



Rizzetta & Company

VillaSol Community Development District

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

**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**

July 7, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **July 14, 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 Drainage Overflow Pipes
 2. Updates on Casabella Completion
 3. Updates on Depression Puerta del Sol blvd
 - B. District Counsel
 1. Consideration of Security Footage Release
 2. Updates on County Land Exchange
 - C. District Manager
 1. 2026 Arbitrage Report 2018A-1, 2018A-2..... Tab 1
 2. Review of Gate Damage Violations
 3. Off Duty Police Patrol Updates
 4. Amenity Service Transition Updates
 5. Spa Repair Updates
 6. Review of Fitness Equipment Grant
 - D. Board of Supervisors
 1. Discussion of Empty Lot on Camino Real..... Tab 2
 2. Updates on CDD Park Irrigation
- 5. COMMUNITY UPDATES**
 - A. Magnosec Security Reports
 1. May and June 2026 Reports..... Tab 3
 - B. PGS Updates
 1. June 2026 Report Tab 4
 - C. Resort Pool Service
 1. Main Drain Certificate Tab 5
 - D. Guardian Access Solutions
 1. June 2026 Preventative Maintenance Report Tab 6
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Minutes Held on May 12, 2026 (Under Separate Cover)
 - B. Ratification of Operation and Maintenance Expenditures for the Month(s) of April & May 2026 Tab 7
- 7. BUSINESS ITEMS**
 - A. Consideration of Landscape Consulting Proposal

1. Rizzetta.....	Tab 8
2. Sunscape.....	Tab 9
B. Consideration of Kitchen Remodel Proposals	
1. Recker Construction	Tab 10
2. HP Home Maintenance Solutions	Tab 11
3. PGS (Under Separate Cover)	
4. Peick Painting & General Services (Under Separate Cover)	
5. Elite Home Services (Under Separate Cover)	
C. Public Hearing on Fiscal Year 2026/2027 Final Budget	
1. Consideration of Resolution 2026-04, Adopting FY 26-27 Final Budget.....	Tab 12
D. Public Hearing on Fiscal Year 2026/2027 Special Assessments	
1. Consideration of Resolution 2026-05, Imposing Special Assessments	Tab 13
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



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

June 4, 2026

Ms. Shandra Torres
VillaSol Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

VillaSol Community Development District
\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)
\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended January 31, 2026 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of January 31, 2026.

The next annual arbitrage rebate calculation date is January 31, 2027. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

VillaSol Community Development District

*VillaSol Community Development District \$2,145,000
Special Assessment Revenue Refunding Bonds, Series
2018A-1 (Senior Lien) \$370,000 Special Assessment
Revenue Refunding Bonds, Series 2018A-2 (Subordinate
Lien)*

For the period ended January 31, 2026



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
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June 4, 2026

VillaSol Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: VillaSol Community Development District \$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien) \$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien) ("Bonds")

VillaSol Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended January 31, 2026 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(54,699.99) at January 31, 2026. As such, no amount must be on deposit in the Rebate Fund nor remitted to the United States Government.

As specified in the Verification Report, the calculations have been performed based upon a Bond Yield of 3.738018%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

VillaSol Community Development District

June 4, 2026

\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)

\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended January 31, 2026

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is February 1, 2018.
2. The end of the first Bond Year for the Bonds is January 31, 2019.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

VillaSol Community Development District

June 4, 2026

\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)

\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended January 31, 2026

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018A Bonds were issued together with other legally available funds to: (i) current refund and redeem all of the Outstanding principal amount of the District’s Special Assessment Revenue Bonds, Series 2003, outstanding in the principal amount of \$2,125,200; (ii) pay certain costs associated with the issuance of the Series 2018A Bonds, including premiums due to the Insurer for the Bond Insurance Policy and the Reserve Policy; (iii) make a deposit into the Series 2018A-1 Reserve Account equal to 50% of the Series 2018A-1 Reserve Account Requirement and a deposit into the Series 2018A-2 Reserve Account equal to the entire Series 2018A-2 Reserve Account Requirement for the benefit of all the Series 2018A Bonds; subject, however, prior to Accession, to the first and prior lien of the Series 2018A-1 Bonds thereon and certain rights of the Holders of the Series 2018A-1 Bonds not available to the Holders of the Series 2018A-2 Bonds; (iv) and make a deposit to the Series 2018A Project Account.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

VillaSol Community Development District

June 4, 2026

\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)

\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended January 31, 2026

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

VillaSol Community Development District

June 4, 2026

\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)

\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended January 31, 2026

SOURCE INFORMATION

Bonds

Source

Closing Date

Verification Report

Bond Yield

Verification Report

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

VillaSol Community Development District

June 4, 2026

\$2,145,000 Special Assessment Revenue Refunding Bonds, Series 2018A-1 (Senior Lien)

\$370,000 Special Assessment Revenue Refunding Bonds, Series 2018A-2 (Subordinate Lien)

For the period ended January 31, 2026

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
\$2,145,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN)
\$370,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 1 / 2018 ISSUE DATE
2 / 1 / 2023 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.738018%	ALLOWABLE EARNINGS
2 / 1 / 2023	BEGINNING BALANCE		0.00	43,637.26	48,765.19	5,127.93
2 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.19	0.00	0.00	0.00
2 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.19)	(0.21)	(0.02)
3 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.17	0.00	0.00	0.00
3 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.17)	(0.19)	(0.02)
4 / 3 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.19	0.00	0.00	0.00
4 / 4 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.19)	(0.21)	(0.02)
5 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.18	0.00	0.00	0.00
5 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.18)	(0.20)	(0.02)
6 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.19	0.00	0.00	0.00
6 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.19)	(0.21)	(0.02)
6 / 27 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.04	0.00	0.00	0.00
7 / 3 / 2023	A-1 DEBT SERVICE RESERVE FUND		99.94	0.00	0.00	0.00
7 / 5 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(99.94)	(109.93)	(9.99)
8 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		67.97	0.00	0.00	0.00
8 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		90.86	0.00	0.00	0.00
8 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(158.83)	(174.22)	(15.39)
9 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		198.28	0.00	0.00	0.00
9 / 5 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(198.28)	(216.76)	(18.48)
10 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		191.88	0.00	0.00	0.00
10 / 3 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(191.88)	(209.16)	(17.28)
11 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		198.30	0.00	0.00	0.00
11 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(198.30)	(215.51)	(17.21)
11 / 2 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(0.04)	(0.04)	0.00
12 / 1 / 2023	A-1 DEBT SERVICE RESERVE FUND		190.50	0.00	0.00	0.00
12 / 4 / 2023	A-1 DEBT SERVICE RESERVE FUND		0.00	(190.50)	(206.35)	(15.85)
1 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		195.79	0.00	0.00	0.00
1 / 3 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(195.79)	(211.45)	(15.66)
2 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		194.04	0.00	0.00	0.00
2 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(194.04)	(208.94)	(14.90)
3 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		181.55	0.00	0.00	0.00
3 / 4 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(181.55)	(194.85)	(13.30)
4 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		194.12	0.00	0.00	0.00
4 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(194.12)	(207.74)	(13.62)
5 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		187.81	0.00	0.00	0.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
\$2,145,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN)
\$370,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 1 / 2018 ISSUE DATE
2 / 1 / 2023 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.738018%	ALLOWABLE EARNINGS
5 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(187.81)	(200.36)	(12.55)
6 / 3 / 2024	A-1 DEBT SERVICE RESERVE FUND		194.07	0.00	0.00	0.00
6 / 4 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(194.07)	(206.36)	(12.29)
7 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		187.81	0.00	0.00	0.00
7 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(187.81)	(199.13)	(11.32)
8 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		193.95	0.00	0.00	0.00
8 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(193.95)	(205.01)	(11.06)
9 / 3 / 2024	A-1 DEBT SERVICE RESERVE FUND		193.92	0.00	0.00	0.00
9 / 4 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(193.92)	(204.30)	(10.38)
10 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		180.51	0.00	0.00	0.00
10 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(180.51)	(189.63)	(9.12)
11 / 1 / 2024	A-1 DEBT SERVICE RESERVE FUND		175.43	0.00	0.00	0.00
11 / 4 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(175.43)	(183.69)	(8.26)
12 / 2 / 2024	A-1 DEBT SERVICE RESERVE FUND		162.97	0.00	0.00	0.00
12 / 3 / 2024	A-1 DEBT SERVICE RESERVE FUND		0.00	(162.97)	(170.13)	(7.16)
1 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		162.32	0.00	0.00	0.00
1 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(162.32)	(168.93)	(6.61)
2 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		157.38	0.00	0.00	0.00
2 / 4 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(157.38)	(163.27)	(5.89)
3 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		142.15	0.00	0.00	0.00
3 / 4 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(142.15)	(147.01)	(4.86)
4 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		157.38	0.00	0.00	0.00
4 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(157.38)	(162.30)	(4.92)
5 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		152.30	0.00	0.00	0.00
5 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(152.30)	(156.57)	(4.27)
6 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		157.36	0.00	0.00	0.00
6 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(157.36)	(161.26)	(3.90)
7 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		152.30	0.00	0.00	0.00
7 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(152.30)	(155.61)	(3.31)
8 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		157.38	0.00	0.00	0.00
8 / 4 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(157.38)	(160.27)	(2.89)
9 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		157.24	0.00	0.00	0.00
9 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(157.24)	(159.65)	(2.41)
10 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		147.40	0.00	0.00	0.00
10 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(147.40)	(149.22)	(1.82)

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
 \$2,145,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN)
 \$370,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 1 / 2018 ISSUE DATE
 2 / 1 / 2023 BEGINNING OF COMPUTATION PERIOD
 1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.738018%	ALLOWABLE EARNINGS
11 / 3 / 2025	A-1 DEBT SERVICE RESERVE FUND		147.51	0.00	0.00	0.00
11 / 4 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(147.51)	(148.84)	(1.33)
12 / 1 / 2025	A-1 DEBT SERVICE RESERVE FUND		134.37	0.00	0.00	0.00
12 / 2 / 2025	A-1 DEBT SERVICE RESERVE FUND		0.00	(134.37)	(135.19)	(0.82)
1 / 2 / 2026	A-1 DEBT SERVICE RESERVE FUND		132.57	0.00	0.00	0.00
1 / 5 / 2026	A-1 DEBT SERVICE RESERVE FUND		0.00	(132.57)	(132.93)	(0.36)
1 / 31 / 2026	INTEREST ACCRUAL		129.56	0.00	0.00	0.00
		43,766.82	5,367.88	38,398.94	43,249.56	4,850.62
2 / 1 / 2023	BEGINNING BALANCE		0.00	17,937.50	20,045.38	2,107.88
2 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.07	0.00	0.00	0.00
2 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.07)	(0.08)	(0.01)
3 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.07	0.00	0.00	0.00
3 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.07)	(0.08)	(0.01)
4 / 3 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.08	0.00	0.00	0.00
4 / 4 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.08)	(0.09)	(0.01)
5 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.07	0.00	0.00	0.00
5 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.07)	(0.08)	(0.01)
6 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.08	0.00	0.00	0.00
6 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.08)	(0.09)	(0.01)
6 / 27 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.02	0.00	0.00	0.00
7 / 3 / 2023	A-2 DEBT SERVICE RESERVE FUND		41.08	0.00	0.00	0.00
7 / 5 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(41.08)	(45.19)	(4.11)
8 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		27.94	0.00	0.00	0.00
8 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		37.35	0.00	0.00	0.00
8 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(65.29)	(71.62)	(6.33)
9 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		81.51	0.00	0.00	0.00
9 / 5 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(81.51)	(89.11)	(7.60)
10 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		78.88	0.00	0.00	0.00
10 / 3 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(78.88)	(85.98)	(7.10)
11 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		81.52	0.00	0.00	0.00
11 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(81.52)	(88.59)	(7.07)
11 / 2 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(0.02)	(0.02)	0.00
12 / 1 / 2023	A-2 DEBT SERVICE RESERVE FUND		78.31	0.00	0.00	0.00
12 / 4 / 2023	A-2 DEBT SERVICE RESERVE FUND		0.00	(78.31)	(84.83)	(6.52)
1 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		80.48	0.00	0.00	0.00

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
 \$2,145,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN)
 \$370,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 1 / 2018 ISSUE DATE
 2 / 1 / 2023 BEGINNING OF COMPUTATION PERIOD
 1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.738018%	ALLOWABLE EARNINGS
1 / 3 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(80.48)	(86.92)	(6.44)
2 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		79.76	0.00	0.00	0.00
2 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(79.76)	(85.88)	(6.12)
3 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		74.63	0.00	0.00	0.00
3 / 4 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(74.63)	(80.10)	(5.47)
4 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		79.80	0.00	0.00	0.00
4 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(79.80)	(85.40)	(5.60)
5 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		77.20	0.00	0.00	0.00
5 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(77.20)	(82.36)	(5.16)
6 / 3 / 2024	A-2 DEBT SERVICE RESERVE FUND		79.77	0.00	0.00	0.00
6 / 4 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(79.77)	(84.82)	(5.05)
7 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		77.20	0.00	0.00	0.00
7 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(77.20)	(81.85)	(4.65)
8 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		79.73	0.00	0.00	0.00
8 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(79.73)	(84.28)	(4.55)
9 / 3 / 2024	A-2 DEBT SERVICE RESERVE FUND		79.71	0.00	0.00	0.00
9 / 4 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(79.71)	(83.98)	(4.27)
10 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		74.20	0.00	0.00	0.00
10 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(74.20)	(77.95)	(3.75)
11 / 1 / 2024	A-2 DEBT SERVICE RESERVE FUND		72.12	0.00	0.00	0.00
11 / 4 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(72.12)	(75.51)	(3.39)
12 / 2 / 2024	A-2 DEBT SERVICE RESERVE FUND		66.99	0.00	0.00	0.00
12 / 3 / 2024	A-2 DEBT SERVICE RESERVE FUND		0.00	(66.99)	(69.93)	(2.94)
1 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		66.72	0.00	0.00	0.00
1 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(66.72)	(69.44)	(2.72)
2 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		64.69	0.00	0.00	0.00
2 / 4 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(64.69)	(67.11)	(2.42)
3 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		58.43	0.00	0.00	0.00
3 / 4 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(58.43)	(60.43)	(2.00)
4 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		64.69	0.00	0.00	0.00
4 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(64.69)	(66.71)	(2.02)
5 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		62.61	0.00	0.00	0.00
5 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(62.61)	(64.37)	(1.76)
6 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		64.69	0.00	0.00	0.00
6 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(64.69)	(66.29)	(1.60)

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
\$2,145,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-1 (SENIOR LIEN)
\$370,000 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2018A-2 (SUBORDINATE LIEN)

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

2 / 1 / 2018 ISSUE DATE
2 / 1 / 2023 BEGINNING OF COMPUTATION PERIOD
1 / 31 / 2026 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 3.738018%	ALLOWABLE EARNINGS
7 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		62.61	0.00	0.00	0.00
7 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(62.61)	(63.97)	(1.36)
8 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		64.69	0.00	0.00	0.00
8 / 4 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(64.69)	(65.88)	(1.19)
9 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		64.63	0.00	0.00	0.00
9 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(64.63)	(65.62)	(0.99)
10 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		60.59	0.00	0.00	0.00
10 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(60.59)	(61.34)	(0.75)
11 / 3 / 2025	A-2 DEBT SERVICE RESERVE FUND		60.64	0.00	0.00	0.00
11 / 4 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(60.64)	(61.19)	(0.55)
12 / 1 / 2025	A-2 DEBT SERVICE RESERVE FUND		55.23	0.00	0.00	0.00
12 / 2 / 2025	A-2 DEBT SERVICE RESERVE FUND		0.00	(55.23)	(55.57)	(0.34)
1 / 2 / 2026	A-2 DEBT SERVICE RESERVE FUND		54.49	0.00	0.00	0.00
1 / 5 / 2026	A-2 DEBT SERVICE RESERVE FUND		0.00	(54.49)	(54.64)	(0.15)
		<u>17,937.50</u>	<u>2,153.28</u>	<u>15,784.22</u>	<u>17,778.08</u>	<u>1,993.86</u>
		<u>61,704.32</u>	<u>7,521.16</u>	<u>54,183.16</u>	<u>61,027.64</u>	<u>6,844.48</u>
	ACTUAL EARNINGS		7,521.16			
	ALLOWABLE EARNINGS		<u>6,844.48</u>			
	REBATE REQUIREMENT		676.68			
	FUTURE VALUE OF 1/31/2023 CUMULATIVE REBATE REQUIREMENT		(48,777.53)			
	FUTURE VALUE OF 1/31/2024 COMPUTATION DATE CREDIT		(2,229.15)			
	FUTURE VALUE OF 1/31/2025 COMPUTATION DATE CREDIT		(2,199.99)			
	COMPUTATION DATE CREDIT		<u>(2,170.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(54,699.99)</u>			

Tab 2



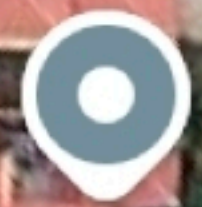
Camino

Marbella Dr

Marbella Dr

Via Largo Ct

Black Horse Construction



Tab 3



Daily Report – June 4, 2026

Property:

Centro Recreacional Villa Sol

Officer:

Josma

Schedule:

2:00 PM – 10:00 PM

2:00 PM – 3:00 PM

Arrived at the property and clocked in on time. Retrieved the clubhouse key from the lockbox using the assigned access code. A landscaper requested access to the restroom; although I was unable to unlock the door using the physical key, he was able to gain access through the mobile application. Received the clubhouse lanyard and access card. Assisted a resident who visited the clubhouse seeking information regarding party room rental procedures. Conducted an initial patrol of the clubhouse and all associated facilities.

3:00 PM – 4:00 PM

Conducted a full patrol of the clubhouse and surrounding facilities. Transferred the clubhouse keys to Pedro as requested. Pedro's coworker later arrived on site to assist with maintenance duties.

4:00 PM – 5:00 PM

Conducted a full patrol of the clubhouse and facilities. Observed two juveniles inside the gym who did not meet the facility requirements. The juveniles were instructed to leave the gym and complied without incident.

5:00 PM – 6:00 PM

Conducted a full patrol of the clubhouse and facilities. Assisted a resident by providing a tour of the clubhouse amenities and common areas.

6:00 PM – 7:00 PM

Conducted a full patrol of the clubhouse and facilities. No issues or irregularities were observed.

7:00 PM – 8:00 PM

Conducted a full patrol of the clubhouse and facilities. On two separate occasions, juvenile residents entered the clubhouse without an apparent purpose. Both individuals were approached, and after obtaining water, they left the building without incident.

8:00 PM – 10:00 PM

Conducted a final patrol of the clubhouse and facilities. Verified that all residents had exited the gym. Secured the clubhouse by turning off the lights and ensuring all doors were properly closed and locked. Returned the clubhouse key to the lockbox and placed the lanyard and access card in their designated storage location.

End of Shift

All facilities were secured and left in good order.



Daily Report – Friday, June 5, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Friday, June 5, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I inspected the clubhouse doors and conducted a patrol of the property. The pool and parking lot were in use, while all other areas remained calm. I inspected the exterior restrooms and turned off the lights. I also observed that three new exercise machines had been installed in the gym.

3:00 PM

The pool, parking lot, and basketball half-court were in use. All other areas remained calm. I inspected the playground and exterior restrooms. No issues were observed.

4:00 PM

Conducted a patrol around the clubhouse, including the front area and left side of the property. The basketball courts and pool were in use, while all other areas remained calm. I inspected the exterior restrooms and turned off the lights.

5:00 PM

Patrolled around the clubhouse. The basketball half-court, pool, and parking lot remained in use. All other areas were calm. I inspected the exterior restrooms and turned off the lights.

6:00 PM

The pool and basketball half-court remained in use. I inspected the exterior restrooms and verified that the clubhouse doors were secure and functioning properly.

At approximately 6:10 PM, a resident entered the gym accompanied by four children. The children began using the exercise equipment. The resident reviewed the posted gym rules and then left the facility with the youngest child, leaving the other three children inside the gym unattended. I approached the juveniles, informed them that they were underage and not permitted to use the gym equipment without meeting the facility requirements, and requested that they leave the area. The rules were explained, and they complied without incident.

The pool remained in use. The golf cart was properly parked and secured.

7:00 PM

Conducted a patrol around the clubhouse. The basketball half-court, gym, parking lot, and pool were in use. All other areas remained calm. The golf cart was safely parked.

At approximately 7:50 PM, I entered the gym and observed that the step machine remained powered on. I attempted to turn it off but was unable to do so. I notified Mr. Hernan, who reviewed the machine's operating information and advised that the equipment is designed to remain powered on and does not have a manual shutoff feature.

8:00 PM

Conducted a patrol of the exterior areas. The basketball half-court remained in use. I inspected the party room doors and gym windows and ensured that all applicable gym equipment was turned off. The golf cart remained safely parked and secured.

9:00 PM

Inspected the clubhouse doors to ensure they were properly secured. The golf cart remained safely parked. I returned the keycard to its designated location.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Saturday, June 6, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Saturday, June 6, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted an inspection of the exterior areas of the property. The pool was the only amenity in use at that time, while all other areas remained calm. I inspected all party room doors to ensure they were secure and functioning properly. The golf cart was properly parked and secured.

3:00 PM

The basketball full court and pool were in use. No issues were observed. The golf cart remained safely parked and secured.

4:00 PM

Conducted a patrol around the clubhouse. The pool and parking lot were in use, while all other areas remained calm. I inspected the exterior restrooms and turned off the lights. The golf cart remained safely parked.

5:00 PM

The pool and parking lot continued to be in use. All other areas remained calm and secure. The golf cart was properly parked and secured.

6:00 PM

Patrolled around the clubhouse. The gym, parking lot, and pool were in use. I inspected the exterior restrooms and found them in good condition. The golf cart remained safely parked and secured.

7:00 PM

Conducted a patrol of all areas of the property. The parking lot and pool remained in use. I turned off the exterior restroom lights as needed. The golf cart remained safely parked and secured.

8:00 PM

The gym, playground, and pool were in use. I inspected the exterior restrooms, gym windows,

and party room doors to ensure they were secure and in good condition. The golf cart remained safely parked.

9:00 PM

Inspected the gym windows and verified that the clubhouse doors were properly closed and secured. All other areas remained calm. The golf cart was safely parked and secured.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Sunday, June 7, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Sunday, June 7, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I observed a resident bringing several items into the pool area for what appeared to be a small gathering involving approximately four to five children. I informed the resident that parties are not permitted in the pool area and pointed out the posted signs clearly stating this rule.

The resident advised that he had previously spoken with Mr. Hernan regarding the gathering. I contacted Mr. Hernan and informed him of the situation. Mr. Hernan then spoke directly with the resident and reiterated that each household is limited to four guests and that parties are not permitted in the pool area. During the interaction, it was observed that there were more than four children present, as well as several adults, some of whom appeared to be neighboring residents.

No disturbances or confrontations occurred. The resident acknowledged the information provided. Mr. Hernan advised that a violation letter would be issued; however, the gathering was not canceled at that time.

The resident involved was identified as German Garcia, residing at 3008 Sangria Street.

3:00 PM

The parking lot and pool area were in use. All other areas remained calm. The golf cart was properly parked and secured. I inspected the exterior restrooms.

4:00 PM

The parking lot and pool remained in use. All other areas were calm. I conducted a patrol of the left side of the clubhouse. The golf cart remained safely parked.

5:00 PM

Patrolled around the pool area. The playground, parking lot, and gym were in use. The golf cart remained safely parked and secured.

6:00 PM

The basketball half-court, parking lot, pool, and playground were in use. All other areas

remained calm. I inspected the exterior restrooms and turned off the lights. The golf cart remained safely parked.

7:00 PM

The parking lot, basketball half-court, and pool remained in use. All other areas were calm and secure.

8:00 PM

Conducted a patrol around the clubhouse. The basketball half-court, pool, parking lot, and lobby were in use. All other areas remained calm. The golf cart was safely parked and secured.

9:00 PM

Inspected the gym windows and party room doors to ensure they were secure. I conducted a final patrol of the pool area and returned the keycard to its designated location. The golf cart remained safely parked.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – June 10, 2026

Location:

VillaSol

Officer:

Josma

Shift:

Second Shift (2:00 PM – 10:00 PM)

2:00 PM – 3:00 PM

Arrived at VillaSol on time and clocked in for my assigned shift. Retrieved the clubhouse key from the lockbox, unlocked the rear clubhouse door, and immediately returned the key to the lockbox. Conducted a patrol of the clubhouse and surrounding facilities. All areas were found to be safe and secure. Residents entered the facility to use the gym.

3:00 PM – 4:00 PM

Residents accessed the clubhouse to use the restrooms. Conducted a patrol of the clubhouse and surrounding facilities. No issues or irregularities were observed.

4:00 PM – 5:00 PM

Conducted a patrol of the clubhouse and all associated facilities. Everything remained safe and secure.

5:00 PM – 6:00 PM

Conducted a patrol of the clubhouse and surrounding facilities. Two juveniles entered the clubhouse to obtain water from the drinking fountain and left shortly afterward without incident.

A resident allowed an adult with special needs to enter the gym area. I monitored the individual while he was inside the facility to ensure his safety and to verify that no issues arose. During this time, an employee advised me that the individual occasionally visits the clubhouse and gym area.

6:00 PM – 7:00 PM

The individual with special needs left the gym area without incident. A juvenile entered the clubhouse to use the restroom and departed shortly afterward. Conducted a patrol of the clubhouse and surrounding facilities. All areas remained safe and secure.

7:00 PM – 8:00 PM

Two residents approached the clubhouse entrance and advised that their access cards were not functioning properly. I informed them that they should contact the designated community email address for assistance with obtaining a replacement access card or setting up mobile app access.

Conducted a patrol of the clubhouse and surrounding facilities. No issues were observed.

8:00 PM – 9:00 PM

Conducted a patrol of the clubhouse and all associated facilities. Everything remained safe and secure.

9:00 PM – 10:00 PM

Conducted a final patrol of the clubhouse and surrounding facilities. No issues were observed. Returned the clubhouse lanyard to its designated location and clocked out at the end of the shift.

While walking to my vehicle after clocking out, I observed a white SUV parked in the parking lot with the engine still running and unattended.

End of Shift

All facilities were secure and in good order.



Daily Report – Friday, May 22, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Friday, May 22, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted an inspection of the exterior areas, including the parking lot, basketball court, tennis court, playground, and pool area, all of which were in use. The party room and gym were also occupied. Pedro was observed performing landscaping duties using a leaf blower in the exterior common areas.

3:00 PM

The parking lot, pool, and gym remained in use. At approximately 3:30 PM, the maintenance company supervisor arrived on site. All other areas were calm. I inspected the exterior restrooms and verified that the clubhouse doors were functioning properly.

4:00 PM

Conducted a patrol around the clubhouse. The pool, parking lot, gym, and basketball half-court were in use. The exterior restrooms were inspected and found in good condition.

5:00 PM

Patrolled the left side of the clubhouse. The full basketball court, parking lot, pool, and gym remained in use. All other areas were calm and secure.

6:00 PM

The basketball courts, parking lot, and pool continued to be in use. No issues were observed. The golf cart was properly parked and secured.

7:00 PM

Conducted a patrol around the clubhouse. The parking lot, basketball court, tennis court, and pool area were in use. All other areas remained calm.

8:00 PM

The basketball courts and parking lot remained in use. The golf cart was properly parked and secured. I inspected the exterior restrooms and turned off the lights. I also checked the pool area and clubhouse doors. Everything was found to be in good order.

9:00 PM

Patrolled the left side of the property. Inspected the exterior restrooms and turned off the lights. Verified that the clubhouse doors were operating properly. The golf cart remained safely parked and secured.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Saturday, May 23, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Saturday, May 23, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted a patrol around the clubhouse and inspected the exterior areas. The basketball full court and pool area were in use. All other areas were calm. The golf cart was properly parked and secured.

3:00 PM

Patrolled the left side of the clubhouse. The pool, parking lot, and gym were in use. I inspected the exterior restrooms and turned off the lights. I also checked the clubhouse doors to ensure they were functioning properly. The golf cart remained safely parked.

4:00 PM

Conducted a patrol throughout the property. The basketball courts, playground, exterior restrooms, and parking lot were calm. The gym and pool remained in use. The golf cart was properly parked and secured.

5:00 PM

Patrolled around the clubhouse. The parking lot, gym, and pool were in use. No issues were observed. The golf cart remained safely parked.

6:00 PM

Patrolled the front area and left side of the clubhouse. Inspected the exterior restrooms and verified that the gym windows and party room doors were secure. The basketball half-court was in use. All other areas were calm.

7:00 PM

The basketball full court and gym remained in use. All other areas were calm. I inspected the exterior restrooms and turned off the lights. I also conducted a patrol around the pool area.

8:00 PM

The exterior areas were calm. I conducted a patrol around the pool area and verified that everything was in good order. The golf cart remained safely parked.

9:00 PM

Patrolled the front area of the clubhouse. The parking lot remained in use. The golf cart was safely parked and secured. I returned the keycard to its designated location.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Sunday, May 24, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Sunday, May 24, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted a patrol around the clubhouse. The parking lot, pool area, and gym were in use. All other areas were calm. The golf cart was properly parked and secured.

3:00 PM

The parking lot, pool, and gym remained in use. All other areas were calm. I conducted a patrol around the pool area to ensure that no food or alcoholic beverages were present. The golf cart remained safely parked.

4:00 PM

Inspected exterior areas, including the parking lot and pool, both of which were in use. The basketball courts, playground, and party room were calm. I inspected the exterior restrooms and turned off the lights. The golf cart remained safely parked and secured.

5:00 PM

Patrolled around the clubhouse. The basketball full court, parking lot, and pool area were in use. The golf cart remained safely parked. Mr. Hernan arrived and removed the computer from the clubhouse. Shortly afterward, residents began leaving the area due to inclement weather conditions.

6:00 PM

Conducted a patrol of the front and left sides of the clubhouse. Inspected the exterior areas. The parking lot and pool were in use. I also conducted a patrol around the pool area.

7:00 PM

Patrolled around the clubhouse and inspected the exterior areas. The basketball full court, pool, and parking lot remained in use. All other areas were calm. The golf cart was safely parked and secured.

8:00 PM

Patrolled the left side of the property. Inspected the exterior restrooms and turned off the lights. The golf cart remained safely parked.

9:00 PM

Checked the clubhouse doors and gym windows to ensure they were secure and functioning properly. The golf cart remained safely parked. I returned the keycard to its designated location.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Friday, May 29, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Friday, May 29, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted my initial patrol and inspected the exterior areas. The pool was the only amenity in use at that time. The cleaning crew arrived on site. Several residents also arrived at the clubhouse seeking information regarding party room rentals.

3:00 PM

Patrolled around the pool area. Several juveniles attempted to enter the pool area; however, upon noticing my approach, they left the area without incident. The basketball full court, parking lot, and gym were in use. I inspected the exterior restrooms.

4:00 PM

Pedro was observed painting the party room. I conducted a patrol around the clubhouse. The gym, pool, and parking lot remained in use. All other areas were calm and secure.

5:00 PM

Pedro continued working in the party room. I patrolled the pool area, which remained in use. The basketball full court, gym, and parking lot were also in use. I inspected the exterior restrooms and turned off the lights.

6:00 PM

Weather conditions deteriorated. The basketball full court, pool, parking lot, and gym remained in use. All other areas were calm. I verified that the clubhouse doors were properly secured and inspected the exterior restrooms, turning off the lights as needed.

7:00 PM

The basketball full court, pool, parking lot, and gym continued to be in use. The golf cart was properly parked and secured. All other areas remained calm.

8:00 PM

Conducted a patrol around the clubhouse and inspected all exterior areas. The parking lot, basketball courts, playground, and gym were in use. The golf cart remained safely parked and secured.

9:00 PM

Verified that all clubhouse doors were properly closed and secure. The golf cart remained safely parked. I returned the keycard to its designated location and inspected the gym windows.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Saturday, May 30, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Saturday, May 30, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted an inspection of all exterior areas, including the exterior restrooms, basketball courts, playground, pool area, and parking lot. Only a few amenities were in use at that time. The golf cart was properly parked and secured.

3:00 PM

Patrolled the pool area and addressed a safety concern involving several children who were running and diving into the pool while their parents were not intervening. I spoke with the parents regarding the issue, and they advised that they would closely supervise their children moving forward. The parking lot, pool, and gym were in use. The golf cart remained safely parked.

4:00 PM

Residents and guests began arriving for an event scheduled in the party room. Weather conditions were poor during this time. The pool, parking lot, basketball full court, and gym were in use. The golf cart remained safely parked and secured.

5:00 PM

Conducted a patrol around the pool area. The gym, parking lot, and party room were in use. No issues were observed. The golf cart remained safely parked.

6:00 PM

Patrolled around the clubhouse. The parking lot, pool, and party room remained in use. The golf cart was properly parked and secured.

7:00 PM

The parking lot, party room, and pool continued to be in use. All activities appeared orderly. The golf cart remained safely parked.

8:00 PM

Opened the trash container to facilitate cleanup of the party room event. Inspected the gym

windows and exterior restrooms, turning off the restroom lights as needed. The party room and parking lot remained in use.

9:00 PM

Conducted a patrol of all exterior areas. The parking lot and gym were in use. I monitored the party room and verified that guests were leaving the area in good condition. The event concluded at approximately 9:40 PM. I returned the keycard to its designated location. The golf cart remained safely parked and secured.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.



Daily Report – Sunday, May 31, 2026

Assigned Workplace:

Centro Recreacional Villa Sol

Schedule:

Sunday, May 31, 2026 | 2:00 PM – 10:00 PM

2:00 PM

Upon arrival, I conducted a patrol of all areas of the property. The parking lot was in use, while all other areas were calm. I inspected the exterior restrooms and turned off the lights. The golf cart was properly parked and secured.

3:00 PM

Conducted a patrol of the clubhouse, pool area, and basketball courts. All areas remained calm. Several residents arrived and began using the gym. The golf cart remained safely parked.

4:00 PM

The parking lot and gym were in use. All other areas remained calm. Weather conditions were cloudy. The golf cart was properly parked and secured.

5:00 PM

Inclement weather continued throughout the area. The gym remained in use, while all other areas were calm. I inspected the exterior restrooms and turned off the lights. The golf cart remained safely parked.

6:00 PM

All areas remained calm. I inspected the clubhouse doors and gym windows to ensure they were secure and functioning properly. The golf cart remained safely parked and secured.

7:00 PM

Patrolled the front area of the clubhouse and inspected the parking lot. All areas were calm and secure. The golf cart remained safely parked.

8:00 PM

Inspected all clubhouse doors. The parking lot remained in use, while all other areas were calm. I checked the exterior restrooms and turned off the lights. The golf cart remained safely parked and secured.

9:00 PM

Verified that the gym windows were closed and that all gym equipment had been turned off. I also checked that the party room doors were properly secured. The golf cart remained safely parked. I returned the keycard to its designated location.

10:00 PM

End of shift. The golf cart was safely parked and secured. All areas were left secure and in good order.

Tab 4

**Job Report #12534**
Grouped Report • Printable A4 Format**A4 • Ready to Print****Date:** 2026-06-22 07:47:06**Version:** 1

Property (HOA): Villasol CDD
Manager: Brian Mendez
Address: 3050 puerta del sol Blvd
Email: bmendes@rizzetta.com

Employee: Pedro
Date Range: 2026-06-22 → 2026-07-03

Date Check	HOA	Employee
2026-06-22 07:47:06	Villasol CDD	Pedro

PGS Centrum • Job Reports

Cover Page

**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

Page 2

Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12534	2026-06-22 07:47:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

PGS Centrum • Job Report #12534

Generated: 2026-06-22 07:47:06

**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

Page 3

Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12542	2026-06-22 09:33:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

Employee: Pedro

Manager: Brian Mendez

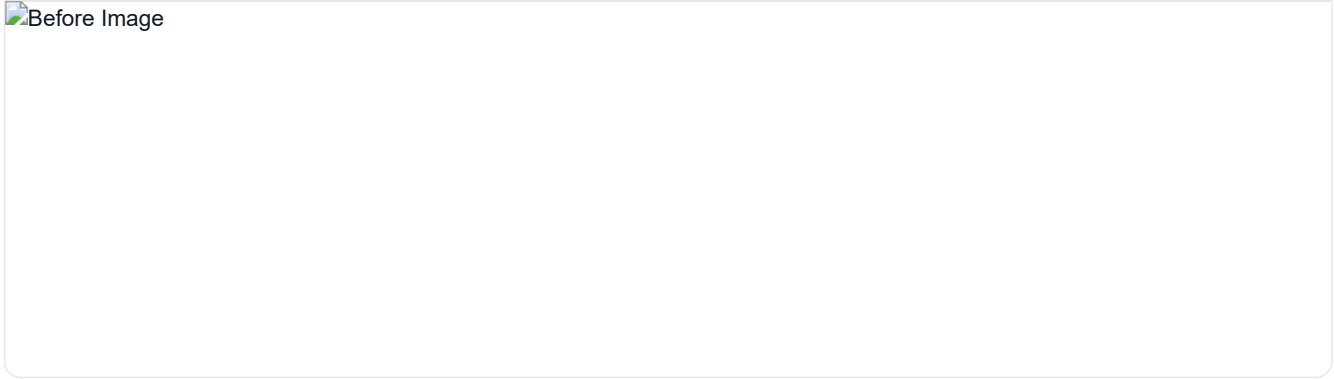
JOB DETAILS

Item	Date	Zone	Activities
12561	2026-06-22 14:10:06	the entire property	Garbage collection

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

Page 5

Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12562	2026-06-22 14:11:06	the entire property	Garbage collection

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE** Before Image**AFTER**

Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12563	2026-06-22 14:12:06	The entire property	Garbage collection

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



JOB DETAILS

Item	Date	Zone	Activities
12566	2026-06-22 15:05:06	TWO house	repair the edge of the drain with asphalt

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12573	2026-06-22 16:00:06	TWO house	place land boundary markers

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

Page 9

Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12579	2026-06-23 08:04:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12582	2026-06-23 08:50:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12586	2026-06-23 09:28:06	Clubhouse	filter replacement

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12596	2026-06-23 11:30:06	The entire property	install road reflectors

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12600	2026-06-23 13:49:06	TWO house	Apply weed killer to the pavers on the driveways of the two houses.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12611	2026-06-24 07:58:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12613	2026-06-24 09:12:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

Page 16

Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12626	2026-06-24 11:35:06	Entrance property	Blowers entrance and paint white lines

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**



Employee: Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12629	2026-06-24 13:30:06	Clubhouse	Paint

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12640	2026-06-25 08:06:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12651	2026-06-25 10:13:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12653	2026-06-25 11:27:06	The entire property	install new signs

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

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Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12655	2026-06-25 13:43:06	Camino Real South	Insinstall new signs

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12656	2026-06-25 14:27:06	Camino Real South	Install a new sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12667	2026-06-25 16:25:06	Clubhouse	Meeting room set up for the meeting

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12668	2026-06-25 16:48:06	Clubhouse	Battery replacement and odors

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12673	2026-06-26 08:01:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12682	2026-06-26 10:31:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12687	2026-06-26 11:46:06	Puerta del sol Blvd	Install a new sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12690	2026-06-26 14:03:06	Puerta del sol Blvd	Install a New sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12700	2026-06-26 15:44:06	Puerta del sol Blvd	Install a sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12702	2026-06-29 07:56:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12708	2026-06-29 09:16:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12721	2026-06-29 12:12:06	Entrance property	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12733	2026-06-30 07:53:06	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12735	2026-06-30 08:32:06	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12742	2026-06-30 10:35:06	Entrance property	Finish paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER





Job Zone Reported
Villasol CDD • 2026-06-22 07:47:06

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Employee: Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12748	2026-06-30 13:48:06	Clubhouse	Pain

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

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Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12756	2026-07-01 07:44:07	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12767	2026-07-01 13:23:07	Entrance property	Finish paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12771	2026-07-01 14:35:07	Clubhouse	install curtain rods

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12787	2026-07-02 07:48:07	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12798	2026-07-02 09:09:07	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12817	2026-07-02 13:28:07	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12818	2026-07-02 13:29:07	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12833	2026-07-03 08:16:07	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12835	2026-07-03 08:46:07	Pool	Adjust all the poolside chairs.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12841	2026-07-03 09:28:07	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



**Job Zone Reported**

Villasol CDD • 2026-06-22 07:47:06

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Employee: Pedro**Manager:** Brian Mendez**JOB DETAILS**

Item	Date	Zone	Activities
12853	2026-07-03 12:58:07	Puerta del sol Blvd	Area cordoned off with cones and caution tape due to a pothole in the roadway and soil erosion around the drainage.

OBSERVATIONS**EVIDENCE PHOTOS****BEFORE****AFTER**

Employee: Pedro

Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
12857	2026-07-03 15:34:07	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



Tab 5



DOH Permit No. _____ County _____

Pool Owner/Operator Verification of Entrapment Safety Features

1. Name of Facility Pool: VILLA SOL POOL

2. Street Address: 3050 PUERTA DEL SOL BLVD

City: KISSIMMEE Zip: 34744 Facility Phone: 4074722471

3. Owner's Name: VILLA SOL
(Print Name)

4. Owner's Phone: _____ Email: BMENDES@RIZZETTA.COM

5. Suction Outlet Drain Cover(s) as required by section 514.0315(1), FS:

Make & Model Number: WATERWAY 640-477xV
(You may use additional sheets if facility has more than one device or system.)

Installation Date: 6-8-2026 FL Approved Flow (GPM): 540 Life Years: 7

6. Type of Safety Device installed as required by section 514.0315(2), FS: (Check one)

☐ a. Safety Vacuum Release System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

☐ b. Suction Limiting Vent System w/Tamper-Resistant Atmospheric Opening

☐ c. Automatic Pump Shut-off System

Make & Model Number: _____
(Use additional sheets if facility has more than one device or system.)

☐ d. Dual Drains (must be on the same drain line & 36" apart on center)

☐ e. Drain Disablement (requires a construction or modification permit)

☒ f. Gravity Drainage with Collector Tank (requires a construction or modification permit)

Installation Date: _____

Licensed pool contractor that installed the device/system:

(Installation by a FL licensed pool contractor is a requirement of s. 514.0315(2), Florida Statutes)

Name: AAND R POOL SERVICES LLC DBA ARINTON

Phone Number: 407-409-4437 License Number: CPC 1460791

E-mail: ARPOOLSERVICES@OUTLOOK.COM

7. Owner's commitment to have all safety device operation & maintenance manuals on site and readily available, and to conduct routine testing of the device/system in accordance with the manufacturer's recommendations or in accordance with state code testing requirements:

Signature of Duly Authorized Person (owner, permittee, corporate officer or registered agent.)

Print Name

Date



Pool and Spa Main Drain Grate/Cover Retrofits

Pool or Spa Name: [VILLA SOL POOL](#)

CHD Assigned Permit Number: [49-60-00700](#)

Pool Address/City: [3050 PUERTA DEL SOL BLVD KISSIMMEE, FL 34744](#)

Business Hours Contact Phone: [407-472-2471](#)

Owner Email Address: BMENDES@RIZZETTA.COM

Owner Name (print): [VILLA SOL](#)

Licensed Pool Contractor shall complete the following:

Manufacturer of Replacement Main Drain Grate/Cover: [WATERWAY](#)

Model Number: [640-477xV](#) Flow rating: [540 GPM](#) Open Area:

Pool or Spa uses a main drain with Direct Suction ____ or Gravity Drainage ☒

I, [Edgar Marinelarena](#), have replaced the main drain grate/cover in the pool listed above with the grate/cover identified above, to be in compliance with ASME/ANSI A112.19.8. I have installed it in accordance with the manufacturer's instructions. It is in compliance with Florida's public pool code, Chapter 64E-9, FAC, for minimum flow and velocity.

_____. [CPC 1460791](#)

Signature of Pool Contractor, FL license number,

For CHD Use Only:

Grate/Cover is listed on DOH website for approved drain covers Yes No N/A

Grate/Cover achieves design flow requirements of pool Yes No

Based upon the information provided above and the review of the web page DOH approval list on ____/____/____, this Grate/Cover is/is not in compliance with the FL pool code.

Signature of DOH Authority, Printed Name

Tab 6

**GUARDIAN**

ACCESS SOLUTIONS™

Access Control Systems, LLC

1028 West Washington Street Orlando, FL 32805

Phone: 407-422-8850

Email: servicefl@guardianaccess.com

Work Order:259623**Order Date: 06/12/2026**

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:

6/12/25 CC: QUARTERLY SERVICE INSPECTION:

4 SWING GATES AND 5 BARRIERS

--TECH CODE : 55247

6/1/26 thru 6/1/27 (1st SVC /YR 2 /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

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#: 259623

Date: 06/12/2026

Part#	Installe	Truck#	Alpha Part#	Description	Unit	Quantity

SERVICE PERFORMED:						
6/16/26 DH: PREVENTATIVE MAINTENANCE COMPLETED.						
-TESTED EMERGENCY DEVICES.						
-TESTED BATTERY BACKUP						
-TESTED TELEPHONE ENTRY						
-CHECKED BELTS						
-TESTED PHOTO EYES						
-TESTED LOOPS						
-CLEANED OUT OPERATORS						
-CLEANED OPERATOR COVERS						
-LUBRICATED HINGES AND ARM PACKAGES. CC						

Tab 7

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

April 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$77,894.12**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	300304	1210408385	Security Monitoring & Maintenance 05/26	\$ 49.99
AMV Pro-Solutions, LLC	300309	358	Maintenance & Repair 04/26	\$ 680.00
Ariel Ivan Correa-Betancourt	300305	AB041426-714	Board of Supervisors Meeting 04/14/26	\$ 200.00
Blade Runners Commercial Landscaping Orlando, LLC	300302	198465	Landscape Maintenance 04/26	\$ 5,000.00
Florida Department of Revenue	20260420	5980156305945-041726	Sales & Use Tax 03/26	\$ 42.20
Hanson Walter & Associates, Inc.	300300	5296018	Engineering Services 03/26	\$ 1,050.00
Herman Perez	300306	HP041426-714	Board of Supervisors Meeting 04/14/26	\$ 200.00
James C. Hall Company	300310	4355	Maintenance & Repairs 04/26	\$ 30,000.00
Kissimmee Utility Authority	20260406-4	001632660000709740-031726	Electric Services 02/26	\$ 2,079.51
Kissimmee Utility Authority	20260406-6	001632660000770990-031726	Electric Services 02/26	\$ 17.14
Kissimmee Utility Authority	20260406-1	001632660000774280-031726	Electric Services 02/26	\$ 19.90

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260406-3	001632660000779000-031726	Electric Services 02/26	\$ 87.05
Kissimmee Utility Authority	20260406-2	001632660000816360-031726	Electric Services 02/26	\$ 95.53
Kissimmee Utility Authority	20260406-5	001632660000842000-031726	Electric Services 03/26	\$ 1,235.08
MagnoSec, Corp.	300294	2382	Security Monitoring & Maintenance 03/26	\$ 1,104.00
MagnoSec, Corp.	300299	2396	Security Monitoring & Maintenance 04/26	\$ 1,104.00
MagnoSec, Corp.	300303	2396 714	Security Monitoring & Maintenance 04/26	\$ 1,104.00
Mario Cordova	300307	MC041426-714	Board of Supervisors Meeting 04/14/26	\$ 200.00
PGS Centrum, Inc.	300297	1625	Electrical Maintenance 01/26	\$ 4,960.66
PGS Centrum, Inc.	300297	1638	Electrical Maintenance 02/26	\$ 861.44
PGS Centrum, Inc.	300297	1663	Electrical Maintenance 03/26	\$ 697.55
PGS Centrum, Inc.	300297	1684	Electrical Maintenance 03/26	\$ 1,521.36

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
PGS Centrum, Inc.	300297	1699	Electrical Maintenance 03/26	\$ 4,960.66
Rizzetta & Company, Inc.	300293	INV0000108116	Accounting Services 04/26	\$ 4,256.30
Spectrum	20260417	2017464032826	Internet Services 04/26	\$ 175.38
Straley Robin Vericker	300301	28209	Legal Services 03/26	\$ 4,508.24
StreetSigns	300308	D0426-57	Street Signs 04/26	\$ 2,016.26
Terminix	300298	470480043	Pest Control 03/26	\$ 108.55
Terminix	300298	5373916-040426	Renewal - Termite Baiting Service Plan 04/01/26-04/30/27 04/26	\$ 402.80
The Chamberlain Group, LLC	20260406	IN13452973	Access Control 04/26	\$ 665.00
TLD-Southeast, Inc.	300295	2046554	Water Management 03/26	\$ 390.00
Toho Water Authority	20260407-3	001632660000816360- 030926	Water-Sewer Services 02/26	\$ 37.76
Toho Water Authority	20260407-1	001632660000842000- 030926	Water-Sewer Services 02/26	\$ 211.12

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Toho Water Authority	20260407-2	001632660001257480-030926	Water-Sewer Services 02/26	\$ 70.22
U.S. Bank	300296	8120670	Trustee Fees Series S2018A1 A2 03/01/26-02/28/27	\$ 7,057.63
Valley National Bank	20260428	CC033126-714	Credit Card Expenses 03/26	\$ 724.79
Report Total				\$ 77,894.12

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

May 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$70,837.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services, Inc.	300336	1216424730	Security Monitoring & Maintenance 06/26	\$ 49.99
AMV Pro-Solutions, LLC	300324	370	Maintenance & Repair 05/26	\$ 400.00
Ariel Ivan Correa-Betancourt	300333	AB051226-714	Board of Supervisors Meeting 05/12/26	\$ 200.00
Arinton	300325	26155	Pool Maintenance 05/26	\$ 9,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300312	202609	Hog Removal 04/26	\$ 598.00
Blade Runners Commercial Landscaping Orlando, LLC	300329	203686	Landscape Maintenance 05/26	\$ 5,000.00
Blade Runners Commercial Landscaping Orlando, LLC	300337	207501	Landscape Mulch 05/26	\$ 1,768.15
CSS Clean Star Services of Central Florida, Inc.	300313	17870	Cleaning Services 04/26	\$ 1,800.00
DF Supply, Inc.	300330	6959242	Gate Maintenance & Repair 05/26	\$ 757.86
FitRev, Inc.	300311	38317	Fitness Equipment Maintenance & Repair 04/26	\$ 17,404.00
Florida Department of Health in Osceola County	300322	49-BID-8498383	Swimmng Pool Permits 05/26	\$ 375.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Health in Osceola County	300322	49-BID-8498749	Swimming Pool Permits 05/26	\$ 250.00
Florida Department of Revenue	20260520	5980156305945-051926	Sales & Use Tax 04/26	\$ 35.33
Hanson Walter & Associates, Inc.	300327	5296222	Engineering Services 04/26	\$ 1,850.00
Herman Perez	300334	HP051226-714	Board of Supervisors Meeting 05/12/26	\$ 200.00
Kissimmee Utility Authority	20260504-5	001632660000709740-041526	Electric Services 03/26	\$ 2,079.51
Kissimmee Utility Authority	20260504-1	001632660000770990-041526	Electric Services 03/26	\$ 17.14
Kissimmee Utility Authority	20260504-3	001632660000774280-041526	Electric Services 03/26	\$ 59.11
Kissimmee Utility Authority	20260504-4	001632660000779000-041526	Electric Services 03/26	\$ 77.33
Kissimmee Utility Authority	20260504-2	001632660000816360-041526	Electric Services 03/26	\$ 127.84
Kissimmee Utility Authority	20260504-6	001632660000842000-041526	Electric Services 03/26	\$ 1,371.74
MagnoSec, Corp.	300314	2396-1	Security Monitoring & Maintenance 04/26	\$ 92.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
MagnoSec, Corp.	300315	2408	Security Monitoring & Maintenance 04/26	\$ 1,104.00
MagnoSec, Corp.	300326	2422	Security Monitoring & Maintenance 05/26	\$ 1,104.00
MagnoSec, Corp.	300338	2435	Security Monitoring & Maintenance 05/26	\$ 1,104.00
Mario Cordova	300335	MC051226-714	Board of Supervisors Meeting 05/12/26	\$ 200.00
OnSight Industries LLC	300316	W000418996	Digital Signs 04/26	\$ 326.50
Orlando Sentinel Communications	300339	OSA66623	Legal Advertising 05/26	\$ 240.46
PGS Centrum, Inc.	300340	1719	Electrical Maintenance 04/26	\$ 4,712.66
Republic Services	300317	0690-000814995	Waste Disposal Services 05/26	\$ 156.30
Republic Services	300341	0690-000819170	Waste Disposal Services 06/26	\$ 156.30
Resort Pool Services	300321	30976	Pool Maintenance 03/26	\$ 1,995.00
Resort Pool Services	300321	31359	Pool Maintenance 04/26	\$ 1,995.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Resort Pool Services	300328	31437	Pool Maintenance 03/26	\$ 595.00
Resort Pool Services	300331	31775	Pool Maintenance 05/26	\$ 1,995.00
Resort Pool Services	300331	31901	Pool Maintenance 05/26	\$ 30.00
Rizzetta & Company, Inc.	300320	INV0000109208	Accounting Services 05/26	\$ 4,256.30
Spectrum	20260518	2017464042826	Internet Services 05/26	\$ 175.38
Straley Robin Vericker	300332	28470	Legal Services 04/26	\$ 2,625.00
Terminix	300323	471536272	Pest Control 04/26	\$ 108.55
The Chamberlain Group, LLC	20260504	IN13612000	Access Control 05/26	\$ 665.00
TLD-Southeast, Inc.	300318	2046555	Water Management 04/26	\$ 390.00
Toho Water Authority	20260508-2	001632660000816360-040826	Water-Sewer Services 03/26	\$ 37.76
Toho Water Authority	20260508-3	001632660000842000-040826	Water-Sewer Services 03/26	\$ 297.76

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260508-1	001632660001257480-040826	Water-Sewer Services 03/26	\$ 43.59
Trinity Fire Systems, Inc.	300319	2604-3119-TT	Fire Extinguishers 03/26	\$ 425.00
Valley National Bank	20260526	CC043026-714	Credit Card Expenses 04/26	<u>\$ 2,585.96</u>
Report Total				<u>\$ 70,837.52</u>

Tab 8



Rizzetta & Company
Professionals in Community Management



PROPOSAL

COMMUNITY ASSET MANAGEMENT

Prepared for: Villa Sol Community Development District

STEWARDSHIP of EXCEPTIONAL
COMMUNITY ENVIRONMENTS



COMMUNITY ASSET MANAGEMENT

Some of the largest expenses in any planned community are the wide-ranging community assets – from immaculate recreational facilities and sparkling pools to meandering trails and lush landscapes. Why not have professional, experienced community asset managers ensuring they are thriving and beautifully framing the community as they were intended?

Our Community Asset Management team includes landscape designers, a certified arborist, former commercial landscape & irrigation maintenance company account managers and horticulturists and former on-site maintenance specialists well versed in many standard operating procedures required to keep communities running like well-oiled machines. Rizzetta & Company's Community Asset Management team has a combined total of more than 75 years' experience keeping Florida's ever-expanding communities thriving!

Our team is committed to elevating the ambiance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

A community's environment can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. The Rizzetta & Company Community Asset Management team provides the expertise needed for a well-planned, well-maintained community now and for the future.





INSPECTIONS AND OTHER SERVICES

Our community asset management team is committed to preserving and enhancing the community environment with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community's assets and provide an inventory report to the board.

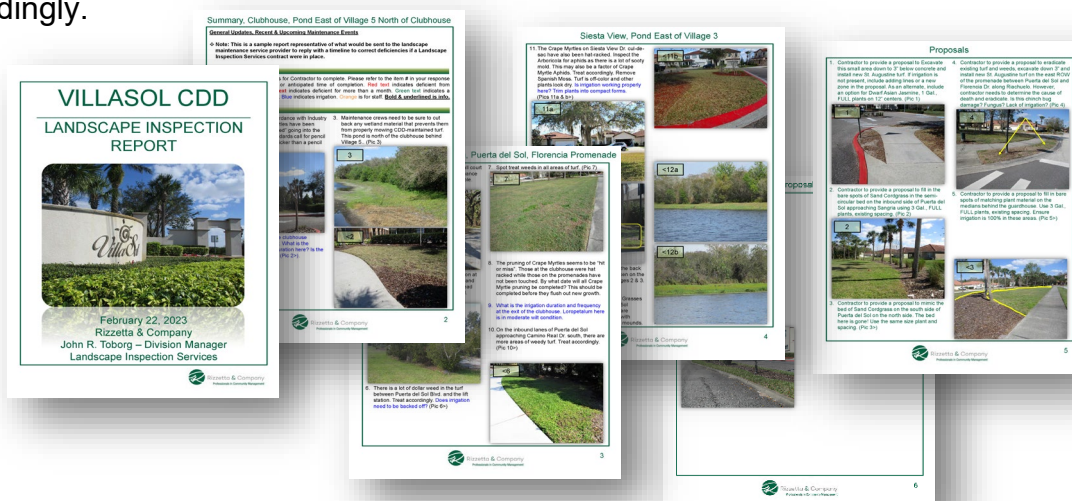
Landscape Design: Landscape designers on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape & Irrigation Maintenance Scope of Services Development: Upon request and following fee agreement, develop a Request For Proposal (RFP) or Invitation To Quote (ITQ) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents (samples below) for the board and assist the board with evaluating the bid tabulation and other pertinent information.

Community Asset Inspections: Perform grounds inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for incidental landscape enhancement projects.

Landscape Turnover Inspections: Upon request attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.





SCOPE OF SERVICES

Rizzetta & Company is pleased to provide this proposal for professional Community Asset Management Inspections. These services will be provided on a recurring basis, with a detailed description provided below.

Community Asset Management

- Perform one (1) monthly community asset/landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts. Also included in this inspection will be other assets such as street lighting, traffic signage, fences, superficial clubhouse repairs and amenity assets.
- Provide the District with one (1) monthly community asset management report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District meetings in person, per fiscal year, to review landscape inspection report, or discuss other landscape-related issues.
- Notify landscape maintenance contractors, and others of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors, and others in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input for preparation of the District's annual budget.
- Upon request and following fee agreement, prepare and develop a scope of services for landscape & irrigation maintenance proposals (RFP/ITQ) and oversee the entire bidding process.
- Obtain additional competitive landscape enhancement proposals for incidental work as requested by the District and provide proposals to the District Manager.



COMMUNITY ASSET MANAGEMENT INSPECTION SERVICES FEE

Based on the Scope of Services, Rizzetta & Company proposes the following Community Asset Management Inspection Services fee:

Option 1. – Scope of Services as presented (service fee will be billed monthly):

- \$900

Option 2. – Scope of Services amended as follows (service fee will be billed bi-monthly):

- Perform one (1) bi-monthly (every other month) Community Asset Management Inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape maintenance and irrigation contracts.
- Provide the District with one (1) bi-monthly (every other month) Community Asset Management Inspection report which shall be provided in the District's agenda package and include, among other things, recommended action items.
- Attend up to three (3) District meetings in person, per fiscal year, to review Landscape Inspection Report and/or to discuss other landscape-related items.
- \$1000

Submitted

By: _____

Lucianno Mastrionni
Vice President, Business Operations
Rizzetta & Company

Date: _____

Accepted

By: _____

Print: _____

For: Villa Sol Community Development District

Date: _____

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

VILLASOL CDD

LANDSCAPE INSPECTION REPORT



February 22, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse, Pond East of Village 5 North of Clubhouse

General Updates, Recent & Upcoming Maintenance Events

❖ **Note:** This is a sample report representative of what would be sent to the landscape maintenance service provider to reply with a timeline to correct deficiencies if a Landscape Inspection Services contract were in place.

The following are action items for Contractor to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

1. In my opinion and in accordance with Industry Standards, the Crape Myrtles have been severely pruned “hat-racked” going into the spring flush. Industry standards call for pencil pruning- where nothing thicker than a pencil is pruned. (Pic 1)
3. Maintenance crews need to be sure to cut back any wetland material that prevents them from properly mowing CDD-maintained turf. This pond is north of the clubhouse behind Village 5.. (Pic 3)



2. Turf on the right side of the clubhouse entrance appears very dry. What is the irrigation frequency and duration here? Is the irrigation in full operation? (Pic 2>).



Basketball Court, Lift Station, Puerta del Sol, Florencia Promenade

4. Crews need to make sure the basketball court is being blown off during every maintenance event. Currently, this court is not playable. (Pic 4)



5. The landscape surrounding the lift station at the intersection of Puerto del Sol Blvd. and Sangria needs to be trimmed and all dead growth and weeds need to be removed. Define the bed line. (Pic 5)



6. There is a lot of dollar weed in the turf between Puerta del Sol Blvd. and the lift station. Treat accordingly. [Does irrigation need to be backed off?](#) (Pic 6>)

7. Spot treat weeds in all areas of turf. (Pic 7)



8. The pruning of Crape Myrtles seems to be “hit or miss”. Those at the clubhouse were hat raked while those on the promenades have not been touched. By what date will all Crape Myrtle pruning be completed? This should be completed before they flush out new growth.

9. [What is the irrigation duration and frequency at the exit of the clubhouse. Loropetalum here is in moderate wilt condition.](#)

10. On the inbound lanes of Puerta del Sol approaching Camino Real Dr. south, there are more areas of weedy turf. Treat accordingly. (Pic 10>)



Siesta View, Pond East of Village 3

11. The Crape Myrtles on Siesta View Dr. cul-de-sac have also been hat-racked. Inspect the Arboricola for aphids as there is a lot of sooty mold. This may also be a factor of Crape Myrtle Aphids. Treat accordingly. Remove Spanish Moss. Turf is off-color and other plants look dry. [Is irrigation working properly here? Trim plants into compact forms.](#) (Pics 11a & b>)



12. Line trimming needs to improve on the back sides of ponds. These pics were taken on the east banks of the pond east of Villages 2 & 3. (Pics 12a & b>)
13. Inspect some beds of Fakahatchee Grasses on the inbound lanes of Puerta del Sol approaching the clubhouse. These are turning brown and may be infested with spider mites. Drench and cut to low mounds.

Proposals

1. Contractor to provide a proposal to Excavate this small area down to 3" below concrete and install new St. Augustine turf. If irrigation is not present, include adding lines or a new zone in the proposal. As an alternate, include an option for Dwarf Asian Jasmine, 1 Gal., FULL plants on 12" centers. (Pic 1)



4. Contractor to provide a proposal to eradicate existing turf and weeds, excavate down 3" and install new St. Augustine turf on the east ROW of the promenade between Puerta del Sol and Florencia Dr. along Riachuelo. However, contractor needs to determine the cause of death and eradicate. Is this chinch bug damage? Fungus? Lack of irrigation? (Pic 4)



2. Contractor to provide a proposal to fill in the bare spots of Sand Cordgrass in the semi-circular bed on the inbound side of Puerta del Sol approaching Sangria using 3 Gal., FULL plants, existing spacing. (Pic 2)



5. Contractor to provide a proposal to fill in bare spots of matching plant material on the medians behind the guardhouse. Use 3 Gal., FULL plants, existing spacing. Ensure irrigation is 100% in these areas. (Pic 5>)



3. Contractor to provide a proposal to mimic the bed of Sand Cordgrass on the south side of Puerta del Sol on the north side. The bed here is gone! Use the same size plant and spacing. (Pic 3>)



Proposals





Protecting Community Assets Through Proactive Vendor Management

How Rizzetta & Company Helped Bexley CDD Recover More Than \$200,000 in Landscape Asset Value



Overview

The Bexley Community Development District is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance 15-13, adopted by the Board of County Commissioners of Pasco County, Florida which became effective on May 19th, 2015.

The District currently encompasses approximately nine hundred thirty-eight (938.717) acres of land located entirely within Pasco County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.



The Challenge:

Costly landscape replacement project

Following a transition between landscape maintenance providers, Bexley CDD faced a significant dispute regarding deteriorating turf conditions throughout key roadway corridors and common areas.

For several years, district representatives had documented declining turf performance, recurring irrigation concerns, and areas of landscape deterioration. As the district prepared to transition vendors, questions arose regarding responsibility for damaged turf and the cost required to restore the affected areas.

Initial estimates indicated that remediation could require approximately \$203,000 in turf replacement and restoration work, creating a substantial financial exposure for the district.



Solution Process:

Rizzetta's approach to project management

1 | Ongoing Asset Documentation

Over multiple years, Rizzetta's field services team conducted routine site inspections and maintained detailed reports documenting turf conditions, irrigation performance concerns, and areas of progressive decline.

2 | Independent Field Verification

Following the landscape contract transition, Rizzetta coordinated independent site evaluations and field measurements to quantify affected areas and determine the scope of restoration required.

3 | Strategic Vendor Negotiation

Using years of documentation, field reports, inspection records, and aerial imagery, Rizzetta successfully demonstrated the extent of the affected areas and the district's position regarding responsibility for corrective work.

4 | Cost Recovery and Resolution

Through negotiation and coordination, Rizzetta helped secure funding for corrective work from the previous landscape company, while simultaneously working with the replacement vendor to reduce restoration costs.





Results:

Savings through effective negotiation

Avoided approximately \$200,000 in potential restoration costs to the district

Secured funding for landscape remediation through negotiated settlement

Eliminated the need for prolonged litigation and legal fees

Protected district assets through documented accountability

Preserved Board focus on long-term community priorities

When communities need more than management—they need advocacy, accountability, and results—Rizzetta delivers.

The Rizzetta Difference:

Understanding client's unique needs

At Rizzetta & Company, district management extends far beyond meeting administration and financial reporting.

Our Asset Management and District Management professionals work together to actively monitor community infrastructure, document asset conditions, hold vendors accountable, and protect taxpayer investments.

For Bexley Community Development District, this proactive approach transformed a potentially costly dispute into a successful financial recovery and asset preservation effort.





Future Plan:

Adding the right amenity

With pickleball growing in popularity, Bexley CDD is getting a thoughtfully designed pickleball center that we're sure will become a premium community destination.

Adding a pickleball court to the community space creates opportunities for residents to meet, interact, and build relationships over friendly games and casual competitions.

The planning, construction, and necessary preparations for the infrastructure project will begin in the coming months.

About Us

We're focused on delivering results

Rizzetta & Company, a leading Tampa-based community management and consulting firm, provides comprehensive management services to developers of planned unit communities, condominium and homeowners associations, and Special districts throughout the southeast.

Our experienced managers and support staff are equipped to efficiently and effectively address homeowner needs, program amenities, curate lifestyles, and oversee financial preparations and accounting for any community project.

With nine offices across Florida and over 40 years of experience, Rizzetta & Company guarantees that every aspect of day-to-day operations provides exceptional service with remarkable results. Our commitment to our clients' success and first-class service approach has kept communities with us for decades.



Get in Touch!

Taylor Nielsen, Business Development Manager

tnielsen@rizzetta.com

813.658.6048

Tab 9

LANDSCAPE MANAGEMENT SERVICES AGREEMENT

This Landscape Management Services Agreement ("Agreement"), dated as of June 1, 2025 (the "Effective Date"), is by and between SunScape Landscape Management Services, Inc. dba SunScape Consulting, a Florida corporation, with offices located at 735 Primera Blvd., Suite 145, Lake Mary, FL 32746 ("SunScape") and Villasol CDD, through Rizzetta and Company, located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 ("Client").

WHEREAS, Client desires to retain SunScape to provide certain landscape management services ("Services") upon the terms and conditions hereinafter set forth, and SunScape desires to perform such Services. In consideration of the mutual covenants and agreements hereinafter set forth, the parties agree as follows:

- I. **Scope of Services:** SunScape will, in a professional, commercially diligent manner, and in accordance with the generally accepted industry and professional standards, procedures and practices, provide to Client the qualified personnel and supervision necessary to execute the Services described in SunScape's Scope of Service (the "Scope of Service") listed on Schedule A attached to and made part of this Agreement.
- II. **Nature of Engagement and Obligations:**
 - a. **Status of Parties:** The Parties acknowledge and understand that SunScape is an independent contractor, and that the employees of SunScape are employees of SunScape only and the employees of Client are employees of Client only. SunScape and Client acknowledge their respective responsibility for all matters related to the payment of federal, state and local payroll taxes (and withholding and contribution requirements), wages, and insurance for their respective employees, if necessary and as required by law. Nothing contained in this Agreement shall be deemed or construed for any purpose to establish between SunScape and Client a partnership or joint venture, a principal-agent relationship, or any other relationship not specifically stated in this Agreement.
 - b. **Obligations of SunScape:**
 - i. SunScape will render the Services at the client's assigned location(s), SunScape's office, and by telephone and electronic communication.
 - ii. SunScape will perform the Services in a professional manner, and in accordance with specific site conditions present at Villasol CDD.
 - iii. SunScape will appoint a primary Associate to Client. The primary Associate will typically have authority to act on behalf of SunScape for matters arising from and related to this Agreement.
 - iv. Before the date on which SunScape begins performance, SunScape will obtain, and at all times during the term of this Agreement maintain, all necessary licenses and consents, and will comply in all material respects with all relevant laws applicable to the provision of the services.
 - v. SunScape will maintain, at its expense, general liability and business automobile insurance coverage at policy limits commensurate with SunScape's exposure and the Client's requirements but in no event with coverage limits less than \$1,000,000/2,000,000 general liability, \$1,000,000 automobile, and \$1,000,000 umbrella.
 - vi. SunScape shall notify Client on or before the 30th day after the date of a change to, suspension of or cancellation of any of the above-referenced policies in Sections II (a) or II (b) (v).
 - c. **Obligations of Client:**
 - i. The Client will cooperate with SunScape on all matters relating to this Agreement.
 - ii. The Client will pay to SunScape all fees as described in Section IV (a) of this Agreement.

- iii. The Client will provide to SunScape a primary contact (“Client Contact”) with whom SunScape may communicate regarding any matter relating to this Agreement.
- iv. The Client will provide to SunScape any necessary access to Client’s premises for the purposes of SunScape’s performance of the services detailed in this Agreement.
- v. The Client will respond promptly to SunScape regarding any request made by SunScape for direction, information, approval, authorization, or decision reasonably necessary for SunScape’s performance of the services detailed in this Agreement.
- vi. If SunScape’s performance of its obligations, as detailed in this Agreement, are delayed or prevented by an act or omission of the Client, the Client will not hold SunScape in breach of this Agreement or liable for any cost, charge, or loss sustained by Client, which cost, charge, or loss arises directly or indirectly from the delay or prevention.

III. Duration of Agreement:

- a. **Initial Service Period:** The initial landscape management service period (“Initial Service Period”) is twenty four (24) months beginning on June 1, 2025 and ending on May 31, 2027, unless, before the end of the Initial Service Period, either party terminates this Agreement, pursuant to Section V.
- b. **Renewal of Service Period:** This Agreement shall automatically renew for successive one year periods (each a “Renewal Period”) unless, on or before the 45th day before the last day of the Initial Service Period or any Renewal Period, the Client provides to SunScape a written notice of non-renewal.

IV. Payment for Services:

- a. **Fee for Services:** As compensation for the Services, Client will pay SunScape the fees set forth on Schedule B attached to and made part of this Agreement. Except as may be expressly set forth in Schedule B, the fees payable hereunder will include SunScape’s out-of-pocket and/or travel expenses incurred in SunScape’s performance of the landscape management services under this Agreement.
- b. **Invoice for Services:** SunScape will invoice Client monthly for the total amount required to be paid for the services rendered for the current month. Payment shall be due on or before the fifteenth day of that same month and no later than the thirtieth (30th) day of that same month. If payment is not received by SunScape on or before the thirtieth (30th) day after the date of invoice, the Client will pay to SunScape an additional 1.5% monthly interest/finance charge.

V. Termination of Agreement:

- a. At any time, either party may terminate the Agreement, in whole or in part, with or without cause; by giving to the other party at least thirty (30) days advance written notice of termination.
- b. Upon termination of this Agreement, the Client will pay SunScape for landscape management services performed prior to the effective date of the termination, in conformance with the terms of this Agreement.
- c. Upon termination of this Agreement, and within a reasonable time period, each party will return to the other party all documents and tangible materials containing, reflecting, incorporating or based on the other party’s confidential information and permanently erase all of the other party’s confidential information from its computer systems. Upon completion of compliance with this clause, each party will certify in writing it has complied with the requirements of this clause.

VI. Confidentiality of Party Information: The parties recognize and acknowledge that, by virtue of entering into this Agreement, each party, their employees and agents will have access to certain information of the other party that is confidential and constitutes valuable, special and unique property of Client (“Confidential Information”). Neither party shall, and shall ensure

- that its affiliates, employees and agents will not, at any time, either during the term of this Agreement or subsequent to the expiration or termination of this Agreement, without the prior written consent of the other party, disclose to others, use, copy or permit to be copied or used, except as may be otherwise permitted hereunder, any such Confidential Information of the other Party including, without limitation, trade secrets, costs, prices, suppliers, customers, marketing plans, business plans, or information regarding the skills and compensation of employees. Notwithstanding the foregoing, Confidential Information shall not include information if (i) it has been published or is otherwise readily available to the public other than by a breach of this Agreement; (ii) it has been rightfully received from a third party without confidential limitations; (iii) it has been independently developed by employees or agents having no access to the other party's Confidential Information; (iv) it was known to either party prior to its first receipt from the other party; or (v) such disclosure is required by law.
- VII. **Limitations on Liability:** Neither party will hold the other party liable for any consequential, incidental, or indirect damages arising out of either party's breach of contract, tort or otherwise, regardless of whether such damages were foreseeable. In no event will Client hold SunScape liable for more than SunScape's applicable insurance coverage limits, for SunScape's liability arising out of this Agreement, whether related to SunScape's breach of this Agreement, negligence or otherwise.
- VIII. **Indemnifications of Parties:**
- a. **Indemnification of SunScape:** Except to the extent caused or contributed to by SunScape, Client will indemnify, defend and hold SunScape harmless from any and all claims or costs, including, but not limited to, reasonable attorney fees, judgments, damages, penalties, fines, settlements, expenses, consultant fees, expert witness fees and investigative costs resulting from any third party charges or claims alleged to have arisen from the acts of Client or its employees, agents or representatives or from the operation of the Client's business.
 - b. **Indemnification of Client:** Except to the extent caused or contributed to by Client, SunScape will indemnify and hold Client harmless for any tax, fee, contribution, penalty, claim, liability, deficiency or damages arising as a result of SunScape's failure to fulfill its duties as set forth in Section II(a). SunScape will defend, indemnify and hold Client harmless against any loss arising as a result of a third party claim, suit, action or proceeding resulting from the willful, fraudulent or grossly negligent acts or omissions of SunScape or SunScape personnel or from SunScape's material breach of a representation, warranty or obligation set forth in this Agreement.
- IX. **Submission of Notices:** SunScape and the Client will submit in writing by overnight mail, hand delivery or certified mail, any notice, demand, request or other communication ("Notice"), which may be or is required to be given, served, or sent by either party to any other party, pursuant to this Agreement. SunScape and the Client agree that any Notice will be effective upon receipt.
- X. **Non-Solicitation of Parties:** SunScape and the Client agree that, during the term of this Agreement [and for a period of 1 year after the expiration or termination of this Agreement], the parties will not, directly or indirectly, initiate contact with employees of the other party for the purpose of soliciting the employment of, or contracting for, the services of any active employee of the other party, or of their affiliated corporations. In the event one party desires to offer employment to any active employee of the other party, it must first obtain the other party's written consent.
- XI. **Assignment of Agreement:**
- a. **Assignment by SunScape:** Unless specifically prohibited in writing by Client, SunScape may assign or subcontract any performance of Services, or any of SunScape's rights, duties, or interests in this Agreement, without the prior written consent of the Client. SunScape may also transfer or assign this Agreement by merger, consolidation, liquidation or any change in ownership of SunScape.

- b. **Assignment by Client:** The Client will not assign, subcontract or otherwise dispose of this Agreement, or any right, duty or interest in this Agreement, without the prior written consent of SunScape, unless this Agreement is transferred by merger, consolidation, liquidation or any change in ownership of Client.
- XII. **Force Majeure:** Neither SunScape nor the Client will be liable or responsible for any failure or delay in performing any term of this Agreement, except for payment performances, when such failure or delay is caused by acts beyond the affected party's reasonable control, including, but not limited to: (i) acts of God; (ii) flood, fire or explosion; (iii) war, invasion, riot or other civil unrest; (iv) strikes, labor stoppages or slowdowns or other industrial disturbances; (v) compliance with any law or governmental order, rule, regulation or direction, or any action taken by a governmental or public authority; and (vi) any other event which is beyond the reasonable control of the affected party.
- XIII. **Headings of Agreement:** The headings of this Agreement are inserted for convenience of reference only and will not affect the meaning or interpretation of this Agreement.
- XIV. **Amendment or Modification:**
a. Amendment of Agreement: The parties may amend this Agreement only by written agreement that both parties sign and attach to this Agreement
b. Modification of Services: SunScape shall be available upon request to provide additional management services for an additional project management fee of 8.5% of the total additional project costs.
- XV. **Entirety of Agreement:** This Agreement and any attachments set forth the entire agreement of the parties with respect to the landscape maintenance services. No other agreement or understanding is binding on the parties.
- XVI. **Severability of Agreement:** If any court or competent authority finds that a provision of this Agreement, in full or in part, is invalid, illegal or unenforceable, that provision or part-provision will, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this agreement will not be affected.
- XVII. **Choice of Law:** This Agreement is governed by the laws of the State of Florida. If either party brings an action arising from or related to this Agreement, that party will bring the action in the appropriate court in Seminole County in the State of Florida. If either party brings an action to enforce this Agreement or any of its terms, the prevailing party will be entitled to recover its attorney's fees and costs incurred in such action, including any fees incurred upon appeal.

SunScape Landscape Management Services, Inc. Villasol CDD
dba SunScape Consulting

By: Mark Yahn
As: President

By: Herman Perez
As: Chairperson - BOS

Date: _____

Date: _____

SCHEDULE "A"

SunScape Scope of Service – Monthly Inspections – Villasol CDD

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement, dated June 1, 2025:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Management of bid solicitation for the landscape maintenance contract; not to exceed one occurrence every two years.
3. Provide input for the landscape program budget based on the specific needs of the Client.
4. Assist in the selection of annuals and/or perennials for flower beds and containers, as applicable on each property.
5. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
6. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
7. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
8. Layout, pricing and supervision of incidental landscape enhancements under \$5,000.00 in value.
9. Management of irrigation system operation and associated requests for adjustment, service repairs under \$5,000.00 in value.
10. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
11. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
12. Perform monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
13. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$5,000.00 in value.
14. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount.

Initials Initials

SCHEDULE “B”

SunScape Compensation – Villasol CDD

Client will pay SunScape the fees set forth below as compensation to execute the services described in SunScape’s Scope of Services listed on Schedule A.

Monthly Amount:	\$1,250.00
Total Annual Amount:	\$15,000.00

_____ Initials	_____ Initials
-------------------	-------------------

Tab 10

Recker Construction LLC

5317 Tribune Drive
Orlando, FL 32812
CBC1269653
Phone # 407.451.7194 ReckerConstruction@gmail.com



Customer

Villa Sol
3050 Puerta Del Sol Blvd.
Kissimmee, FL. 34744
C/O Brian Mendes
Rizzeta & Company

Estimate

Date	Estimate #
6/18/2026	23200618

Project

Description	Qty	Rate	Total
Villa Sol Clubhouse-		8,830.00	8,830.00
Prep area for work, cover existing floors, run air scrubbers during construction to minimize dust. Build a frame to close in current archway opening. Remove existing and cabinet on arch wall. Cut down counter to allow the fridge to be relocated to left of sink. Replace counter and make proper plumbing connections to the sink, add a new supply line for the ice maker. Install removed cabinet to opposite wall where fridge was previously located. Cut opening in the wall shared with the conference space, frame for new archway. Remove existing french doors leading into conference room. Frame a new door opening and wall to allow the kitchen to now be in the conference room. Run new low voltage wires for future remote access to the french doors. Reinstall existing french doors. Patch all drywall as needed, tape and texture to match existing. Patch in floor tiles as needed with similar tile, as close to a match as possible. NO Painting is included in this estimate. Clean site daily and remove all debris. All labor and materials are included in this estimate. Purchase a new french door, full glass inserts with mini blinds. Installation is included in above estimate.			
		1,750.00	1,750.00
		Total	\$10,580.00

Tab 11

**HP HOME MAINTENANCE
SOLUTION LLC**



407-412-3731

HP Home Maintenance Solutions LLC

3434 Colwell Avenue Suite 200
Tampa, FL 33614

☎ (407) 312-3682
✉ Bmendes@rizzetta.com

ESTIMATE	#17
TOTAL	\$14,598.00

CONTACT US

2812 Shelburne Way
St. Cloud, FL 34772

☎ (407) 412-3731
✉ hphomemaintenancesolutions@gmail.com

ESTIMATE

Option #1

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as \$192.11/mo*. Your credit score will not be affected.

Services	qty	unit price	amount
Clubhouse Remodel	1.0	\$14,598.00	\$14,598.00
The scope of work is as follow. Demolition wall by were the refrigeratoris located. Close wall in kitchen bar area with drywall and texture as close possible, open wall across the kitchen to have accesses to the clubhouse reusing the same cabinets and counter and relocating on the opposing wall. Removing double doors and moving it forward to match to the kitchen wall. Price include materials' and labor. Paint is not included on this proposal and the electrical work on the double doors not included			

Services subtotal: \$14,598.00

Subtotal	\$14,598.00
Tax (Florida 7.5%)	\$0.00

Total **\$14,598.00**

Thank you for choosing HP Home Maintenance Solution LLC, We appreciate your business!!!!

Tab 12

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the VillaSol Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the VillaSol

Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 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: FY 2026-2027 Adopted Budget



Rizzetta & Company

Villasol

Community Development District

www.villasolcdd.org

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

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Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

1

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
6							
7	Assessment Revenue Subtotal	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
19							
20	TOTAL REVENUES	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
21							
22	EXPENDITURES - ADMINISTRATIVE						
23							
24	<i>Legislative</i>						
25	Supervisor Fees	\$ 2,000	\$ 2,667	\$ 12,000	\$ 9,333	\$ 9,000	\$ (3,000)
26	<i>Financial & Administrative</i>						
27	Administrative Services	\$ 1,783	\$ 4,278	\$ 4,278	\$ -	\$ 4,492	\$ 214
28	Arbitrage Rebate Calculation	\$ -	\$ 650	\$ 650	\$ -	\$ 600	\$ (50)
29	Accounting Services	\$ 8,146	\$ 19,550	\$ 19,550	\$ -	\$ 20,528	\$ 978
30	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,250	\$ 250
31	Auditing Services	\$ -	\$ 7,400	\$ 7,400	\$ -	\$ 7,770	\$ 370
32	Dissemination Agent	\$ 415	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -
33	Fincancial Services	\$ 1,527	\$ 3,665	\$ 3,665	\$ -	\$ 3,848	\$ 183
34	District Engineer	\$ 10,272	\$ 13,696	\$ 35,000	\$ 21,304	\$ 30,000	\$ (5,000)
35	District Management	\$ 8,911	\$ 21,385	\$ 21,385	\$ -	\$ 22,454	\$ 1,069
36	Dues, Licenses & Fees	\$ 788	\$ 1,000	\$ 175	\$ (825)	\$ 1,000	\$ 825
37	Legal Advertising	\$ -	\$ 2,000	\$ 2,500	\$ 500	\$ 2,500	\$ -
38	Office Supplies	\$ 31	\$ 1,000	\$ 2,500	\$ 1,500	\$ 1,000	\$ (1,500)

Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

2

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
39	Miscellaneous Mailings	\$ -	\$ 958	\$ 2,300	\$ 1,342	\$ 2,000	\$ (300)
40	Tax Collector/Property Appraiser Fees	\$ 473	\$ 950	\$ 1,440	\$ 490	\$ 1,400	\$ (40)
41	Trustees Fees	\$ 2,941	\$ 6,800	\$ 6,800	\$ -	\$ 6,800	\$ -
42	Website Hosting, Maintenance, Backup	\$ 2,038	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	\$ -
43	Telephone Internet Cable	\$ 850	\$ 1,133	\$ 3,600	\$ 2,467	\$ 2,497	\$ (1,103)
44	Legal Counsel						
45	District Counsel	\$ 9,651	\$ 12,868	\$ 35,000	\$ 22,132	\$ 25,000	\$ (10,000)
46							
47	Administrative Subtotal	\$ 54,826	\$ 109,200	\$ 167,443	\$ 58,243	\$ 150,339	\$ (17,104)
48							
49	EXPENDITURES - FIELD OPERATIONS						
50							
51	Security Operations						
52	Security Services & Patrols	\$ 11,940	\$ 30,000	\$ 22,000	\$ (8,000)	\$ 36,750	\$ 14,750
53	Electric Utility Services						
54	Utility - Electricity	\$ 17,653	\$ 43,000	\$ 40,950	\$ (2,050)	\$ 44,290	\$ 3,340
55	Garbage/Solid Waste Control Services						
56	Garbage - Recreation Facility	\$ 679	\$ 2,100	\$ 3,500	\$ 1,400	\$ 2,300	\$ (1,200)
57	Water-Sewer Combination Services						
58	Utility Services	\$ 2,103	\$ 6,500	\$ 7,400	\$ 900	\$ 7,400	\$ -
59	Stormwater Control						
60	Lake/Pond Bank Maintenance	\$ 1,950	\$ 2,600	\$ 6,000	\$ 3,400	\$ 4,820	\$ (1,180)
61	Maintenance & Repairs - Pipe Inlet and Structure	\$ 98,267	\$ 105,000	\$ 105,000	\$ -	\$ 105,000	\$ -
62	Other Physical Environment						
63	General Liability/Property Insurance	\$ 26,252	\$ 26,252	\$ 22,291	\$ (3,961)	\$ 28,090	\$ 5,799
64	Holiday Decorations	\$ 133	\$ 177	\$ 3,500	\$ 3,323	\$ 2,500	\$ (1,000)
65	ID & Access Cards	\$ -	\$ 500	\$ 2,000	\$ 1,500	\$ 1,500	\$ (500)

Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

3

Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
66	Landscape Inspection Services	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ (15,000)
67	Landscape Maintenance	\$ 25,000	\$ 66,150	\$ 70,000	\$ 3,850	\$ 70,000	\$ -
68	Landscape Replacement Plants and Shrubs	\$ 4,969	\$ 6,625	\$ 15,000	\$ 8,375	\$ 25,000	\$ 10,000
69	Landscape Irrigation Repairs	\$ 763	\$ 1,017	\$ 5,000	\$ 3,983	\$ 5,000	\$ -
70	Property Taxes	\$ -	\$ -	\$ 540	\$ 540	\$ 540	\$ -
71	Road & Street Facilities						
72	Roadway Repair & Maintenance	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 20,000	\$ (10,000)
73	Parks & Recreation						
74	HOA Managment Contract	\$ -	\$ 1,800	\$ 3,000	\$ 1,200	\$ 2,400	\$ (600)
75	Amenity Maintenance Contract & Repairs	\$ 9,065	\$ 60,000	\$ 61,500	\$ 1,500	\$ 87,675	\$ 26,175
76	Clubhouse Maintenance and Janitorial	\$ 10,464	\$ 28,000	\$ 19,000	\$ (9,000)	\$ 22,680	\$ 3,680
77	Fountain Service Contract	\$ -	\$ 2,700	\$ 3,120	\$ 420	\$ 3,000	\$ (120)
78	Gate Maintenance & Repair	\$ 8,670	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
79	Maintenance & Repairs	\$ 57,331	\$ 75,000	\$ 60,000	\$ (15,000)	\$ 70,000	\$ 10,000
80	Management Contract	\$ -	\$ -	\$ 5,250	\$ 5,250		\$ (5,250)
81	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
82	Pool Service Contract	\$ 15,390	\$ 28,000	\$ 28,000	\$ -	\$ 28,000	\$ -
83	Propane Supplies	\$ 4,281	\$ 5,708	\$ 7,200	\$ 1,492	\$ 10,000	\$ 2,800
84	Contingency						
85	Capital Outlay	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
86	Miscellaneous Contingency	\$ 3,265	\$ 4,353	\$ 5,000	\$ 647	\$ 5,000	\$ -
87							
88	Field Operations Subtotal	\$ 298,175	\$ 545,483	\$ 575,251	\$ 29,768	\$ 616,945	\$ 41,694
89							
90	TOTAL EXPENDITURES	\$ 353,001	\$ 654,683	\$ 742,694	\$ 88,011	\$ 767,284	\$ 24,590
91							
92	EXCESS OF REVENUES OVER EXPENDITURES	\$ 284,129	\$ 88,011	\$ -	\$ 88,011	\$ -	\$ -

Adopted Budget VillaSol Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ -	\$ -	\$ 71,000	\$ (71,000)	\$ 46,410	\$ (24,590)
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 71,000	\$ (71,000)	\$ 46,410	\$ (24,590)
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 229,000	\$ (229,000)	\$ 148,590	\$ (80,410)
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ 229,000	\$ (229,000)	\$ 148,590	\$ (80,410)
14							
15	TOTAL REVENUES	\$ -	\$ -	\$ 300,000	\$ (300,000)	\$ 195,000	\$ (105,000)
16							
17	EXPENDITURES						
18							
19	Contingency						
20	Capital Reserves	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 195,000	\$ (105,000)
21							
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 195,000	\$ (105,000)
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25							

VillaSol Community Development District		
Debt Service		
Fiscal Year 2026/2027		
Chart of Accounts Classification	Series 2018A	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$207,745.06	\$207,745.06
TOTAL REVENUES	\$207,745.06	\$207,745.06
EXPENDITURES		
Administrative		
Debt Service Obligation	\$207,745.06	\$207,745.06
Administrative Subtotal	\$207,745.06	\$207,745.06
TOTAL EXPENDITURES	\$207,745.06	\$207,745.06
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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.

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$813,694.00	2025/2026 O&M Budget:	\$813,694.00
Collection Costs:	2%	\$17,312.64	2026/2027 O&M Budget:	\$813,694.00
Early Payment Discounts:	4%	\$34,625.28		
2026/2027 Total:		\$865,631.91	Total Difference:	\$0.00

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

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

LESS: Osceola County Collection Costs (3%) and Early Payment Discounts (4%)	(51,937.91)
Net Revenue to be Collected:	813,694.00

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

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

(3) Annual assessment that will appear on November 2026 Osceola County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

**VillaSol Community Development District
Series 2018A Debt Service Schedule**

<u>Debt Service Date</u>	<u>Principal Due</u>	<u>Interest Due</u>	<u>Total Payment</u>	<u>Ending Balance</u>
5/1/2025	\$145,000.00	\$29,085.63	\$174,085.63	\$1,570,000.00
11/1/2025	\$0.00	\$27,060.63	\$27,060.63	\$1,570,000.00
5/1/2026	\$150,000.00	\$27,060.63	\$177,060.63	\$1,420,000.00
11/1/2026	\$0.00	\$24,891.88	\$24,891.88	\$1,420,000.00
5/1/2027	\$160,000.00	\$24,891.88	\$184,891.88	\$1,260,000.00
11/1/2027	\$0.00	\$22,373.13	\$22,373.13	\$1,260,000.00
5/1/2028	\$160,000.00	\$22,373.13	\$182,373.13	\$1,100,000.00
11/1/2028	\$0.00	\$19,770.00	\$19,770.00	\$1,100,000.00
5/1/2029	\$165,000.00	\$19,770.00	\$184,770.00	\$935,000.00
11/1/2029	\$0.00	\$16,870.00	\$16,870.00	\$935,000.00
5/1/2030	\$175,000.00	\$16,870.00	\$191,870.00	\$760,000.00
11/1/2030	\$0.00	\$13,807.50	\$13,807.50	\$760,000.00
5/1/2031	\$180,000.00	\$13,807.50	\$193,807.50	\$580,000.00
11/1/2031	\$0.00	\$10,620.00	\$10,620.00	\$580,000.00
5/1/2032	\$185,000.00	\$10,620.00	\$195,620.00	\$395,000.00
11/1/2032	\$0.00	\$7,235.00	\$7,235.00	\$395,000.00
5/1/2033	\$195,000.00	\$7,235.00	\$202,235.00	\$200,000.00
11/1/2033	\$0.00	\$3,680.00	\$3,680.00	\$200,000.00
5/1/2034	\$200,000.00	\$3,680.00	\$203,680.00	\$0.00

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab 13

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLASOL COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 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: FY 2026-2027 Budget



Rizzetta & Company

Villasol

Community Development District

www.villasolcdd.org

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

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Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

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Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
6							
7	Assessment Revenue Subtotal	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
19							
20	TOTAL REVENUES	\$ 637,130	\$ 742,694	\$ 742,694	\$ -	\$ 767,284	\$ 24,590
21							
22	EXPENDITURES - ADMINISTRATIVE						
23							
24	<i>Legislative</i>						
25	Supervisor Fees	\$ 2,000	\$ 2,667	\$ 12,000	\$ 9,333	\$ 9,000	\$ (3,000)
26	<i>Financial & Administrative</i>						
27	Administrative Services	\$ 1,783	\$ 4,278	\$ 4,278	\$ -	\$ 4,492	\$ 214
28	Arbitrage Rebate Calculation	\$ -	\$ 650	\$ 650	\$ -	\$ 600	\$ (50)
29	Accounting Services	\$ 8,146	\$ 19,550	\$ 19,550	\$ -	\$ 20,528	\$ 978
30	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,250	\$ 250
31	Auditing Services	\$ -	\$ 7,400	\$ 7,400	\$ -	\$ 7,770	\$ 370
32	Dissemination Agent	\$ 415	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -
33	Fincancial Services	\$ 1,527	\$ 3,665	\$ 3,665	\$ -	\$ 3,848	\$ 183
34	District Engineer	\$ 10,272	\$ 13,696	\$ 35,000	\$ 21,304	\$ 30,000	\$ (5,000)
35	District Management	\$ 8,911	\$ 21,385	\$ 21,385	\$ -	\$ 22,454	\$ 1,069
36	Dues, Licenses & Fees	\$ 788	\$ 1,000	\$ 175	\$ (825)	\$ 1,000	\$ 825
37	Legal Advertising	\$ -	\$ 2,000	\$ 2,500	\$ 500	\$ 2,500	\$ -
38	Office Supplies	\$ 31	\$ 1,000	\$ 2,500	\$ 1,500	\$ 1,000	\$ (1,500)

Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

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Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
39	Miscellaneous Mailings	\$ -	\$ 958	\$ 2,300	\$ 1,342	\$ 2,000	\$ (300)
40	Tax Collector/Property Appraiser Fees	\$ 473	\$ 950	\$ 1,440	\$ 490	\$ 1,400	\$ (40)
41	Trustees Fees	\$ 2,941	\$ 6,800	\$ 6,800	\$ -	\$ 6,800	\$ -
42	Website Hosting, Maintenance, Backup	\$ 2,038	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	\$ -
43	Telephone Internet Cable	\$ 850	\$ 1,133	\$ 3,600	\$ 2,467	\$ 2,497	\$ (1,103)
44	Legal Counsel						
45	District Counsel	\$ 9,651	\$ 12,868	\$ 35,000	\$ 22,132	\$ 25,000	\$ (10,000)
46							
47	Administrative Subtotal	\$ 54,826	\$ 109,200	\$ 167,443	\$ 58,243	\$ 150,339	\$ (17,104)
48							
49	EXPENDITURES - FIELD OPERATIONS						
50							
51	Security Operations						
52	Security Services & Patrols	\$ 11,940	\$ 30,000	\$ 22,000	\$ (8,000)	\$ 36,750	\$ 14,750
53	Electric Utility Services						
54	Utility - Electricity	\$ 17,653	\$ 43,000	\$ 40,950	\$ (2,050)	\$ 44,290	\$ 3,340
55	Garbage/Solid Waste Control Services						
56	Garbage - Recreation Facility	\$ 679	\$ 2,100	\$ 3,500	\$ 1,400	\$ 2,300	\$ (1,200)
57	Water-Sewer Combination Services						
58	Utility Services	\$ 2,103	\$ 6,500	\$ 7,400	\$ 900	\$ 7,400	\$ -
59	Stormwater Control						
60	Lake/Pond Bank Maintenance	\$ 1,950	\$ 2,600	\$ 6,000	\$ 3,400	\$ 4,820	\$ (1,180)
61	Maintenance & Repairs - Pipe Inlet and Structure	\$ 98,267	\$ 105,000	\$ 105,000	\$ -	\$ 105,000	\$ -
62	Other Physical Environment						
63	General Liability/Property Insurance	\$ 26,252	\$ 26,252	\$ 22,291	\$ (3,961)	\$ 28,090	\$ 5,799
64	Holiday Decorations	\$ 133	\$ 177	\$ 3,500	\$ 3,323	\$ 2,500	\$ (1,000)
65	ID & Access Cards	\$ -	\$ 500	\$ 2,000	\$ 1,500	\$ 1,500	\$ (500)

Adopted Budget
VillaSol Community Development District
General Fund
Fiscal Year 2026/2027

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Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
66	Landscape Inspection Services	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ (15,000)
67	Landscape Maintenance	\$ 25,000	\$ 66,150	\$ 70,000	\$ 3,850	\$ 70,000	\$ -
68	Landscape Replacement Plants and Shrubs	\$ 4,969	\$ 6,625	\$ 15,000	\$ 8,375	\$ 25,000	\$ 10,000
69	Landscape Irrigation Repairs	\$ 763	\$ 1,017	\$ 5,000	\$ 3,983	\$ 5,000	\$ -
70	Property Taxes	\$ -	\$ -	\$ 540	\$ 540	\$ 540	\$ -
71	Road & Street Facilities						
72	Roadway Repair & Maintenance	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 20,000	\$ (10,000)
73	Parks & Recreation						
74	HOA Managment Contract	\$ -	\$ 1,800	\$ 3,000	\$ 1,200	\$ 2,400	\$ (600)
75	Amenity Maintenance Contract & Repairs	\$ 9,065	\$ 60,000	\$ 61,500	\$ 1,500	\$ 87,675	\$ 26,175
76	Clubhouse Maintenance and Janitorial	\$ 10,464	\$ 28,000	\$ 19,000	\$ (9,000)	\$ 22,680	\$ 3,680
77	Fountain Service Contract	\$ -	\$ 2,700	\$ 3,120	\$ 420	\$ 3,000	\$ (120)
78	Gate Maintenance & Repair	\$ 8,670	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -
79	Maintenance & Repairs	\$ 57,331	\$ 75,000	\$ 60,000	\$ (15,000)	\$ 70,000	\$ 10,000
80	Management Contract	\$ -	\$ -	\$ 5,250	\$ 5,250		\$ (5,250)
81	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
82	Pool Service Contract	\$ 15,390	\$ 28,000	\$ 28,000	\$ -	\$ 28,000	\$ -
83	Propane Supplies	\$ 4,281	\$ 5,708	\$ 7,200	\$ 1,492	\$ 10,000	\$ 2,800
84	Contingency						
85	Capital Outlay	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
86	Miscellaneous Contingency	\$ 3,265	\$ 4,353	\$ 5,000	\$ 647	\$ 5,000	\$ -
87							
88	Field Operations Subtotal	\$ 298,175	\$ 545,483	\$ 575,251	\$ 29,768	\$ 616,945	\$ 41,694
89							
90	TOTAL EXPENDITURES	\$ 353,001	\$ 654,683	\$ 742,694	\$ 88,011	\$ 767,284	\$ 24,590
91							
92	EXCESS OF REVENUES OVER EXPENDITURES	\$ 284,129	\$ 88,011	\$ -	\$ 88,011	\$ -	\$ -

Adopted Budget VillaSol Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ -	\$ -	\$ 71,000	\$ (71,000)	\$ 46,410	\$ (24,590)
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 71,000	\$ (71,000)	\$ 46,410	\$ (24,590)
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 229,000	\$ (229,000)	\$ 148,590	\$ (80,410)
12							
13	Other Revenue Subtotal	\$ -	\$ -	\$ 229,000	\$ (229,000)	\$ 148,590	\$ (80,410)
14							
15	TOTAL REVENUES	\$ -	\$ -	\$ 300,000	\$ (300,000)	\$ 195,000	\$ (105,000)
16							
17	EXPENDITURES						
18							
19	Contingency						
20	Capital Reserves	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 195,000	\$ (105,000)
21							
22	TOTAL EXPENDITURES	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 195,000	\$ (105,000)
23							
24	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25							

VillaSol Community Development District		
Debt Service		
Fiscal Year 2026/2027		
Chart of Accounts Classification	Series 2018A	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$207,745.06	\$207,745.06
TOTAL REVENUES	\$207,745.06	\$207,745.06
EXPENDITURES		
Administrative		
Debt Service Obligation	\$207,745.06	\$207,745.06
Administrative Subtotal	\$207,745.06	\$207,745.06
TOTAL EXPENDITURES	\$207,745.06	\$207,745.06
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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.

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$813,694.00	2025/2026 O&M Budget:	\$813,694.00
Collection Costs:	2%	\$17,312.64	2026/2027 O&M Budget:	\$813,694.00
Early Payment Discounts:	4%	\$34,625.28		
2026/2027 Total:		\$865,631.91	Total Difference:	\$0.00

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

VILLASOL COMMUNITY DEVELOPMENT DISTRICT

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

7

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

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

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

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2018A DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$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%)	(\$51,937.91)
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Net Revenue to be Collected:	\$813,694.00
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⁽¹⁾ Reflects the number of total lots with Series 2018A debt outstanding.

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

⁽³⁾ Annual assessment that will appear on November 2026 Osceola County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

**VillaSol Community Development District
Series 2018A Debt Service Schedule**

<u>Debt Service Date</u>	<u>Principal Due</u>	<u>Interest Due</u>	<u>Total Payment</u>	<u>Ending Balance</u>
5/1/2025	\$145,000.00	\$29,085.63	\$174,085.63	\$1,570,000.00
11/1/2025	\$0.00	\$27,060.63	\$27,060.63	\$1,570,000.00
5/1/2026	\$150,000.00	\$27,060.63	\$177,060.63	\$1,420,000.00
11/1/2026	\$0.00	\$24,891.88	\$24,891.88	\$1,420,000.00
5/1/2027	\$160,000.00	\$24,891.88	\$184,891.88	\$1,260,000.00
11/1/2027	\$0.00	\$22,373.13	\$22,373.13	\$1,260,000.00
5/1/2028	\$160,000.00	\$22,373.13	\$182,373.13	\$1,100,000.00
11/1/2028	\$0.00	\$19,770.00	\$19,770.00	\$1,100,000.00
5/1/2029	\$165,000.00	\$19,770.00	\$184,770.00	\$935,000.00
11/1/2029	\$0.00	\$16,870.00	\$16,870.00	\$935,000.00
5/1/2030	\$175,000.00	\$16,870.00	\$191,870.00	\$760,000.00
11/1/2030	\$0.00	\$13,807.50	\$13,807.50	\$760,000.00
5/1/2031	\$180,000.00	\$13,807.50	\$193,807.50	\$580,000.00
11/1/2031	\$0.00	\$10,620.00	\$10,620.00	\$580,000.00
5/1/2032	\$185,000.00	\$10,620.00	\$195,620.00	\$395,000.00
11/1/2032	\$0.00	\$7,235.00	\$7,235.00	\$395,000.00
5/1/2033	\$195,000.00	\$7,235.00	\$202,235.00	\$200,000.00
11/1/2033	\$0.00	\$3,680.00	\$3,680.00	\$200,000.00
5/1/2034	\$200,000.00	\$3,680.00	\$203,680.00	\$0.00

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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