



Rizzetta & Company

VillaSol Community Development District

**Board of Supervisors
Meeting
November 11, 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	Cari Webster Vivek Babbar	Straley, Robin, & Vericker LLP
District Engineer	Pete Glasscock	Hanson, Walter & Assoc. Inc.

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

November 4, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **November 11, 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. Depression Repair Updates
 2. Speed Hump Project Updates
 - B. District Counsel
 1. Updates on HOA Agreements
 - C. District Manager..... Tab 1
 1. Quarterly Website Audit
 2. Branding Updates
 3. Updates on Pergola Project
5. **COMMUNITY UPDATES**
 - A. Towing Updates
 - B. Field Service Updates
 1. Guardian Gate Maintenance Report..... Tab 2
 2. Updates on HP Projects
 - C. Magnosec Security Reports (Under Separate Cover)
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Minutes Held on October 14, 2025, Tab 3
 - B. Ratification of Operation and Maintenance Expenditures for the
Month(s) of September 2025 Tab 4
7. **BUSINESS ITEMS**
 - A. Ratification of District Items..... Tab 5
 1. Amazon Purchases
 2. Uline Purchases
 3. Grau & Associates
Fiscal Year 26 Engagement Extension Letter
 - B. Discussion on Implementing a One-Way Traffic Flow at Via Otero
 - C. Discussion of Off Duty Police Officer Patrols
 - D. Discussion of Interior Painting
 - E. Consideration of Changing Table Purchase..... Tab 6
 - F. Consideration of Dock Bids..... Tab 7
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.

With appreciation,
Brian Mendes
Brian Mendes

Tab 1



Quarterly Compliance Audit Report

VillaSol

Date: October 2025 - 3rd 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**

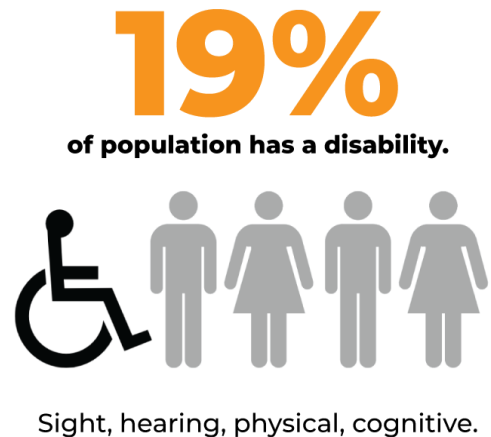
Compliance Criteria

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



GUARDIAN

ACCESS SOLUTIONS™

Access Control Systems, LLC

1028 West Washington Street Orlando, FL 32805

Phone: 407-422-8850

Email: servicefl@guardianaccess.com

Work Order:255445

Order Date: 09/29/2025

Processed For: Villa Sol CDD
Property 3050 Puerta Del Sol Blvd
Address: Kissimmee FL 34744
Kissimmee FL 34744

Client #: 769 **Status:** Current
Contact: BRIAN MENDEZ
Phone: 407-472-2471
Client PO #:

Service Type: Prev Maint

System Type:

Generated By: Chrissy Cathers

Job Number:

0

Part#	Installe	Truck#	Alpha Part#	Description	Unit	Quantity
-------	----------	--------	-------------	-------------	------	----------

REASON FOR SERVICE:

REASON FOR SERVICE:

9/29/25 CC: QUARTERLY SERVICE INSPECTION:

4 SWING GATES AND 5 BARRIERS

2/20/25 thru 2/20/26 (3RD INSPECTION/ YR 1 / BILL)

**NO PRE-AUTHORIZATION AMT FOR REPAIRS

☐ Parts Ordered

Date Ordered:

ETA:

PO#:

☐ PU-CP

☐ FIELD QUOTE

TOTAL AMOUNT: \$

SIGNATURE:

SERVICE PERFORMED ON SYSTEM:

☐ Work Complete

☐ System Working

☐ Ran Cycles

☐ System Not Worki

☐ Need to Return

☐ Quote Needed

☐ Check Warranty

☐ Sales to Contact

PARTS USED #	LOCATION	DESCRIPTION	QTY
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Work Order Review: ☐ JW ☐ AG ☐ ES ☐ RB Overall Condition of System: ☐ Good ☐ Bad ☐ Requested System On

Signature:

☐ Email Invoice

Tech:

Date:

By signing this work order, I hereby release Controlled Access, Inc. of any liability in the event this system causes injury, death or damages to vehicles. All damages to the system are the responsibility of the property owner. CAI is not responsible for underground utilities.

Work Order

Continued...

Order#: 255445

Date: 09/29/2025

Part#	Installe	Truck#	Alpha Part#	Description	Unit	Quantity

SERVICE PERFORMED:						
10/24/25 DH: COMPLETED PREVENTATIVE MAINTENANCE						
TESTED BATTERY BACK UP						
TESTED ENTRY DEVICE, PHONE LINE OR CELL UNIT						
TESTED EMERGENCY DEVICE						
INSPECTED HINGE AND PIVOT POINTS ON GATES, LUBRICATED AS NEEDED						
TESTED DETECTION LOOPS.						
CHECKED BELTS AND INTERNAL EQUIPMENT						
VISUALLY INSPECTED CIRCUIT BOARDS, CLEANED INSIDE UNIT AS NEEDED						
CLEANED OUTSIDE OF UNIT AS NEEDED						
INSPECTED & ADJUSTED GATE TRAVEL AS NEEDED						
TESTED & TIGHTENED ANCHOR BOLTS						
MONITORED SYSTEM OPERATION						
VISUALLY CHECKED PED GATE – REPORTED ANY ISSUES. CC						

Tab 3

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 was held on **October 14, 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.
Cari Webster	District Counsel, Straley Robin Vericker
Pete Glasscock	District Engineer, Hanson Walter
Lonnie Meade	Project Manager, Recker Construction

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

Pledge of Allegiance

The Board members, District Staff and audience members conducted the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comment

No public comment.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Updates on Drainage Repairs
2. Consideration of Drainage Repairs

Mr. Perez opened the discussion for the Members of the Board and District Staff.

Mr. Mendes reviewed current proposals and updates on drainage project with the Board.

Lonnie Meade (Recker Construction) Presented drainage proposals to the Board and District Staff.

Mr. Perez inquired about the length of the joints in need of replacement.

Mr. Meade clarified that 20 feet of pipe needs to be replaced.

Mr. Perez inquired about the response time for Recker Construction to start project.

Mr. Meade stated he would work with the Members of the Board to prioritize this project.

Mr. Perez inquired about Casabella updates.

Mr. Cordova inquired about how the operations would impact residents.

Mr. Mead responded to the inquiry, informing the Board and District Staff of the standard operating procedures.

Mr. Cordova inquired about exclusions on scope of service.

The Members of the Board reviewed the scopes of services.

Mr. Glasscock reviewed issues with the storm repairs with the Board.

The Board and District Staff continued reviewing drainage repairs and comments on Casabella.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, all in favor of, the Board approved not to exceed the amount of \$150,000 for Casabella and Via Otero drainage repairs, for VillaSol Community Development District.

Mr. Mendes stated he will work with Mr. Glasscock on scheduling an onsite meeting for next Monday 10/20.

B. District Counsel

1. Updates on HOA Agreement
2. Updates on Dock Survey Search

Mr. Perez opened the discussion for the Members of the Board and District Staff.

Ms. Webster greeted the Members of the Board and stated she is looking forward to working with the Board.

Ms. Webster reviewed the findings in the dock survey updates.

Mr. Cordova commented on previous conversations with the landowner where the boat dock is located.

Mr. Cordova stated he will send permit documents to Ms. Webster.

Members of the Board gave directions for District Staff to proceed on all needed arrangements to restore the boat dock on behalf of the CDD.

C. District Manager

1. Annual Goals Updates

2. Updates on Speed Hump Project

Mr. Mendes reviewed FY 2026 annual goals with the Members of the Board and asked if there were any additions or questions. There were none.

On a motion by Mr. Gosdin, seconded by Mr. Cordova, all in favor of, the Board approved to roll over FY 2026 annual goals, for VillaSol Community Development District.

Mr. Mendes reviewed speed hump projects that are expected to begin.

Mr. Mendes stated he sent scope of work to Mr. Glasscock to review.

Mr. Mendes stated the speed hump project is pending dimension verification and paint stripping.

Mr. Mendes requested that Mr. Glasscock make a map for speed hump locations and the Board Members can recommend areas for speed hump installations.

Discussion ensued amongst the Board regarding the speed hump project.

Mr. Glasscock stated he will make the evaluation of locations and recommendations on speed hump installations.

Members of the Board stated they will send Mr. Mendes and Mr. Glasscock locations for speed hump.

FIFTH ORDER OF BUSINESS

Field Service Report Updates

Mr. Mendes reviewed the Ferrellgas Proposal with the Members of the Board.

Mr. Mendes reviewed with the Board the proposed price per gallon from the two companies that provided bids, Suburban Propane \$2.86 per gallon and Ferrellgas at \$3.49 per gallon, noting a \$.63 difference in price.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, all in favor of, the Board approved Ferrellgas proposal, for VillaSol Community Development District.

On a motion by Mr. Cordova, seconded by Mr. Gagnon, all in favor of, the Board approved to rearrange agenda to allow towing vendor to present first, for VillaSol Community Development District.

SIXTH ORDER OF BUSINESS

HP Updates

Mr. Mendes reviewed the HP updates with the Members of the Board and asked if there were any questions.

Mr. Mendes stated that the curb repair project is scheduled for this upcoming Saturday 10/18 and that the roof repairs were completed.

SEVENTH ORDER OF BUSINESS

Magnosec Security Reports

1. September Security Reports

Mr. Mendes reviewed the Magnosec security report with the Members of the Board.

Mr. Mendes reviewed the following reported security incidents Sept 6th received call of alarm sounding 2:00 p.m., Sept 7th unattended minors were asked to leave due to being unsupervised 5:40 p.m., Sept 20th incident regarding trash dumping 2:52 p.m., Sept 21st minor left unattended at pool area 7:20 p.m., Sept 26th unattended underage minors were asked to leave pool area 2:00 p.m., Sept 28th repeated issues with unattended minors at pool area 5:00 p.m..

A resident recommended for a notice be sent to the resident who has repeatedly let underage unattended minors in the pool area, stating the rules and serving as the first documented warning.

The members of the District Staff gave directions to Mr. Mendes to send notice to the resident and start documentation regarding unattended minors at the pool area.

Mr. Gagnon inquired about highlighting issues on reports moving forward.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting Held on August 12, 2025

Mr. Mendes reviewed the meeting minutes with the Board of Supervisors and asked if any changes were requested.

Mr. Mendes noted changes that were made to Minutes such as grammar revisions on line 183 & 103, and a motion box revision on page 3.

On a motion by Mr. Gagnon, seconded by Mr. Perez, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on August 12, 2025, in substantial form, for VillaSol Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for the
Month(s) July - August 2025**

Mr. Mendes reviewed the maintenance expenditure for the months of July and August with the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2025 (\$60,536.39) and August (\$), for VillaSol Community Development District.

TENTH ORDER OF BUSINESS

Ratification of District Items

1. Egis Insurance Coverage
2. Egis Workers Compensation Coverage
3. Amazon Purchases
4. Engagement Letter of District Counsel
5. Installation of Clubhouse Exit Button

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

The Members of the Board reviewed the items for ratification.

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board ratified the Egis Insurance Coverage, Egis Workers Compensation Coverage, Amazon Purchases, Engagement Letter of District Counsel, Installation of Clubhouse Exit Button, for VillaSol Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Towing Operations

Towing vendor commented on the current towing inquiries.

The Members of the Board inquired about general towing operations to the vendor.

The Board commented on their new standard operating procedures for trailers.

Discussion ensued amongst the Board regarding current towing operations.

Mr. Gagnon inquired whether the Board or District Staff can be of any assistance regarding towing.

The towing vendor responded to the inquiry.

The Members of the Board inquired about parking stickers on vehicles.

TWELFTH ORDER OF BUSINESS

Discussion of Off Duty Police Officer Patrols

Mr. Mendes reviewed cost of hiring an off-duty police officer to do patrols throughout the community with the Members of the Board.

Mr. Mendes reviewed the cost of service with the Members of the Board, the minimum billing rate for off duty patrols is \$81.13 per hour and holiday billing rate of \$103.99 per hour.

Mr. Mendes stated that hiring an 8-hour patrol, once a week, will cost \$649.04 weekly and \$2,596.16 monthly.

The Members of the Board reviewed off duty patrol needs.

Mr. Mendes noted that that this Item will be added to next year's budget.

THIRTEENTH ORDER OF BUSINESS

Consideration of Clubhouse Pond Proposal

Mr. Perez presented the clubhouse pond proposal to the Board of Supervisors and asked if there were any questions.

The Members of the Board directed District Staff to table this agenda item, until more proposals are obtained.

FOURTEENTH ORDER OF BUSINESS

Consideration of Basketball Court Grass Installation

Mr. Perez presented the basketball court grass installation proposal to the Members of the Board and asked if there were any questions. There were none.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved not to exceed \$1,658.00 for restoration of basketball court grass installation, for VillaSol Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Pergola Project Proposals

Ms. Mendes reviewed the proposals for consideration with the Members of the Board and stated the pricing from each vendor.

CVS hard structure pergola \$29,900, Lumber structure \$6,700 and PVS Composite structure \$9,900

Rose Construction lumber structure \$13,749.50 and aluminum structure \$25,198.50.

HP Home Maintenance Solutions lumber structure with PVC crown molding.

The Members of the Board discussed and reviewed the pergola proposals for consideration.

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board approved not to exceed \$10,000. for pergola proposal and for price to include crown molding in center piece of pergola, for VillaSol Community Development District.

Mr. Mendes stated he will work with Mr. Gagnon regarding the final color choice for the pergola.

SIXTEENTH ORDER OF BUSINESS

Consideration of Fountain Resurface & Tile Replacement

The Members of the Board reviewed the proposals for consideration.

The Board directed District Staff to table this agenda item, to trouble shoot and determine the leak issue for the fountain.

Mr. Mendes stated he will contact Egis for workers' compensation to determine if Mr. Cordova could repair the fountain issues.

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board approved not to exceed \$500 for fountain repairs, for VillaSol Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Guardian Access Solutions Visitor Gate Repairs

The Members of the Board reviewed the proposals for consideration.

The Board requested to install gate beam into rock for stability

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved Guardian Access Solutions Visitor Gate Repairs (invoice #255386 \$3,186.43), in substantial form, for VillaSol Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Pool Area Chair
Replacement Proposal**

Mr. Perez reviewed the current pool chair issues with the Members of the Board and asked if there were any questions.

Mr. Mendes stated District Coordinator, Mr. Massimino, will obtain options and pricing for chair liner replacements.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Pest Control
Services Proposals**

The Members of the Board reviewed the current monthly cost of pest control services, which is \$100.

On a motion by Mr. Perez, seconded by Mr. Gosdin, with all in favor, the Board approved the termination of current pest control services, for VillaSol Community Development District.

On a motion by Mr. Gosdin, seconded by Mr. Correa-Bentancourt, with all in favor, the Board approved Massey Services Inc. quarterly service proposal (\$707), for VillaSol Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Supervisor Requests & Audience
Comments**

Mr. Gosdin commented on issues with the road incident.

Mr. Mendes stated Mr. Massimino will make a public records request for an incident that occurred on 6:15 p.m. to 6:30 p.m. on August 10th, 2025.

Mr. Gagnon requested Mr. Massimino to obtain proposal to move propane gas line from a plumbing company.

Mr. Perez commented on the gate operations.

On a motion by Mr. Gosdin, seconded by Mr. Perez, with all in favor, the Board approved not to exceed \$2,000 for clubhouse TV purchase, for VillaSol Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gagnon, seconded by Mr. Cordova, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 8:25 p.m. for VillaSol Community Development District

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[SIGNATURES ON FOLLOWING PAGE]

DRAFT

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Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 4

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 September 2025 For Board Approval

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

The total items being presented: **\$55,790.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Arinton	300145	15597	Service Call 08/25	\$ 5,900.00
Blade Runners Commercial Landscaping Orlando, LLC	300144	158262	Monthly Landscaping Maintenance 07/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300144	160154	Irrigation Repairs 06/25	\$ 190.00
Blade Runners Commercial Landscaping Orlando, LLC	300144	163030	Monthly Landscaping Maintenance 08/25	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300146	168480	Monthly Landscaping Maintenance 09/25	\$ 5,000.00
Chariot Parent, LLC	20250903	IN12415059 ACH	Monthly Access Points 09/25	\$ 564.50
CSS Clean Star Services of Central Florida, Inc.	300147	16132	Monthly Cleaning Services 09/25	\$ 1,800.00
Florida Department of Revenue	20250909	59-8015630594-5 08/25 ACH	59-8015630594-5 Sales & Use Tax 08/25	\$ 35.33
Hanson Walter & Associates, Inc.	300148	5294755	Engineering Services 08/25	\$ 1,650.00
Kissimmee Utility Authority	20250902	Monthly Summary 07/25 714 ACH	Electric Services 07/25	\$ 3,403.77
Latham, Luna, Edan & Beaudine, LLP	300149	144466	Legal Services 08/25	\$ 2,679.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
MagnoSec, Corp.	300150	2179	Security Services 08/18/25-08/31/25	\$ 1,840.00
MagnoSec, Corp.	300150	2193	Security Services 09/01/25-09/14/25	\$ 1,276.50
PGS Centrum, Inc.	300151	1490	Electrical Maintenance 08/25	\$ 4,960.66
PGS Centrum, Inc.	300151	1498	Electrical Maintenance 09/25	\$ 667.70
Rentokil North America, Inc.	300152	46335629	5373916 - Pest Control 08/25	\$ 100.00
Republic Services	300153	0690-000788629	Account# 3-0690-0002979 Waste Disposal Services 10/25	\$ 114.46
Resort Pool Services	300154	28795	Monthly Pool Maintenance 09/25	\$ 1,900.00
Rizzetta & Company, Inc.	300142	INV0000102314	District Management Fees 09/25	\$ 4,256.30
Spectrum	20250908	2005717081725 ACH	Internet Services 09/25	\$ 140.00
Spectrum	20250917	2017464082825 ACH	Internet Services 09/25	\$ 170.00
TLD-Southeast, Inc.	300143	2046547	Monthly Water Management 08/25	\$ 390.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20250904	Monthly Summary 07/25 ACH 714	Irrigation - Water Services 07/25	\$ 1,547.79
Valley National Bank	20250926	CC083125-714 ACH	Credit Card Expenses 08/25	\$ 7,204.53
Report Total				<u>\$ 55,790.54</u>

Tab 5

Order placed
October 16, 2025

Total
\$225.23

Ship to
Villasol CDD ▼

Placed by
Villasol CDD ▼
Villasol CDD

Order # 114-2243573-3880208
[View order details](#)
[Printable Order Summary](#)

Arriving Sunday



Domi Pool Lounge Chairs, Aluminum Patio Chaise Lounge with Side Table, Wheels, 5 Position Adjustable, Outdoor Lounge Chairs for Beach, Yard, Balcony, Poolside, Navy Blue

\$225.23

[Buy it again](#)

[Problem with order](#)

[Get product support](#)

[Track package](#)

[Print packing slip](#)

[Return or replace items](#)

[Share gift receipt](#)

[Chat with us](#)

Help

Chat Live

ORDER SUBMITTED

ORDER # 39554036

Order Date: 10/22/2025

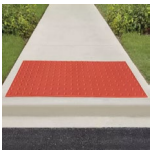
Thank you for shopping with Uline! Your order has been successfully submitted.
You will receive an email confirmation at villasolcddamenityaccess@gmail.com once this order has been processed.

Order Details

Billing Address VILLA SOL CDD 2803 VIA LARGO CT KISSIMMEE, FL 34744-4144	Shipping Address VILLA SOL CDD 2803 VIA LARGO CT KISSIMMEE, FL 34744-4144	Ship Via: SAIA FRT Will Ship: 10/22/2025	Payment Method: MasterCard PO #:
--	---	--	--

Uline Account #: 32670794
Order Placed By: BRIAN MENDES

Item Summary



ADA Warning Pads - Surface Mount, 2 x 5', Brick Red H-5636R	\$250.00 / EA	10	\$2,500.00
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Economy Fold-in-Half Table - 60" Diameter H-4843FIH	\$235.00 / EA	1	\$235.00
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Flexible Delineator Round Post with Base - 48", Yellow H-4466Y	\$45.00 / EA	10	\$450.00
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Subtotal =	\$3,185.00
Tax =	\$0.00
Shipping/Handling =	\$138.00
Total =	\$3,323.00





Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 11, 2025

To Board of Supervisors
VillaSol Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide VillaSol Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of VillaSol Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

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

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

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

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

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

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

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

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

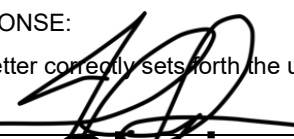
Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: 

Title: **Chairman**

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 6

Order placed
October 16, 2025

Total
\$225.23

Ship to
Villasol CDD ▼

Placed by
Villasol CDD ▼
Villasol CDD

Order # 114-2243573-3880208
[View order details](#)
[Printable Order Summary](#)

Arriving Sunday



Domi Pool Lounge Chairs, Aluminum Patio Chaise Lounge with Side Table, Wheels, 5 Position Adjustable, Outdoor Lounge Chairs for Beach, Yard, Balcony, Poolside, Navy Blue

\$225.23

[Buy it again](#)

[Problem with order](#)

[Get product support](#)

[Track package](#)

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[Return or replace items](#)

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[Chat with us](#)

Tab 7

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 • 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 • 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 • 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 • 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 • 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 • 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
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	*Permitting (Price undetermined , to add later) *Insurances - \$550.00 *25-30 Ft. pressure treated poles (x6) - \$1200.00 *10 Ft 2x6, 20ft 2x4 - \$120.00 *Dock repair welding - \$600-700.00 *Mow down brush in work area - \$250.00 *2x loads of rock (for erosion barrier) - \$1000.00 *Excavation - \$12,200.00 *Dock, pole install (2-4 days) 1900.00 per day *Hauling dirt onsite afterwards 2 days - \$5700.00 If leaving dirt on site is the chosen option, we offer grading or spreading a \$20.00 per load afterwards once dumped. *Total with Dirt Staying on Property \$25,320 to \$29,129	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	*Permitting (Price undetermined , to add later) *Insurances - \$550.00 *25-30 Ft. pressure treated poles (x6) - \$1200.00 *10 Ft 2x6, 20ft 2x4 - \$120.00 *Dock repair welding - \$600-700.00 *Mow down brush in work area - \$250.00 *2x loads of rock (for erosion barrier) - \$1000.00 *Excavation - \$12,200.00 *Dock, pole install (2-4 days) 1900.00 per day *Hauling dirt onsite afterwards 2 days - \$5700.00 If leaving dirt on site is the chosen option, we offer grading or spreading a \$20.00 per load afterwards once dumped. *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.	1	\$45,129.00	\$45,129.00

Total

\$45,129.00

Accepted date

Accepted by