



Rizzetta & Company



# **VillaSol Community Development District**

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**Board of Supervisors  
Meeting  
April 14, 2026**

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

# VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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

3050 Puerta Del Sol Blvd. Kissimmee, FL 34744

<b>Board of Supervisors</b>	Herman Perez Ariel Correa-Betancourt Mario Cordova Corey Gagnon Mark Gosdin	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Cari Webster Vivek Babbar	Straley, Robin, & Vericker LLP
<b>District Engineer</b>	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.

# VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors  
VillaSol Community  
Development District

April 7<sup>th</sup>, 2026

## FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **April 14<sup>th</sup>, 2026, 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. Updates on Storm System Repairs
  - B. District Counsel
    1. Updates on County Surveys
    2. Updates on Pre-School Negotiations
  - C. District Manager
    1. Updates on Speed Humps
    2. Updates on Interior Clubhouse Painting Project ..... Tab 1
    3. Updates on Property Signage
    4. PGS Curb Painting/ Sidewalk Grinding Projects
  - D. Board of Supervisors
    1. Fountain Repair Update
5. **COMMUNITY UPDATES**
  - A. Magnosec Security Reports ..... Tab 2
    1. March 2026 Reports
  - B. Guardian Access Solutions ..... Tab 3
    1. Preventative Gate Maintenance
6. **BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on March 10th, 2026, ..... Tab 4
  - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of February 2026 ..... Tab 5
7. **BUSINESS ITEMS**
  - A. Ratification of District Items ..... Tab 6
    1. Amazon Purchases
    2. DF Supply Inc. Gate Arms
    3. Fit Rev Gym Equipment
  - B. Discussion of Investment Options ..... Tab 7
  - C. Consideration of Pool Resurface Proposals ..... Tab 8
    1. Arinton
    2. Spies Pool
    3. Professional Aquatic Services
  - D. Consideration of Pond Fish Stocking Proposal ..... Tab 9

- 1. The Lake Doctors
- E. Consideration of A/C Ductwork Installation Proposals ..... Tab 10
  - 1. AMVPRO
  - 2. BetterAir
- F. Consideration of Fusus Proposal (Under Separate Cover)
- G. Consideration of Resolution 2026-02, Approving the Proposed Budget and Setting the Public Hearing ..... 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.

With appreciation,  
*Brian Mendes*  
Brian Mendes

# Tab 1

### Paint Pricing (5 gallons):

- **Duration**
  - Without discount: \$505.20
  - With discount: \$257.73
- **Emerald**
  - Without discount: \$497.45
  - With discount: \$303.42

### Finish Options:

- **Satin Finish**

This is the most commonly used finish for living rooms, hallways, and bedrooms. It cleans well, does not create much glare, and has a smooth appearance without reflecting too much light.
- **Semi-Gloss Finish**

This finish is more durable and resistant. It handles grease, moisture, and frequent scrubbing very well. It has a brighter look and reflects more light, making it ideal for kitchens, bathrooms, and doors.

Please let me know if you would like a recommendation based on the specific areas or if you have any questions.

Thank you

--



**Pedro Mejia**  
**PGS Centrum**  
**Property General Services**  
[info@pgscentrum.com](mailto:info@pgscentrum.com)  
**Phone 407-925-1321**

# Tab 2



**MAGNOSEC**

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**Daily Report – Friday, March 6, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Friday, March 6, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

Mr. Hernan was on the property. I checked the exterior areas, and everything was calm at that time.

**3:00 PM**

Exterior areas such as the parking lot and pool were in use. All other areas were calm. I checked that all doors were properly closed. The exterior bathrooms were in good condition.

**4:00 PM**

I conducted a patrol around the outside of the clubhouse. At that time, only the parking lot and pool were in use. All other areas were calm.

**5:00 PM**

I checked around the clubhouse. The parking lot, pool, gym, and lobby were in use. All other areas were calm.

**6:00 PM**

Exterior areas such as the parking lot and basketball courts were in use. At approximately 6:37 PM, I spoke with a man and a young woman who were fishing at the edge of the lake. They appeared annoyed and moved farther down the shoreline and continued fishing. However, as soon as they saw me making a phone call, they left the area.

**7:00 PM**

Exterior areas such as the full basketball court, parking lot, and gym were in use. All other areas were calm. I checked the exterior bathrooms and turned off the lights. The golf cart was safely parked. At approximately 7:57 PM, Mr. Mario arrived and left immediately.

**8:00 PM**

I patrolled around the clubhouse. The parking lot and gym were in use. All other areas were calm. The golf cart remained safely parked.

**9:00 PM**

I once again checked that the clubhouse doors were properly closed. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

**End of shift. The golf cart was safely parked. I left everything secured and in order.**



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**Daily Report – Saturday, March 7, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Saturday, March 7, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

Most areas were in use. The pool area was calm. The weather was cloudy. The golf cart was safely parked. Residents continued arriving at the clubhouse.

**3:00 PM**

I patrolled around the clubhouse. The gym, basketball court, and tennis courts were calm. Other areas were in use. I checked the exterior bathrooms and turned off the lights. The golf cart was safely parked.

**4:00 PM**

I patrolled around the clubhouse. Exterior areas were in use. Only the gym was empty. The golf cart was safely parked.

**5:00 PM**

The party continued, and all areas were in use. The golf cart was safely parked. Some residents left while others arrived. They had also started cleaning up and picking up the area.

**6:00 PM**

I patrolled around the clubhouse. I checked the exterior bathrooms and turned off the lights. I closed all clubhouse doors and locked one of the windows. The golf cart was safely parked. The half basketball court was in use.

**7:00 PM**

All areas were calm. The golf cart was safely parked.

**8:00 PM**

I patrolled the left side of the clubhouse. Exterior areas were calm. The golf cart was safely parked.

**9:00 PM**

Everything was calm. I returned the keycard to its designated place. The golf cart was safely parked. I checked that all doors were properly closed.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Sunday, March 8, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Sunday, March 8, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

I conducted the first round checking all exterior areas. The pool area was in use, while all other areas were calm. The golf cart was safely parked.

**3:00 PM**

I patrolled around the pool area and spoke with some unsupervised children. Their grandfather arrived shortly afterward to supervise them. The golf cart was safely parked. The cleaning crew also arrived.

**4:00 PM**

I conducted another round by the pool and observed that the grandfather who had been supervising the children had left, leaving them unattended. I asked the children to leave the area since their chaperone was no longer present. The parking lot and pool were in use, while all other areas were calm. The golf cart was safely parked.

**5:00 PM**

At this time, everything remained calm. The parking lot and pool were in use. The golf cart was safely parked.

**6:00 PM**

Exterior areas such as the half basketball court, pool, and parking lot were in use. All other areas were calm. The golf cart was safely parked. I checked the exterior bathrooms and turned off their lights.

**7:00 PM**

The full basketball court, gym, and parking lot were in use, while all other areas were calm. The golf cart was safely parked. I checked the exterior bathrooms and turned off their lights.

**8:00 PM**

Exterior areas were calm. The gym was in use. The golf cart was safely parked. I checked that all doors were properly closed.

**9:00 PM**

I patrolled the front of the clubhouse. The parking lot and gym were in use. I returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

**End of shift. The golf cart was safely parked. I left everything secured and in order.**



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**Daily Report – Friday, March 13, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Friday, March 13, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

I conducted my first patrol by walking around the entire property. Exterior areas such as the parking lot, full basketball court, and pool were in use. All other areas were calm.

**3:00 PM**

I patrolled around the pool area. The full basketball court and gym were in use. The exterior bathrooms were checked and found to be in good condition. All doors were closed.

**4:00 PM**

The half basketball court, pool, parking lot, and gym were in use. All other areas were calm. Pedro was painting the fire hydrant near the clubhouse.

**5:00 PM**

I checked the exterior bathrooms and turned off the lights. There were children playing on the basketball court. The pool, gym, and basketball court were in use.

**6:00 PM**

Exterior areas such as the full basketball court, parking lot, and gym were in use. The exterior bathrooms were checked and found to be in good condition. The golf cart was safely parked. There were children in the pool.

**7:00 PM**

The half basketball court remained in use. The golf cart was safely parked.

**8:00 PM**

I patrolled the left side of the clubhouse. The half basketball court was in use. The golf cart was safely parked. I checked the exterior bathrooms and turned off the lights.

**9:00 PM**

I checked that all doors were properly closed. All areas were calm. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Saturday, March 14, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Saturday, March 14, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

Approximately one hour before the start of my shift, Mr. Hernan sent me a message asking me to check the gym windows because two young children had opened one of them and entered the gym. Upon arrival, the first thing I did was inspect the windows. I found that one of the window locks was on the floor and the window was not properly closed. I also checked the other windows and observed that several locks were missing, some from the middle windows and others from the side windows.

At approximately 2:40 PM, Mr. Hernan arrived to inspect the windows and secure the one that had been opened.

While Mr. Hernan was still present, a vehicle arrived and dropped off two underaged children, who then entered the property. I approached them and advised that they were not allowed to be on the property unsupervised. The children were from 3003 Villa Preciosa, under the name of Maria Revelles. It was also observed that from this residence, the door was being opened for other children who should not be unsupervised.

At the pool area, a resident identified as Alexander De Los Santos stated that he knew the children, that they would not be leaving, and that he would take responsibility for them. I asked for his name and address for documentation purposes, but he refused to provide that information and stated that I could call whoever I needed to call because they would not be leaving the pool. His address is 3125 Via Otero Dr.

**3:00 PM**

I checked the exterior bathrooms and the clubhouse doors. Exterior areas such as the parking lot and pool were in use. All other areas were calm. The golf cart was safely parked.

**4:00 PM**

I patrolled around the clubhouse and checked the exterior bathrooms. The golf cart was safely parked. Everything was calm.

**5:00 PM**

I patrolled the front and side areas of the property. Exterior areas were calm. The weather was rainy. The golf cart was safely parked. The exterior bathrooms were found to be in good

condition. At approximately 5:26 PM, the two children who had opened the gym window earlier returned. I observed them remaining near the exterior bathrooms.

**6:00 PM**

I checked the exterior bathrooms and turned off the lights. The pool area was in use. All other areas were calm. The golf cart was safely parked.

**7:00 PM**

Exterior areas such as the parking lot, full basketball court, playground, and gym were in use. The golf cart was safely parked. I checked the exterior bathrooms.

**8:00 PM**

I checked the pool area, exterior bathrooms, and the front of the clubhouse. The golf cart was safely parked.

**9:00 PM**

I checked that the clubhouse doors were properly closed. Exterior areas were calm. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Sunday, March 15, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Sunday, March 15, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

I conducted my first patrol by checking all exterior areas. The pool area was in use. I checked the exterior bathrooms. The golf cart was safely parked.

**3:00 PM**

The weather was cloudy. Residents continued arriving at the pool. I checked the clubhouse doors and turned off the exterior bathroom lights.

**4:00 PM**

The afternoon became very dark. I went to the pool area and spoke with the young children present, advising them that if it started to rain, they would need to exit the pool. At approximately 4:45 PM, it began to rain with lightning, and everyone left the pool area. The golf cart was safely parked.

**5:00 PM**

The rain continued. The gym was in use. I checked the pool area and the exterior bathrooms, and I turned off the bathroom lights. The golf cart was safely parked.

**6:00 PM**

All exterior areas were calm. The gym remained in use. The golf cart was safely parked. I checked the front area.

**7:00 PM**

I checked the clubhouse doors. Exterior areas such as the courts, playground, and pool were calm. The gym remained in use. The golf cart was safely parked.

**8:00 PM**

The rain continued. The gym was in use. The golf cart was safely parked.

**9:00 PM**

I checked the left side of the clubhouse. I checked the exterior bathrooms and turned off their lights. I also checked that all doors were properly closed. The gym was in use. I returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Friday, March 20, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Friday, March 20, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

I conducted my first patrol by walking around the clubhouse. The golf cart was safely parked. The parking lot, basketball courts, and gym were in use. All other areas were calm.

**3:00 PM**

The basketball courts and pool were in use. The golf cart was safely parked. I checked the clubhouse doors and exterior bathrooms.

**4:00 PM**

The basketball courts, parking lot, and playground were in use. The golf cart was safely parked.

**5:00 PM**

The basketball courts and parking lot were in use. Pedro was installing the signs for the clubhouse. The golf cart was safely parked.

**6:00 PM**

Pedro was painting the wall in the pool area where the signs used to be. The golf cart was safely parked. The parking lot, pool, and full basketball court were in use. People arrived to check the party room.

**7:00 PM**

I patrolled the front and side areas of the clubhouse. I checked the exterior bathrooms and turned off the lights. The golf cart was safely parked. The half basketball court was in use. All other areas were calm.

**8:00 PM**

I patrolled around the clubhouse. The golf cart was safely parked. The parking lot and gym were in use. I checked the doors and exterior bathrooms, and I also patrolled around the pool area.

**9:00 PM**

I checked that all doors were properly closed. The golf cart was safely parked. I returned the keycard to its designated place.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.



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**Daily Report – Saturday, March 21, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Saturday, March 21, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

At the beginning of my shift, I observed that the parking lot and party room were in use. The golf cart was safely parked. All other areas were calm.

**3:00 PM**

I checked the pool area and spoke with the children and the adult accompanying them to ensure they had read and were aware of the pool rules. The parking lot and party room were in use. All other areas were calm. The golf cart was safely parked.

**4:00 PM**

Exterior areas such as the parking lot, pool, and playground were in use, as well as the party room. The golf cart was safely parked.

**5:00 PM**

The parking lot, playground, and party room were in use. The golf cart was safely parked. I checked the exterior bathrooms and turned off the lights. All other areas were calm.

**6:00 PM**

The parking lot and party room remained in use. The golf cart was safely parked. The party was ending, and people were leaving and cleaning up. I checked the gym windows.

**7:00 PM**

The party room was cleared and cleaned one hour late. The golf cart was safely parked. I checked the exterior bathrooms and turned off the lights. I checked that the clubhouse doors were properly closed, and I also checked the gym windows.

**8:00 PM**

I patrolled the left side of the clubhouse. On the property across the canal, something was burning and producing a large amount of smoke. The golf cart was safely parked.

**9:00 PM**

Exterior areas were calm. I checked the front area. The parking lot was in use. I returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order



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**Daily Report – Sunday, March 22, 2026**

**Assigned Workplace: Centro Recreacional Villa Sol**

**Schedule: Sunday, March 22, 2026, from 2:00 PM to 10:00 PM**

**2:00 PM**

I first checked that the pool area and doors were properly secured. The parking lot, full basketball court, and pool were in use. The golf cart was safely parked.

**3:00 PM**

I patrolled around the pool area. The parking lot, full basketball court, and pool remained in use. The golf cart was safely parked.

**4:00 PM**

The half basketball court, parking lot, pool, and gym were in use. All other areas were calm. The golf cart was safely parked. A family was observed walking near the canal.

**5:00 PM**

I patrolled around the pool area and asked a young man to remove his bicycle from the area and to read the posted rules. The parking lot, half basketball court, and back area were in use. The golf cart was safely parked.

**6:00 PM**

The family remained in the back area of the clubhouse. The pool was in use. All other areas were calm. I checked the gym windows.

**7:00 PM**

Exterior areas were calm. The gym and full basketball court were in use. The golf cart was safely parked.

**8:00 PM**

I patrolled the front area, pool area, and left side of the clubhouse. I checked the doors and exterior bathrooms. The basketball court was in use. I also checked the gym windows.

**9:00 PM**

All areas were calm. I checked the clubhouse doors and returned the keycard to its designated place. The golf cart was safely parked.

**10:00 PM**

End of shift. The golf cart was safely parked. I left everything secured and in order.

# Tab 3



# GUARDIAN

ACCESS SOLUTIONS™

Access Control Systems, LLC

1028 West Washington Street Orlando, FL 32805

Phone: 407-422-8850

Email: [servicefl@guardianaccess.com](mailto:servicefl@guardianaccess.com)

## Work Order:257776

Order Date: 02/11/2026

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

**Client #:** 769 **Status:** Current  
**Contact:** Brian Mendes  
**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:						
2/10/25 CC: QUARTERLY SERVICE INSPECTION:						
**4 SWING GATES AND 5 BARRIERS**						
2/20/25 thru 2/20/26 (4th INSPECTION/ YR 1 / BILL)						
**NO PRE-AUTHORIZATION AMT FOR REPAIRS						
----						
<input type="checkbox"/> Parts Ordered    Date Ordered:    ETA:    PO#: <input type="checkbox"/> PU-CP						

FIELD QUOTE    TOTAL AMOUNT: \$    SIGNATURE:

<b>SERVICE PERFORMED ON SYSTEM:</b>	<input type="checkbox"/> Work Complete
	<input type="checkbox"/> System Working
	<input type="checkbox"/> Ran Cycles
	<input type="checkbox"/> System Not Worki
	<input type="checkbox"/> Need to Return
	<input type="checkbox"/> Quote Needed
	<input type="checkbox"/> Check Warranty
	<input type="checkbox"/> Sales to Contact

PARTS USED #	LOCATION	DESCRIPTION	QTY

**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

Order#: 257776

Continued...

Date: 02/11/2026

Part#	Installe	Truck#	Alpha Part#	Description	Unit	Quantity
<b>SERVICE PERFORMED:</b>						
<b>3/19/26 DH: PREVENTATIVE MAINTENANCE COMPLETED.</b>						
<b>-TESTED EMERGENCY DEVICES</b>						
<b>-TESTED BBU</b>						
<b>-TESTED PHOTO EYES</b>						
<b>-TESTED TEU</b>						
<b>-CLEANED OUT OPERATORS</b>						
<b>-CLEANED OPERATOR COVERS</b>						
<b>-CHECKED BELTS</b>						
<b>-LUBRICATED HINGES AND ARM PACKAGES</b>						
<b>-OPERATORS ARE IN GOOD CONDITION. CC</b>						

# 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 was held on **March 10<sup>th</sup>, 2026, at 6:02 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744.**

Present and constituting a quorum:

Herman Perez	<b>Board Supervisor, Chairman</b>
Ariel Correa-Betancourt	<b>Board Supervisor, Vice Chairman</b>
Corey Gagnon	<b>Board Supervisor, Assistant Secretary</b>
Mark Godin	<b>Board Supervisor, Assistant Secretary</b>
Mario Cordova	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Cari Webster	<b>District Counsel, Straley Robin Vericker</b> <i>(Via Phone)</i>
Pete Glasscock	<b>District Engineer, Hanson Walter</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS** **Call to Order**

Mr. Perez called the meeting to order at 6:02 p.m. and confirmed quorum.

**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**

A member of the audience inquired about parking rules and requested to review parking area in Siesta View.

A member of the audience inquired about the spa repairs.

On a motion by Mr. Cordova, seconded by Mr. Gosdin, with all in favor, the Board approved to move business item B to the front of the meeting agenda, for VillaSol Community Development District.

48  
49 Scott Brizendine with Rizzetta & Company, opened the discussion of investment accounts  
50 with the Members of the Board.

51  
52 Mr. Brizendine reviewed the details of the investment accounts and reviewed options for  
53 accounts with the Board.

54  
55 The Members of the board and District Staff reviewed options for investment accounts in  
56 detail.

57  
58 The Board continued discussion about the investment account options.

59  
60 The Board will consider final options for investment accounts in the Board Meeting  
61 scheduled in March.

62  
63 **FOURTH ORDER OF BUSINESS**                      **Staff Reports**

- 64  
65        A.     District Engineer  
66                1. Updates on Storm System Repairs  
67                2. Updates on Revised Scope for Preschool

68  
69 The Members of the Board reviewed the consideration of the preschool construction and  
70 discussed the potential parking issues that may arise from the construction.

71  
72 The Members of the Board and District Staff reviewed the size of the facility being built.

73  
74 The Members of the Board and District Staff discussed the potential cost share agreement.

75  
On a motion by Mr. Cordova, seconded by Ms. Correa-Betancourt, with a 4-1 vote, Mr. Gosdin opposing, the Board directed Chairman to work with District Staff on Preschool agreement, with all comments discussed in the meeting included, for VillaSol Community Development District.

76  
77 Ms. Webster stated she will draft a letter for the preschool agreement.

78  
79 Mr. Glasscock reviewed the ongoing storm drain repairs and noted the areas that are under  
80 construction in the community.

- 81  
82        B.     District Counsel  
83                1. Updates on HOA Agreement for Amenity Services  
84                2. Updates on Survey Inquiry with Osceola County

85  
86 Ms. Webster reviewed the boat dock survey inquiry and stated that this is still ongoing.  
87

88 Ms. Webster reviewed the HOA agreement that is currently ongoing.

89

90 C. District Manager

91

92 No comments.

93

94 D. Board of Supervisors

95 1. Mr. Cordova: Updates on Fountain Enhancements

96

97 Mr. Cordova commented on the fountain enhancements.

98

99 **FIFTH ORDER OF BUSINESS**

**Magnosec Security Reports**

100

101 1. January & February Reports

102

103 The Members of the Board reviewed the Magnosec security reports.

104

105 **SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors Meeting Held on  
February 10, 2026**

106

107

108

109 The Board reviewed and approved the meeting minutes from the Board of Supervisors from  
110 the meeting held on February 10, 2026.

111

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on February 10, 2026, for VillaSol Community Development District.

112

113 **SEVENTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for the  
Month(s) of January 2026**

114

115

116

117 The Members of the Board reviewed the maintenance expenditures for the month of  
118 January 2026.

119

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2026 (\$85,893.89), for VillaSol Community Development District.

120

121 **EIGHTH ORDER OF BUSINESS**

**Ratification of District Items**

122

123 1. Hall Company Speed Hump Agreement

124

125

126

127

128

The Members of the Board reviewed the Hall Company Speed Hump Agreement, Oak Tree Lift Proposal and the AKA Towing Agreement.

129  
130 The Board did not approve the Oak Tree Lift Proposal.  
131

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board ratified the Hall Company Speed Hump Agreement and the AKA Towing Agreement, for VillaSol Community Development District.

132  
133 **NINTH ORDER OF BUSINESS** **Discussion of Financial Consulting**  
134

135 This agenda item was discussed in the third order of business.  
136

137 **TENTH ORDER OF BUSINESS** **Consideration of Arbitrage Services**  
138 **Engagement Letter (Series 2018A-1 &**  
139 **2018A-2)**  
140

141 Ms. Webster reviewed the Arbitrage Services Engagement Letter (Series 2018A-1 &  
142 2018A-2) with the Members of the Board and asked if there were any questions. There were  
143 none.  
144

On a motion by Mr. Gagnon, seconded by Mr. Gosdin, with all in favor, the Board approved the Arbitrage Services Engagement Letter (Series 2018A-1 & 2018A-2), for VillaSol Community Development District.

145  
146 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01,**  
147 **Conducting General Election**  
148

149 Ms. Webster reviewed Resolution 2026-01, Conducting General Election with the Members  
150 of the Board and asked if there were any questions. There were none.  
151

On a motion by Mr. Gosdin, seconded by Mr. Cordova, with all in favor, the Board adopted Resolution 2026-01, Conducting General Election, for VillaSol Community Development District.

152  
153 **TWELFTH ORDER OF BUSINESS** **Consideration of Gym Leasing Service**  
154 **Proposals**  
155

156 Mr. Perez reviewed the proposal for gym leasing services with the Members of the Board.  
157

158 The Members of the District Staff stated they will work on revised proposals, agreements  
159 and review equipment inventory to report to the Board.  
160

161 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Playground Mulch**  
162 **Proposal**  
163

164 The Members of the Board discussed and approved Blade Runner's playground mulch  
165 installation proposal.  
166

On a motion by Mr. Gosdin, seconded by Mr. Perez, with a 3-2 vote, Ms. Correa-Betancourt And Mr. Cordova opposing, the Board approved Blade Runner's playground mulch proposal, for VillaSol Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Pond Fish Stocking Proposal**

The Members of the Board tabled the consideration of pond fish stocking proposal until the next meeting scheduled for April 14th, 2026.

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of A/C Ductwork Installation Proposals (Under Separate Cover)**

The Members of the Board tabled the consideration of A/C ductwork installation until the next meeting scheduled for April 14<sup>th</sup>, 2026.

**SIXTEENTH ORDER OF BUSINESS**                      **Consideration of Branding Proposals (Under Separate Cover)**

Mr. Mendes reviewed the branding proposals of gate engraving, door stickers, and street signs with the Members of the Board.

**SEVENTEENTH ORDER OF BUSINESS**                      **Consideration of Spa Repair Proposals (Under Separate Cover)**

The Members of the Board reviewed and discussed the spa repairs proposals.  
The Members of the Board directed District Staff to contact Atlas Pools and other vendors for additional proposals.

**EIGHTEENTH ORDER OF BUSINESS**                      **Supervisor Requests & Audience Comments**

On a motion by Mr. Cordova, seconded by Mr. Perez, with all in favor, the Board approved Guardian Access Solutions Maintenance renewal proposal for VillaSol Community Development District.

199

On a motion by Mr. Gagnon, seconded by Ms. Correa-Betancourt , with all in favor, the Board approved Blade Runners proposal #218575, for VillaSol Community Development District.

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**NINETEENTH ORDER OF BUSINESS**                      **Adjournment**

Mr. Mendes stated he will begin the process of the clubhouse interior painting and will work with Mr. Gagnon to send the selected paint panels to PGS.

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On a motion by Mr. Cordova, seconded by Mr. Gagnon, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 8:13 p.m. for VillaSol Community Development District

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

# Tab 5

# VillaSol Community Development District

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District Office · Orlando, FL 32819

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

www.villasolcdd.org

## **Operations and Maintenance Expenditures February 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$111,449.47**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Access Control Technologies, Inc.	300257	257551	Gate Maintenance & Repair 02/26	\$ 451.23
ADT Security Services, Inc.	300268	1196323994	Security Monitoring & Maintenance 03/26	\$ 49.99
Blade Runners Commercial Landscaping Orlando, LLC	300258	189611	Landscape Maintenance 02/26	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300255	190467	Landscape Replacement 01/26	\$ 120.00
Blade Runners Commercial Landscaping Orlando, LLC	300255	190633	Irrigation Repair 02/26	\$ 495.81
Blade Runners Commercial Landscaping Orlando, LLC	300255	190636	Landscape Replacement 02/26	\$ 1,029.66
CSS Clean Star Services of Central Florida, Inc.	300249	17108	Cleaning Services 01/26	\$ 1,800.00
Ferrellgas, LP	300260	1132505773	Natural Gas Services 12/25	\$ 547.89
Ferrellgas, LP	300260	1132539518	Natural Gas Services 12/25	\$ 154.36
Ferrellgas, LP	300260	1132612698	Natural Gas Services 01/26	\$ 380.91
Ferrellgas, LP	300260	1131926567B1	Natural Gas Services 11/25	\$ 412.78

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ferrellgas, LP	300260	1132032788B1	Natural Gas Services 11/25	\$ 378.35
Ferrellgas, LP	300260	1132123763B1	Natural Gas Services 11/25	\$ 348.96
Ferrellgas, LP	300260	1132174980B1	Natural Gas Services 11/25	\$ 180.52
Ferrellgas, LP	300260	1132236442B1	Natural Gas Services 12/25	\$ 277.51
Ferrellgas, LP	300260	1132308038B1	Natural Gas Services 12/25	\$ 259.55
Ferrellgas, LP	300260	1132384999B1	Natural Gas Services 12/25	\$ 325.71
Ferrellgas, LP	300260	1132505773B1	Natural Gas Services 12/25	\$ 447.29
Ferrellgas, LP	300260	1132539518B1	Natural Gas Services 12/25	\$ 129.76
Ferrellgas, LP	300260	1132612698B1	Natural Gas Services 01/26	\$ 277.24
FitRev, Inc.	300262	37740	Fitness Equipment Maintenance & Repair 02/26	\$ 195.00
Florida Department of Revenue	20260219	5980156305945-021826	Sales & Use Tax 01/26	\$ 68.88

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hanson Walter & Associates, Inc.	300263	5295598	Engineering Services 01/26	\$ 1,750.00
Herman Perez	300264	HP021026-714	Board of Supervisors Meeting 02/10/26	\$ 200.00
Kissimmee Utility Authority	20260202-6	001632660000709740-011426	Electric Services 12/25	\$ 2,050.91
Kissimmee Utility Authority	20260202-2	001632660000770990-011426	Electric Services 12/25	\$ 20.87
Kissimmee Utility Authority	20260202-1	001632660000774280-011426	Electric Services 12/25	\$ 25.57
Kissimmee Utility Authority	20260202-5	001632660000779000-011426	Electric Services 12/25	\$ 103.84
Kissimmee Utility Authority	20260202-3	001632660000816360-011426	Electric Services 12/25	\$ 80.70
Kissimmee Utility Authority	20260202-4	001632660000842000-011426	Electric Services 12/25	\$ 1,272.54
MagnoSec, Corp.	300261	2330	Security Monitoring & Maintenance 01/26	\$ 1,104.00
MagnoSec, Corp.	300265	2343	Security Monitoring & Maintenance 02/26	\$ 1,104.00
Marcela Iriarte	300269	714-022326	Deposit Reimbursement 02/26	\$ 265.00

# VillaSol Community Development District

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Mario Cordova	300266	MC021026-714	Board of Supervisors Meeting 02/10/26	\$ 200.00
Osceola County Property Appraiser	300267	2019038	Tax Fees 2026	\$ 473.57
Recker Construction, LLC	300252	225	Maintenance & Repairs 01/26	\$ 52,887.00
Recker Construction, LLC	300252	226	Maintenance & Repairs 01/26	\$ 28,145.00
Republic Services	300270	0690-000807279	Waste Disposal Services 03/26	\$ 137.16
Resort Pool Services	300259	30603	Pool Maintenance 02/26	\$ 1,995.00
Rizzetta & Company, Inc.	300251	INV0000106704	Accounting Services 02/26	\$ 4,256.30
Spectrum	20260217	2017464012826	Internet Services 02/26	\$ 170.00
Terminix	300256	467447839	Pest Control 12/25	\$ 108.55
Terminix	300256	468442773	Pest Control 01/26	\$ 108.55
The Chamberlain Group, LLC	20260204	IN13139723	Access Control 02/26	\$ 665.00

# VillaSol Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TLD-Southeast, Inc.	300250	2046552	Water Management 01/26	\$ 390.00
Toho Water Authority	20260204-2	001632660000816360- 010726	Water-Sewer Services 12/25	\$ 37.76
Toho Water Authority	20260204-1	001632660000842000- 010726	Water-Sewer Services 12/25	\$ 243.61
Valley National Bank	20260226	CC013126-714	Credit Card Expenses 01/26	<u>\$ 323.14</u>
<b>Report Total</b>				<b><u>\$ 111,449.47</u></b>

# Tab 6



## BN-LINK Indoor Digital Timer O...

Sold by: [BN-LINK](#)

\$12.34



## First Aid Only 91248 OSHA-Com...

Sold by: Amazon.com

\$18.85

FSA or HSA eligible

[Track package](#)

[Cancel items](#)

[Write a product review](#)

[Buy it again](#)

[Change Payment Method](#)

## Order summary

Order placed March 19, 2026

Order # 113-4401432-2337828

Item(s) Subtotal:

\$31.19



7823 N Dale Mabry Hwy, STE 107  
 Tampa, Florida 33614  
 813-870-2966  
 sales@fitrev.com

**QUOTE**

**Quote #** AAAQ36313  
**Date** 4/21/2025  
**Sales Rep** Anthony Wirth

**Sold To:**

**Ship To:**

**Villa Sol CDD**  
 Brian Mendes  
 219 E. Livingston St, Orlando, FL 34744  
**Phone:** 4074722471  
**Email:** bmendes@rizzetta.com

**Villa Sol CDD**  
 Brian Mendes  
 3050 Puerta Del Sol Blvd , Kissimmee, FL  
 34744  
**Phone:** 4074722471  
**Email:** bmendes@rizzetta.com

Qty	Manuf.	Manuf #	Description	List Price	Unit Price	Ext. Price
<b>CARDIO</b>						
1	Precor	PHRCE535BG309030EN	EFX 535 - Adjustable CrossRamp, moving arms	\$5,220.00	\$4,176.00	\$4,176.00
1	Precor	PHRCS835BG30NA30ENSCL	835 StairClimber	\$10,440.00	\$8,352.00	\$8,352.00
1	Precor	PHRCB635BG307030EN	RBK 635 Recumbent Cycle	\$3,720.00	\$2,976.00	\$2,976.00
<b>SERVICES</b>						
1	FITREV	Freight	Shipping and Handling	\$1,000.00	\$1,000.00	\$1,000.00
1	FITREV	Installation	Installation - Estimated installation cost includes: inside, first floor, double door access delivery, assembly, and placement according to floor plan, testing, and trash removal: Completed site survey REQUIRED for guaranteed price.	\$900.00	\$900.00	\$900.00
FITREV WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS						

SubTotal \$17,404.00  
 Sales Tax \$0.00

**Total \$17,404.00**

DF Supply, Inc.  
 8500 Hadden Rd  
 Twinsburg, OH 44087  
 United States  
 sales@dfsupplyinc.com  
 (800) 878-7829



**Invoice**  
**6938305**  
 03/13/26  
 Customer Number:  
**9548746**

**Billing Address**

Villasol CDD  
 3434 Colwell Ave  
 Suite 200  
 Tampa, FL 33614  
 US

**Shipping Address**

Giovanni Massimino  
 Villasol CDD  
 2803 VIA LARGO CT  
 Gate code 02099  
 Kissimmee, FL 34744  
 US

Phone Number	Email	Ship Via	Customer PO	Terms	
407-472-2471	gmassimino@rizzetta.com	Freight-Freight		PREPAY	
SKU	Description	Qty	List Price	Price	Amount
ARM10LEDDBL	GateArms+ LED Universal Barrier Arm Safety Light Kit - Double Sided LED Lights (10 ft. Long)	2	517.8100	517.8100	1,035.62
ARM12NOLEDDBL	GateArms+ Universal Barrier Arm Safety Reflective DOT Tape Arm Barrier Kit - Double-Sided DOT Reflective Tape	2	317.8000	317.8000	635.60
ARM12KIT	GateArms+ LED Universal Barrier Arm Safety Light Kit With Installation Hardware - Single Sided LED Lights (12	1	521.8200	521.8200	521.82
ARMJOINKIT	GateArms+ Barrier Arm Joint Connection Kit - For Joining Two Barrier Arm Segments Together	3	56.3800	56.3800	169.14

**Notes:** Pending Approval

Thank you for the opportunity to earn your business!

**Quoted by: Anthony Womer**

All funds stated in USD. Estimates are valid for seven (7) days from the date posted. DF Supply, Inc. reserves the right to deny any estimates. Shipping quotes are valid for three (3) days. Customer is responsible for following local/state/national BOCA codes, all building and/or safety codes such as UL325, UL984 CSA, IC, CE, EN, UKCA, FCC, ANSI, ETL, ASTM F2200, DASTMA ect. Customer is responsible for all discrepancies. All prices and specifications are subject to change without notice. All orders are custom Made to Order (MTO) unless otherwise noted, and can have a lead time of up to 4 months from the date the order is placed. Customer assumes all tax liability and any additional tax or duty due will be paid by customer. By paying and/or signing this estimate you are agreeing to the DF Supply, Inc. return policy found at www.dfsupplyinc.com/returns.php. Quotes for steel or aluminum materials valid for 3 days.

<b>SUBTOTAL</b>	\$	\$ 2,362.18
<b>SHIPPING</b>	\$	\$ 300.00
<b>MISCELLANEOUS</b>	\$	\$ 0.00
<b>TAX</b>	\$	\$ 0.00
<b>Total:</b>		<b>\$ 2,662.18</b>

Signature: \_\_\_\_\_

# Tab 7

INVESTMENT RATES AS OF 11/17/2025 (PUBLIC FUNDS WITH )

<b>Bank Name</b>	<b>Investment Type</b>	<b>Balance Requirement</b>
EverBank	Money Market	\$25,000
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
EverBank	Certificate of Deposit	\$1,500
FLCLASS*	Intergovernmental Investment Pool	\$1
Regions	Money Market	\$10,000
Regions	Money Market	\$50,000
Regions	Money Market	\$100,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
Regions	Certificate of Deposit	\$5,000
TD Bank	Money Market	\$10,000
TD Bank	Money Market	\$50,000
TD Bank	Money Market	\$100,000
TD Bank	Money Market	\$250,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
TD Bank	Certificate of Deposit	\$10,000
Truist	Money Market	\$10,000
Truist	Money Market	\$50,000
Truist	Money Market	\$100,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Truist	Certificate of Deposit	\$10,000
Valley	Money Market	\$1

\*FLCLASS is not a bank, but an authorized investment.

QPD BANKS)

<b>Term</b>	<b>Rates</b>
N/A	3.65%
3 months	3.80%
6 months	3.70%
9 months	3.60%
12 months	3.60%
N/A	4.04%
N/A	3.00%
N/A	3.20%
N/A	3.44%
5 months	3.80%
8 months	3.70%
13 months	3.20%
19 months	3.00%
N/A	1.00%
N/A	1.06%
N/A	1.30%
N/A	1.75%
6 months	3.04%
9 months	2.85%
12 months	2.70%
18 months	2.60%
24 months	2.60%
N/A	2.00%
N/A	2.00%
N/A	2.00%
6 months	2.45%
9 months	2.45%
12 months	2.05%
24 months	1.55%
N/A	3.55%

# Tab 8



February 3, 2016

Estimate Number: 2602

Commercial Property Located at:  
Villa Del Sol

**Ref: SPA Resurface Proposal**

Arinton is pleased to submit the following bid for the interior plaster resurfacing in conformity with the industry standards, building regulations, and department of health code. Arinton will furnish all labor, material, equipment, and supervision for the following scope of work:

- ❖ Swimming Pool with an approximate SF of water surface area.
  
- Standard procedures of removal of loose existing plaster within reasonable amount
- Inspect pool and remove all hollow spots and cut around all return grates
- Fill in hollow areas with marcite and re bond Kote
- Cut out around gutter housings and rectify gutter slope per code
- Pressure wash, acid wash as required to obtain a clean working surface
- Installation of Bond Kote as required by plaster manufacturer
- Removal of all backsplash and waterline tile so new tile is adhere to original concrete shell
- Rectify steps uniformity in width and height within 1/2" per code and install non slip tile.
- Replacement of white goods as needed
- Replacement of main drain covers to a complaint VGB(ASME/ANSI A112.19.8) certified cover per code and provide certificates
- Plaster pool interior finish with Marquis pre mix quartz selection to be white or light pastel color per code
- System fire up and water chemistry balance to acceptable parameters
- Job site clean up

Resurface Cost.....\$10,000.00



**Options**

Remove pavers, dig up deck, replace 5 jet fittings and replumb manifold and reset pavers

Cost add.....\$8,000.00

**To be quoted separately:**

Additional justifiable labor to complete the proposed work mentioned in this quote.

If any additional damages are found during drainage and demolition (ie loose plaster) and they exceed more than 25% labor, material and time; they will trigger a change order. Change orders over \$1000 will have a 100% deposit.

**Arinton are not responsible for any damages caused by:**

- ✓ Owner neglect, other subcontractor on site, during or after renovation.
- ✓ Misuse, acts of nature, setting due to the sub grade performed by the client. Nor is Arinton responsible for pre-existing conditions and damage sod, sprinkles, or utility lines.
- ✓ All sales are made in accordance with the reseller's sample which customer covenants that he or she has seen approved.

**Conditions:**

- ✓ Pool will need to be closed for at least four (4) weeks from the start of the project.
- ✓ Adequate access to the construction area.
- ✓ Owner will provide adequate pool fill water (within 100FT)
- ✓ Inspect materials for proper color and shape prior to installation
- ✓ Provide water and electricity in job site.
- ✓ If accepted this proposal will become part of the contract documents.

Please don't hesitate to contact us for any additional information that you may require.



---

## **PROPOSAL ACCEPTANCE**

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

### **Payments: Warranty:**

Deposit: 50%

Final Payment Upon Completion of Work

Limited Manufacturer Warranty on plaster 5 Years

Workmanship Labor Limited Warranty 1 Year

## **RESURFACE TOTAL INCLUDING OPTION**

**\$10,800.00**

Contact information

(407) 409-4437

[Alex.h@arinton.com](mailto:Alex.h@arinton.com)

[Kaley.h@arinton.com](mailto:Kaley.h@arinton.com)



- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**VILLA SOL**

3050 PUERTO DEL SOL  
KISSIMMEE, FL. 34744

03/10/26

ATTN: PROPERTY MANAGER

THIS QUOTE IS TO STRIP AND RESURFACE THE SPA WITH AN EXPOSED QUARTZ FINISH AND NEW TILE (PER FBC 454), WITH OPTIONAL EXTRA FOR NEW LED LIGHT.

**SPA RESURFACING SCOPE OF WORK:**

- DRAIN SPA
- CHIP AND REMOVE EXISTING FINISH BACK TO ORIGINAL SOUND SOLID SURFACE
- 4,000 PSI PRESSURE WASH ENTIRE SPA SURFACES
- ACID WASH
- INSTALL NEW CONTRASTING SKID RESISTANT STEP TILE ON STEPS AND BENCH (PER FBC 454)
- RETILE THE INSIDE BEAM, INSTALL ONE ROW OF NEW 6"X6" TILE.
- INSTALL 1 NEW 12"X12" MAIN DRAIN FRAME AND GRATE PER VGBA.
- INSTALL NEW DIRECTIONAL INLET FITTINGS
- APPLY BOND KOTE TO PREPARE OLD SURFACES
- RESURFACE SPAS WITH SMOOTH, MONOLITHIC LAYER OF EXPOSED QUARTZ FINISH (3/8" TO 1/2" THICK)
- REMOVE ALL WASTE FROM JOB
- REFILL SPA WITH YOUR WATER, COMPLETELY BALANCE THE WATER CHEMISTRY USING YOUR CHEMICALS, START UP SYSTEM, INSTRUCT YOUR OPERATOR IN THE PROPER TECHNIQUE OF CARING FOR THE NEW FINISH

**SPA RESURFACING**

- LIMITED 5YR. MANUFACTURER WARRANTY (SPA FINISH ONLY)  
ALL OTHER MATERIALS AND LABOR 1 YEAR WARRANTY

**TOTAL: \$7,692.00**

**801 Sawdust Trail  
Kissimmee, FL 34744**



**407-847-2771  
Fax 407-847-8242**

**www.spiespool.com**

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**OPTION #1:**

- INSTALL 1 NEW LED LIGHTING FIXTURE IN EXISTING LIGHT NICHE. MANUFACTURER STATES AN 86% ENERGY COST SAVINGS.
- **(ANY WORK TO THE EXISTING LIGHTING SYSTEM, I.E. TRANSFORMERS, CONDUITS, BOND WIRE, ETC. ARE NOT INCLUDED. IF ANY ADDITIONAL WORK IS NEEDED, A PROPOSAL WILL BE PROVIDED BEFORE WORK IS COMPLETED.)**

**TOTAL: \$1,325.00**

\*\*NOTE: ANY PVC FITTINGS WHICH WE FIND CANNOT BE REUSED WILL BE BILLED SEPARATELY.

THE POOL DECK AREA WILL NEED TO BE CLOSED WHILE THE REFINISHING IS BEING DONE. THE WORK WILL BE COMPLETED WHILE THE POOL WORK IS BEING DONE, WEATHER AND GROUNDWATER CONDITIONS PERMITTING. WE DO REQUIRE A PAYMENT SCHEDULE WITH A 50% DEPOSIT DUE UPON RECEIVING A COPY OF THE SIGNED CONTRACT AND THE REMAINING 50% DUE UPON COMPLETION AND SUBMITTAL OF OUR FINAL INVOICE. PLEASE HAVE AN AUTHORIZED PERSON SIGN THE QUOTE; RETURN AN EXECUTED SET TO US FOR CONVENIENT SCHEDULING OF THE WORK. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME.

**QUOTE GOOD FOR 30 DAYS**  
 AGREED AND ACCEPTED:

REGARDS,

DEREK SCHWAN  
 PROJECT MANAGER  
 SPIES POOL LLC  
 CP C043205

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

OPTION #1\_\_\_\_\_

801 Sawdust Trail  
 Kissimmee, FL 34744



407-847-2771  
 Fax 407-847-8242

www.spiespool.com

- Commercial Swimming Pool Chemicals & Supplies
- Chlorine for Treatment of Drinking & Waste Water



- Parts, Repairs and Renovations  
Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**VILLA SOL CDD**  
3050 PUERTA DEL SOL BLVD,  
KISSIMMEE, FL, 34744

02/05/2026

ATTN: BRIAN

WE PROPOSE TO DYE TEST THE **SPA**. IN THE DYE TEST, ALL CRACKS, MAIN DRAIN BASIN, LIGHTS, ALL TILE IN CONTACT WITH THE WATER, HANDRAIL SOCKETS, STEPS AND RETURN LINE FITTINGS WILL BE CHECKED WITH THE DYE FOR LEAKS.

**TOTAL: \$1,095.00**

IF SMALL LEAKS ARE FOUND DURING THE COURSE OF THE DYE TEST, WE WILL REPAIR THEM UNDERWATER WITH TWO-PART EPOXY; THE COST OF THESE REPAIRS ARE INCLUDED IN THE ABOVE PRICE. IF THE LEAKS ARE LARGER OR MORE EXTENSIVE WORK IS REQUIRED; THEN THE COST TO REPAIR WILL BE SUBMITTED IN A BID FOR YOUR APPROVAL OR WE CAN JUST REPAIR THEM ON A TIME AND MATERIAL BASIS.

THE WORK WILL TAKE 1/2 DAY TO COMPLETE, WEATHER PERMITTING. THE POOL WILL HAVE TO REMAIN CLOSED WHILE WE ARE DOING THE TEST.

THIS BID IS PREPARED WITHOUT KNOWLEDGE OF THE RESULTS OR TIME TO REPAIR. COMPLETED DYE TESTS WILL BE BILLED IN THE AMOUNT(S) SHOWN ABOVE.

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

REGARDS,

JOHN DILLON  
SERVICE MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
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Lic # CP C043205
- Pool Heater Sales and Repair  
Lic # 12152

**VILLA SOL CDD**

3050 PUERTA DEL SOL BLVD,  
KISSIMMEE, FL, 34744

02/05/2026

ATTN: BRIAN

WE PROPOSE TO PRESSURE TEST THE **SPA**. THE HYDROSTATIC LEAK TEST WILL BE PERFORMED USING HYDROPLUGS AND THE LATEST ELECTRONIC LEAK FINDING EQUIPMENT. THE RETURNS, THERAPY LINES, MAIN DRAINS, AND ALL LINES, WILL BE PRESSURE TESTED TO FIND THE UNDERGROUND LINE, WHICH IS LEAKING.

IT HAS BEEN OUR EXPERIENCE THAT ONCE THE LEAK HAS BEEN DETECTED AND PINPOINTED, IT USUALLY STEMS FROM JUST ONE BROKEN PIPE. WE WILL CUT A HOLE IN THE DECK, REPAIR THE BROKEN PIPE AND RE-POUR CONCRETE AT THE LEAK SITE, MATCHING EXISTING DECK COATING AS CLOSELY AS POSSIBLE. [\* NOTE: ANY REPAINTING WILL BE DONE BY THE CUSTOMER, WITH THEIR DECK PAINT]

REPAIR OF ONE BROKEN PIPE

**TOTAL: \$3,795.00**

\* EACH ADDITIONAL BROKEN PIPE WILL BE \$2,795.00

\*\* EXCLUDED ARE LEAKS THAT ARE FOUND TO BE UNDER A BUILDING OR STRUCTURES OTHER THAN A POOL DECK, MAIN DRAIN LEAKS OR RETURN LINES UNDER THE POOL, LINES INCASED WITHIN THE CONCRETE SHELL OR LINES THAT ARE 6" OR LARGER. THESE REPAIRS CAN BE REPAIRED ON A TIME AND MATERIAL BASIS.

THIS BID IS PREPARED WITHOUT KNOWLEDGE OF THE RESULTS OR TIME TO REPAIR. COMPLETED PRESSURE TESTS WILL BE BILLED IN THE AMOUNT(S) SHOWN ABOVE.

PRICE IS GOOD FOR 30 DAYS.

ACCEPTED AND AGREED:

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

REGARDS,

JOHN DILLON  
SERVICE MANAGER  
SPIES POOL LLC  
CP C043205

801 Sawdust Trail  
Kissimmee, FL 34744



407-847-2771  
Fax 407-847-8242

[www.spiespool.com](http://www.spiespool.com)

ESTIMATE	#19761
ESTIMATE DATE	Mar 7, 2026
EXPIRATION DATE	Mar 22, 2026
<b>TOTAL</b>	<b>\$14,787.00</b>

VillaSol  
Puerta Del Sol Blvd  
Kissimmee, FL

CONTACT US  
3940 St Johns Parkway  
Sanford, FL 32771

(407) 472-2471  
gmassimino@rizzetta.com

(321) 926-3536  
admin@professionalaquaticservices.com

**ESTIMATE**

Services	amount
*Quartz Interior Finish - Tier 1 - (quartz with blue rocks)	\$6,098.00
*Dewater spa *Remove the hydrostatic plug *Prep spa and apply a bond coat *Install new finish *Replace all main drain covers *Replace all spa return fittings *Provide pool startup of new finish - up to 3 visits *Proper care instructions will be provided for new finish *Balance all pool chemicals as close as possible based on an approximation of gallons, excluding salt. Note: please do not heat spa for up to 4 weeks after the interior has been installed. If on well water, we recommend using water filters or the use of a water truck to fill the pool.	
Install 2"x6" NON-SKID cap tile on all steps.	\$975.00
To replace 5 spa therapy jets. Lift pavers, remove the spa jets as described by VillaSol, install new jets and re-install the pavers. ***If all jets need to be replaced due to the availability of the existing, then add \$6,928.00	\$7,714.00
This proposal is based on site unseen, and via pictures sent through email. Prior to accepting this proposal and on site visit by Professional Aquatic Services would need to be conducted to confirm accurate pricing. From the photos, spa appears to be losing water. It is our recommendation to have a proper Leak Detection done prior to any renovation work commencing. If any permits are required, this expense will be passed along to VillaSol.	\$0.00
Subtotal	\$14,787.00
<b>Total</b>	<b>\$14,787.00</b>

# Tab 9



## Water Management Agreement Tripliod Grass Carp

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME \_\_\_\_\_

BILLING ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE ( ) \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: \_\_\_\_\_

Hereinafter called "CUSTOMER"

REQUESTED START DATE: \_\_\_\_\_  
PURCHASE ORDER #: \_\_\_\_\_

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to stock fish in accordance with the terms and conditions of this Agreement in the following location(s):

Stocking of One Hundred and Eighty (180) tripliod grass carp in the Two (2) ponds associated with **732790 Villa SOI CDD, Kissimmee FL**. The Lake Doctors, Inc. guarantees 90% survival of fish for 24 hours excluding predation, pollution, escape and other factors beyond the control of The Lake Doctors, Inc.

**The Lake Doctors, Inc. will notify CUSTOMER regarding the delivery date of fish.**

**Note: Stocking will commence upon receipt of full payment and completed Tripliod Grass Carp application & FWC approval.**

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Stocking of One Hundred and Eighty (180) Tripliod Grass Carp @ \$12.00 each	\$ 2,160.00
2. Delivery & Stocking	\$ 250.00
3. 7.5% Florida Sales Tax	\$ 180.75
Total of Services Accepted	<u>\$ 2,590.75</u>

**\$2,590.75 of the above sum-total shall be due and payable upon execution of this Agreement**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

C. THE LAKE DOCTORS agrees to deliver and stock, per availability from fishery and weather permitting, with receipt of this executed Agreement plus required deposit and/or required government permits.

D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **March 9, 2026**.

E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

**JONATHAN BANDY - SALES MANAGER**

CUSTOMER

Signed \_\_\_\_\_ Dated \_\_\_\_\_

Name \_\_\_\_\_

**OFFICE/CUSTOMER**

# Terms & Conditions

## Tripliod Grass Carp/Gamefish

1. The Fish Stocking Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
  - a. THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish.
  - b. Tripliod grass carp stocking will be performed at rates determined by THE LAKE DOCTORS, within Florida Fish & Wildlife Conservation Commission permit guidelines.
  - c. CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
2. CUSTOMER understands that loss of stocked fish can be caused by many factors beyond the control of THE LAKE DOCTORS such as low oxygen, pollution, predation, escape, starvation and fishing. THE LAKE DOCTORS is not responsible for such losses.
3. CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
4. If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
5. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment of failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind of those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
7. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
8. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
9. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
10. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
11. This Agreement is assignable by CUSTOMER upon prior written consent by THE LAKE DOCTORS.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. Agreements that include debris removal shall consist of: casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris are not included.

# Tab 10


# QUOTE

## AMV ProSolutions LLC.

321-337-9521  
avprosolutions21@gmail.com



<b>BILL TO</b>	<b>QUOTE NUMBER</b>	154
<b>Villa Sol Cdd</b>	<b>ISSUED</b>	Dec 10, 2025
Tax Reg No. : 3050 puerta del sol blvd Kissimmee fl 34744 herman.perez@villasolcdd.org		

ITEM	PRICE	QUANTITY	AMOUNT
 Duct work <p>This work will involve adding a return duct to the office, which is not cooling as expected. Adding a direct return to the unit will improve the climate in that area. This cost includes materials.</p>	\$680.00	1	\$680.00

---

Subtotal	\$680.00
<b>Grand total</b>	<b>\$680.00</b>

undefined

# ESTIMATE



Better Air Orlando  
3471 Parkway Center Ct Orlando FL 32808  
info@ductcare.com  
(800) 382-8227

**Estimate #** 708-1  
**Date** Thu Mar 26, 2026  
**Total** \$1,790.00  
**Customer PO/WO**

**Prepared For:**

Villasol CDD  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744  
(407) 472-2471  
gmassimino@rizzetta.com

**Service Location:**

Villasol CDD  
3050 Puerta Del Sol Blvd  
Kissimmee, Florida 34744  
(407) 472-2471  
gmassimino@rizzetta.com

Description	QTY	Price	Amount
<b>Commercial Air Duct Cleaning (3-5Ton AHU)</b> Commercial Air Duct Cleaning for Air Handling Unit (AHU)  Better Air will perform their work in strict accordance with the National Air Duct Cleaning Association Standard ACR 2021.  Cleaning will consist of removal of all contaminants in all supply and return ductwork associated with air handling unit.  1. Removal of all visible surface contaminants inside of the main trunk lines.  2. Collection equipment to be used HYPER VAC HEPA vacuums minimum 6000 cfm's  3. Various access ports may be needed to clean ductwork properly.  4. High-pressure air whips and different agitation devices will be inserted into ductwork for cleaning.  5. Reassemble with access doors where openings were made.  6. Before/After pictures & videos will be provided as well as any findings and/or suggestions.	2	\$895.00	\$1,790.00
		Sub total	\$1,790.00

Tip	\$0.00
Total	\$1,790.00

**Terms:**

Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate. If additional parts or labor are required you will be contacted immediately.

**Notes:**

**Thank you for your business**

# Tab 11

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the VillaSol Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, July 14, 2026, at 6:00 p.m. at the VillaSol Clubhouse located at 3050 Puerta Del Sol Boulevard, Kissimmee, Florida 34744.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on April 14, 2026.**

Attested By:

**VillaSol  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

# **Exhibit A**



Rizzetta & Company

**Villasol**

**Community Development District**

[www.villasolcdd.org](http://www.villasolcdd.org)

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**Proposed Budget  
for Fiscal Year  
2026-2027**

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**VillaSol Community Development District**

**Debt Service**

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018A	Budget for 2026/2027
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$207,745.06	\$207,745.06
<b>TOTAL REVENUES</b>	<b>\$207,745.06</b>	<b>\$207,745.06</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$207,745.06	\$207,745.06
<b>Administrative Subtotal</b>	<b>\$207,745.06</b>	<b>\$207,745.06</b>
<b>TOTAL EXPENDITURES</b>	<b>\$207,745.06</b>	<b>\$207,745.06</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

**GROSS ASSESSMENTS**

**\$221,005.38**

**Notes:**

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

<sup>(1)</sup> Maximum Annual Debt Service less prepaid assessments received.

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$813,697.00	<b>2025/2026 O&amp;M Budget:</b>	\$813,694.00
<b>Collection Costs:</b>	2%	\$17,312.70	<b>2026/2027 O&amp;M Budget:</b>	\$813,697.00
<b>Early Payment Discounts:</b>	4%	\$34,625.40		
<b>2026/2027 Total:</b>		<b>\$865,635.11</b>	<b>Total Difference:</b>	<b>\$3.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>Townhomes</b>	Series 2018A Debt Service	\$398.15	\$398.15	\$0.00	0.00%
	Operations/Maintenance	\$1,296.15	\$1,296.15	\$0.00	0.00%
	<b>Total</b>	<b>\$1,694.30</b>	<b>\$1,694.30</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family</b>	Series 2018A Debt Service	\$573.08	\$573.08	\$0.00	0.00%
	Operations/Maintenance	\$1,934.55	\$1,934.55	\$0.00	0.00%
	<b>Total</b>	<b>\$2,507.63</b>	<b>\$2,507.63</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Single Family (Partial)</b>	Series 2018A Debt Service	\$100.24	\$100.24	\$0.00	0.00%
	Operations/Maintenance	\$1,934.55	\$1,934.55	\$0.00	0.00%
	<b>Total</b>	<b>\$2,034.79</b>	<b>\$2,034.79</b>	<b>\$0.00</b>	<b>0.00%</b>

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$813,697.00
COLLECTION COSTS @	2%	\$17,312.70
EARLY PAYMENT DISCOUNT @	4%	\$34,625.40
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$865,635.11</b>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2018A DEBT SERVICE <sup>(1)</sup>
Townhomes	138	138
Single Family	278	277
Single Family (Partial)	77	73
	<b>493</b>	<b>488</b>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
0.67	92.46	20.66%	\$178,868.77
1.00	278.00	62.13%	\$537,805.75
1.00	77.00	17.21%	\$148,960.58
	<b>447.46</b>	<b>100.00%</b>	<b>\$865,635.11</b>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2018A DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
\$1,296.15	\$398.15	\$1,694.30
\$1,934.55	\$573.08	\$2,507.63
\$1,934.55	\$100.24	\$2,034.79

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

**(\$51,938.11)**

**Net Revenue to be Collected:**

**\$813,697.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2018A debt outstanding.

<sup>(2)</sup> 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.

<sup>(3)</sup> Annual assessment that will appear on November 2026 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.

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## **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.

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**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.