount for the time invested and Work performed Up to the time cancellation.

Adress:

Authorized Signature.

Date

ESTIMATE



Prepared For

Villa Sol CDD
3050 puerta del sol
kissimmee, Fl 34744

PGS Centrum Property General Services

15918 winding bluff Dr
monteverde, Florida 34756
Phone: (407) 925-1321
Email: info@pgscentrum.com
Web: www.pgscentrum.com

Estimate # 849
Date 02/05/2025
Business / Tax # 452438316

Description	Quantity	Total
Estimated Breakdown for 3 Wooden Pergolas with Treated Wood and PVC Crown Molding pool area	1	\$30,450.00
1. Materials		
Treated Wood for Pergolas		
Description: High-quality treated wood for the structure, beams, and support. This wood is treated to resist rot and insects.		
Quantity: 3 pergolas		
Cost per Pergola: \$3300		
Total for Wood: \$9900		
PVC Crown Molding		
Description: Crown molding made of durable PVC material to provide a finished, elegant look to the pergola tops.		
Quantity: 3 pergolas		
Cost per Pergola: \$850		
Total for PVC Molding: \$2550		
Additional Hardware and Fasteners		
Description: Bolts, nails, screws, brackets, etc., required to assemble and secure the pergola structure.		
Total for Hardware: \$1,000		
2. Labor Costs		
Construction and Assembly		
Description: Skilled labor for , construction, and assembly		
Total for Labor: \$12,000		
3. Transportation and Delivery		
Delivery of Materials		

Description: Cost of transporting all materials to the site.
Total for Delivery: \$500

4. Miscellaneous Expenses and Equipment
Description: Any local permits or fees required for construction (if applicable).
Total Estimated Cost for 3 Pergolas: \$4500

This estimate covers the cost of materials, labor, Equipment (sizer Lift), delivery,

Subtotal	\$30,450.00
<hr/>	
Total	\$30,450.00
<hr/>	
Deposit Due	\$15,225.00

If current funds and this proposal is accepted by owner, owner shall pay the value of the contract.

Email: info@pgscentrum.com

Email: _____

Square Footage of area to be improved: _____SF.

[illegible]

Page 3 of 4

(Deposit paid by cash or check , if check #_____)

Acceptance of proposal: The above prices and specifications are satisfactory and hereby accepted. You are authorized to do the work as specified. Full payment will be made upon the immediate completion of work described above.

"Any type of addition that is not stipulated in the estimate is subject to be charged in the final invoice"

Job additions:

Job . cost. Signature

X_____ X_____

Customer Signature, Date____/____/____ PGS Representative Signature, Date ____/____/____|

PGS Centrum

Villa Sol CDD

ESTIMATE



Prepared For

Villa Sol
3434 Colwell Avenue Suite 200
Tampa, Florida 33614
(407) 312-3682

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: www.hphomemaintenancesolutions.com

Estimate # 173

Date 08/05/2025

[illegible]

Villa Sol

Tab 10

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida (the “County”);

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on **Exhibit “A”**, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands;

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”);

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to collected special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget;

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the VillaSol Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property;

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

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in **Exhibits "A"** and **"B."**

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with **Exhibit "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A"** and **"B."** The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A"** and **"B."** Assessments directly collected by the District are due according to the flowing schedule: 50% due no later than November 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2025-2026 shall be delinquent and shall accrue penalties and interest in the amount of

one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the VillaSol Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the VillaSol Community Development District.

PASSED AND ADOPTED this 12th day of August, 2025.

ATTEST:

**VILLASOL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit "A" – Budget for Fiscal Year 2025-2026

Exhibit "B" – Assessment Roll for Fiscal Year 2025-2026

Exhibit “A”

Budget for Fiscal Year 2025-2026

[See attached.]



Rizzetta & Company

Villasol

Community Development District

www.villasolcdd.org

**Adopted Budget
for Fiscal Year
2025-2026**

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Adopted Budget
VillaSol Community Development District
 General Fund
 Fiscal Year 2025/2026

1

Chart of Accounts Classification

Budget for 2025/2026

ASSESSMENT REVENUES	
<i>Special Assessments</i>	
Tax Roll*	\$ 742,694
Assessment Revenue Subtotal	\$ 742,694
OTHER REVENUES	
<i>Interest Earnings</i>	
Interest Earnings	
<i>Other Miscellaneous Revenues</i>	
Balance Forward from Prior Year	
Key/Access/Transponder Revenue	
Room Rentals	
Other Revenue Subtotal	\$ -
TOTAL REVENUES	\$ 742,694
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.	
EXPENDITURES - ADMINISTRATIVE	

Adopted Budget
VillaSol Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

Budget for 2025/2026

<i>Legislative</i>	
Supervisor Fees	\$ 12,000
<i>Financial & Administrative</i>	
Administrative Services	\$ 4,278
Arbitrage Rebate Calculation	\$ 650
Accounting Services	\$ 19,550
Assessment Roll	\$ 5,000
Auditing Services	\$ 7,400
Dissemination Agent	\$ 1,000
Fincancial Services	\$ 3,665
District Engineer	\$ 35,000
District Management	\$ 21,385
Dues, Licenses & Fees	\$ 175
Legal Advertising	\$ 2,500
Office Supplies	\$ 2,500
Miscellaneous Mailings	\$ 2,300
Tax Collector/Property Appraiser Fees	\$ 1,440
Trustees Fees	\$ 6,800
Website Hosting, Maintenance, Backup	\$ 3,200
Telephone Internet Cable	\$ 3,600
<i>Legal Counsel</i>	
District Counsel	\$ 35,000

Adopted Budget
VillaSol Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

Budget for 2025/2026

Administrative Subtotal	\$ 167,443
EXPENDITURES - FIELD OPERATIONS	
<i>Security Operations</i>	
Security Services & Patrols	\$ 22,000
<i>Electric Utility Services</i>	
Utility - Electricity	\$ 40,950
<i>Garbage/Solid Waste Control Services</i>	
Garbage - Recreation Facility	\$ 3,500
<i>Water-Sewer Combination Services</i>	
Utility Services	\$ 7,400
<i>Stormwater Control</i>	
Lake/Pond Bank Maintenance	\$ 6,000
Maintenance & Repairs - Pipe Inlet and Structure	\$ 105,000
<i>Other Physical Environment</i>	
General Liability/Property Insurance	\$ 22,291
Holiday Decorations	\$ 3,500
ID & Access Cards	\$ 2,000
Landscape Inspection Services	\$ 25,000
Landscape Maintenance	\$ 70,000
Landscape Replacement Plants and Shrubs	\$ 15,000
Landscape Irrigation Repairs	\$ 5,000
Property Taxes	\$ 540

Adopted Budget
VillaSol Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification

Budget for 2025/2026

<i>Road & Street Facilities</i>	
Roadway Repair & Maintenance	\$ 30,000
<i>Parks & Recreation</i>	
HOA Managment Contract	\$ 3,000
Amenity Maintenance Contract & Repairs	\$ 61,500
Clubhouse Maintenance and Janitorial	\$ 19,000
Fountain Service Contract	\$ 3,120
Gate Maintenance & Repair	\$ 20,000
Maintenance & Repairs	\$ 60,000
Management Contract	\$ 5,250
Office Supplies	
Pool Service Contract	\$ 28,000
Propane Supplies	\$ 7,200
<i>Contingency</i>	
Capital Outlay	\$ 5,000
Miscellaneous Contingency	\$ 5,000
Field Operations Subtotal	\$ 575,251
TOTAL EXPENDITURES	\$ 742,694

Adopted Budget
VillaSol Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification

Budget for 2025/2026

ASSESSMENT REVENUES	
Special Assessments	
Tax Roll*	\$ 71,000
Assessment Revenue Subtotal	\$ 71,000
OTHER REVENUES	
Balance Forward from Prior Year	\$ 229,000
Other Revenue Subtotal	\$ 229,000
TOTAL REVENUES	\$ 300,000
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.	
EXPENDITURES	
Contingency	
Capital Reserves	\$ 300,000
TOTAL EXPENDITURES	\$ 300,000

VillaSol Community Development District Debt Service Fiscal Year 2025/2026			
Chart of Accounts Classification	Series 2018A-1	Series 2018A-2	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$166,498.57	\$41,785.18	\$208,283.75
TOTAL REVENUES	\$166,498.57	\$41,785.18	\$208,283.75
EXPENDITURES			
Administrative			
Debt Service Obligation	\$166,498.57	\$41,785.18	\$208,283.75
Administrative Subtotal	\$166,498.57	\$41,785.18	\$208,283.75
TOTAL EXPENDITURES	\$166,498.57	\$41,785.18	\$208,283.75
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Osceola County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$221,578.46

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 6.0% of Tax Roll.

⁽¹⁾ Maximum Annual Debt Service less prepaid assessments received.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$813,694.00	2024/2025 O&M Budget:	\$764,307.00
Collection Costs:	3%	\$26,248.19	2025/2026 O&M Budget:	\$813,694.00
Early Payment Discounts:	4%	\$34,997.59		
2025/2026 Total:		<u>\$874,939.78</u>	Total Difference:	<u>\$49,387.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhomes	Series 2022 Debt Service	\$330.99	\$330.99	\$0.00	0.00%
	Operations/Maintenance	\$1,217.48	\$1,296.15	\$78.67	6.46%
	Total	\$1,548.47	\$1,627.14	\$78.67	5.08%
Single Family	Series 2022 Debt Service	\$472.84	\$472.84	\$0.00	0.00%
	Operations/Maintenance	\$1,817.13	\$1,934.55	\$117.42	6.46%
	Total	\$2,289.97	\$2,407.39	\$117.42	5.13%
Single Family (Partial)	Series 2022 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$1,817.13	\$1,934.55	\$117.42	6.46%
	Total	\$1,817.13	\$1,934.55	\$117.42	6.46%

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$813,694.00
COLLECTION COSTS @	2%	\$17,312.64
EARLY PAYMENT DISCOUNT @	4%	\$34,625.28
TOTAL O&M ASSESSMENT		\$865,631.91

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2018A-1 DEBT SERVICE ⁽¹⁾	SERIES 2018A-2 DEBT SERVICE ⁽¹⁾
Townhomes	138	138	138
Single Family	278	278	278
Single Family (Partial)	77	0	73
	493	416	489

Allocation of O&M Assessment			
EAU Factor	Total EAU's	% Total EAU's	Total O&M Budget
0.67	92.46	20.66%	\$178,868.12
1.00	278.00	62.13%	\$537,803.76
1.00	77.00	17.21%	\$148,960.04
	447.46	100.00%	\$865,631.91

SERIES 2018A-1	SERIES 2018A-2
DEBT SERVICE ASSESSMENT	DEBT SERVICE ASSESSMENT
\$45,676.62	\$9,268.08
\$131,449.52	\$27,866.72
\$0.00	\$7,317.52
\$177,126.14	\$44,452.32

PER LOT ANNUAL ASSESSMENT			
O&M	SERIES 2018A-1 DEBT SERVICE ⁽²⁾	SERIES 2018A-2 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,296.15	\$330.99	\$67.16	\$1,694.30
\$1,934.55	\$472.84	\$100.24	\$2,507.63
\$1,934.55	\$0.00	\$100.24	\$2,034.79

LESS: Osceola County Collection Costs (3%) and Early Payment Discounts (4%)

Net Revenue to be Collected:

(\$51,937.91)

\$813,694.00

(\$10,627.57)

\$166,498.57

(\$2,667.14)

\$41,785.18

⁽¹⁾ Reflects the number of total lots with Series 2018A-1 and Series 2018A-2 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018A bond issue. Annual assessment includes principal, interest, Osceola County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 Osceola County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Exhibit “B”

Assessment Roll for Fiscal Year 2025-2026

[See attached.]

Tab 11

RESOLUTION 2025-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Osceola County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2025.

**VILLASOL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT "A"

**VILLASOL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2025/2026**

October 14, 2025
November 11, 2025
December 9, 2025
January 13, 2026
February 10, 2026
March 10, 2026
April 14, 2026
May 12, 2026
June 9, 2026
July 14, 2026
August 11, 2026
September 8, 2026

The Board of Supervisors of the VillaSol Community Development District will hold their regular meetings for Fiscal year 2025 at 6:00PM at the VillaSol Clubhouse, 3050 Puerta Del Sol Blvd., Kissimmee, FL 34744, on the second Tuesday of the month, unless otherwise indicated.