Rizzetta & Company

VillaSol Community Development District

Board of Supervisors Meeting November 10, 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	Chairman
	Ariel Correa-Betancourt	Vice Chairman
	Mario Cordova	Assistant Secretary
	Corey Gagnon	Assistant Secretary
	Mark Gosdin	Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Cari Webster Vivek Babbar	Straley, Robin, & Vericker LLP
District Engineer	Pete Glasscock	Hanson, Walter & Assoc. Inc.

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

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

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

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

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Board of Supervisors
VillaSol Community
Development District

November 3, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the VillaSol Community Development District will be held on **November 10, 2026, at 6:00 p.m.** at the **VillaSol Clubhouse** located at **3050 Puerta Del Sol Blvd, Kissimmee, FL 34744**. The following is the **final** agenda for the meeting:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENT
4. STAFF REPORTS
- A. District Engineer
  1. Updates on Storm Drain Repairs
- B. District Counsel
  1. HOA Roof Repair Agreement (Under Separate Cover)
- C. District Manager
  1. End of Year Report ..... Tab 1
  2. 911 Call Sheet Updates
- D. Board of Supervisors
  1. Amenity Suspension Tracker ..... Tab 2
  2. Discussion of MyQ Two Factor Authentication

5. COMMUNITY UPDATES
- A. Magnosec Security Reports
  1. October 2026 Reports ..... Tab 3
- B. PGS Updates ..... Tab 4
  1. Updates on Clubhouse Interior Painting Schedule
  2. October 2026 Job Report

6. BUSINESS ADMINISTRATION
- A. Ratification of Operation and Maintenance Expenditures for the Month(s) of September 2026 ..... Tab 5

7. BUSINESS ITEMS
- A. Discussion of Dog Fencing ..... Tab 6
  1. Fence Central
- B. Consideration of Dead Oak Tree Removal Proposals ..... Tab 7
  1. Enviro
  2. Davey
  3. Right Way
- C. Consideration of Community Gate Ornamental Lettering Proposals..... Tab 8
  1. Coastal Brandworks
  2. Kings Access Control Solutions
- D. Consideration of Access Card Amazon Purchase ..... Tab 9
- E. Consideration of Parking Solutions Proposals Tab10
  1. Parking Boss
  2. Park Entra

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

VillaSol Community Development District End of Year Closeout Report

Fiscal Year 2025 2026

October 1, 2025 through September 30, 2026

A Message to Residents

Fiscal Year 2025-2026 closed with meaningful progress in stormwater recovery, clubhouse and amenity care, parks, fitness, safety, security, and resident technology. The Board also adopted the FY 2026-2027 budget with no change in the per-lot assessment schedule from the prior year. As the District moves into the new fiscal year, its focus is shifting to a more coordinated parking-management approach, additional amenity improvements, clubhouse and recreation projects, and continued storm-system repairs. This report distinguishes work that is complete from projects that are approved, in progress, being evaluated, or on hold.

Closeout Area	Summary
FY 2025-2026 closeout	Facility, amenity, stormwater, technology, safety, park, court, and gate improvements
Project Board snapshot	7 completed projects and 19 queued projects as of October 20, 2026
Assessment schedule	0.00 percent change from FY 2025-2026 to FY 2026-2027
Stormwater priority	$105,000 budgeted for pipe, inlet, and structure maintenance and repairs

Fiscal Year 2025 2026 Accomplishments

Area	Completed Work
Clubhouse and amenities	Fountain repairs with new lighting; pergola restoration; roof repairs; electronic equipment upgrades; spa repair and resurfacing closeout.
Resident technology	Launch of the website amenity-reservation feature to make reservations more convenient and support facility-use administration.
Stormwater recovery	Repair phases at Via Otero in two locations, Marbella, Camino Real, and Riachuelo. Casabella and other future system needs remain part of the continuing program.
Fitness center	New gym equipment phase; replacement of the gym glass door; addition of a hydration water feature.
Mechanical systems	HVAC repairs and facility mechanical improvements.
Security and access	Community technology and security improvements, gate-maintenance work, resident gate-access communication, off-duty police patrol follow-up, and the Techfense access-control upgrade.
Infrastructure and safety	Painting and marking work for curbs, signage, and speed humps; installation of ADA mats; paver repair work.

Project Board Completion Log

Project	Completion Recorded	Closeout Note
Off Duty Police Patrol	September 16, 2026	Assigned patrol follow-up closed.
Spa Repairs	September 16, 2026	Spa repair project closed in the Board tracker.
Gate Access Improvements	September 29, 2026	Resident gate-access communication completed.
Monthly Parking Memo E-Blast	September 29, 2026	Monthly parking communication launched and marked complete.
Amenity Access Control Upgrades	October 6, 2026	Access-control upgrade project closed.
Rules Revisions - Age and Homeowner Definitions	October 20, 2026	Assigned legal revision project marked complete; official adopted rules remain controlling.
Storm System Repairs	October 20, 2026	Tracked repair phase closed; the broader stormwater program continues.

Fiscal Year 2026 2027 Priorities

Priority	Direction
Parking management	Develop and evaluate a new parking-management system to reduce confusion and avoid unnecessary towing. The board is currently reviewing multiple options for these services.
Amenity enhancements	Advance practical upgrades such as new picnic areas and tables, gazebos or pergolas, playground improvements, a potential splash pad, fitness stations, dock restoration, and other recreation improvements.
Clubhouse modernization	Complete the interior painting and lighting program, evaluate gym window tinting, prepare for the January 2027 kitchen remodel, and continue facility care.
Stormwater and infrastructure	Continue inspection, diagnosis, repair scoping, and staged implementation for community storm-system needs, including CCTV inspection pricing, pipe and inlet work, and follow-up on locations that remain pending.
Landscape and community appearance	Continue dead-plant removal, fencing proposals, curb work, branding, and other visual and functional improvements.

Fiscal Stewardship and Assessment Stability

The FY 2026-2027 adopted budget maintains the same operations and maintenance budget used for FY 2025-2026 at $813,694. The adopted per-lot assessment schedule shows a 0.00 percent change for each listed property category. This supports the Board's objective of maintaining assessment stability while continuing essential operations and prioritized repairs.

Property Category	FY 2025 2026	FY 2026 2027	Change	Percent
Townhomes	$1,694.30	$1,694.30	$0.00	0.00 percent
Single Family	$2,507.63	$2,507.63	$0.00	0.00 percent
Single Family Partial	$2,034.79	$2,034.79	$0.00	0.00 percent

The totals above include the operations and maintenance assessment and the applicable Series 2018A debt-service assessment shown in the adopted schedule. Assessment decisions are made through the annual public budget process, and future fiscal years remain subject to Board action and applicable law.

Continued Storm System Commitment

Stormwater remains a continuing infrastructure priority. The FY 2026-2027 adopted General Fund includes $105,000 for maintenance and repairs to pipes, inlets, and structures and $4,820 for lake and pond bank maintenance. The Board's approach is to identify conditions, obtain engineering or inspection information when needed, prioritize risk, and advance repairs in manageable phases.

- Continue community-wide inspection and documentation of storm-system conditions.
- Advance CCTV inspection pricing and repair scopes where the system cannot be evaluated from the surface.
- Carry forward pending locations and new field findings for Board review and prioritization.
- Coordinate repair work with available funding, procurement requirements, engineering guidance, and public Board action.

2026 Election and Resident Information

The 2026 General Election is Tuesday, November 3, 2026. Osceola County lists early voting from October 19 through November 1. The amended county notice identifies VillaSol Community Development District Seats 1, 4, and 5 for the 2026 election.

Item	Resident Information
Early voting	October 19 through November 1, 2026
General Election	November 3, 2026
VillaSol CDD seats	Seats 1, 4, and 5
Election type	Nonpartisan qualified-elector election
New term begins	November 17, 2026

What Residents Should Watch For

- The official sample ballot and the candidates listed for each VillaSol CDD seat.
- Early-voting locations and hours published by the Osceola County Supervisor of Elections.
- Your assigned Election Day polling place and any official vote-by-mail instructions or deadlines.
- District meeting notices, agendas, adopted budgets, assessment schedules, and project updates posted on the official District website.

Election neutrality. *This report is informational and does not endorse or oppose any candidate. Residents should rely on the Osceola County Supervisor of Elections for the official ballot, voting locations, deadlines, and election results.*

Official Sources and Compliance Notes

This report summarizes District records and Board direction. It does not replace adopted resolutions, official meeting minutes, contracts, bid documents, engineering reports, or the adopted budget and assessment schedule. Future and potential projects do not become binding commitments through this report.

Official Board action is taken at properly noticed public meetings. District budgets are adopted through the process in section 190.008, Florida Statutes; District assessments are governed by Chapter 190, including section 190.021; qualified-elector CDD elections are governed by section 190.006; and public meetings are governed by section 286.011.

Thank you for your continued participation in the VillaSol community.

Tab 2

Tracker List

23/35 completed

✓	Incident Date	Notice Sent	Address/Enity Info	Payment	Amenity Deactivated
☑	~~8/11~~		~~2800 Via Largo Ct (Winston - Suspended)~~	~~fully paid half fine per Board motion~~	
☑	~~10/10~~		~~2908 Casabella dr~~	~~fully paid $515~~	
☑	~~6/4~~		~~2923 Casabella Dr (Gate Arm Damages)~~		
☐	6/30		2927 Casabella Drive (Not in MyQ System)	$923 due	
☑	~~9/13~~		~~2954 Marbella Drive~~		
☑	~~4/1~~		~~2999 Siesta View Dr (Gate Arm Damages)~~		
☑	~~6/4~~		~~3010 Siesta View Dr (Rule Violation)~~		
☑	~~4/11~~		~~3012 Sangria St (Gate Arm Damages)~~	~~fully paid $923~~	
☑	~~3/31~~		~~3013 Villa Preciosa Dr (Gate Arm Damages)~~	~~fully paid $514~~	
☐	11/7		3030 Camino Real South (Antonio Fuentes - Suspended)	$514 due	
☑	~~6/4~~		~~3031 Sangria St (Gate Arm Damages)~~		
☑	~~9/22~~		~~3038 Sangria St~~		
☑	~~3/31~~		~~3040 Sangria St (Gate Arm Damages)~~		
☐	9/18		3067 Sangria (Gate arm damaged) (Not in MyQ System)	$514 due	
☑	~~6/4~~		~~3086 Sangria St (Gate Arm Damages)~~		
☐	5/9		3105 Sangria St (Gate Arm Damages) Owner Now Live on 3030 Camino Real (More research needed)		
☑	~~6/4~~		~~3121 Via Otero (Security Violations)~~		
☑	~~9/25~~		~~3129 Via Otero~~		
☑	~~11/19~~		~~3162 Via Palma~~	~~fully paid $515~~	
☑	~~1/19~~		~~Abc Supply~~	~~$923 recieved (fully paid)~~	

Tracker List

23/35 completed

✓	Incident Date	Notice Sent	Address/Enity Info	Payment	Amenity Deactivated
☑	~~6/4~~		~~Fedex (Gate Arm Damages)~~	~~fully paid $515~~	
☑	~~6/4~~		~~Fedex 2 (Gate Arm Damages)~~	~~fully paid $515~~	
☑	~~8/1~~		~~Fedex 3 (Damaged LED and Arm)~~	~~fully paid $515~~	
☑	~~10/20~~		~~Fedex 4 (Damaged LED)~~	~~fully paid $515~~	
☑	~~6/4~~		~~Mears Taxi (Gate Arm Damages)~~		
☑	~~9/22~~		~~Pinch A Penny (LED Strip)~~		
☐	10/4		Roofing Company (LED) (Not in MyQ System)	$514 due	
☑	~~10/21~~		~~Tads Towing~~	~~fully paid $515~~	
☑	~~3/7~~		~~2953 siesta view (LED)~~	~~515 received (fully paid)~~	
☐	3/12	3/25	2965 siesta view (LED) (Ramon - Suspended) (Pending Claim EGIS)	$514 due	
☑	~~4/3~~	~~4/6~~	~~3140 via palma~~	~~fully paid $514~~	
☐	4/20		ACS logistics group (3142 Riachuelo Lane - Suspended)	$923 owed	
☑	~~4/27~~		~~Fedex 5~~	~~$923 fully paid~~	
☑	~~6/18~~		~~2946 Casabella Drive (Not in MyQ System) (Astrid paid)~~	~~$923 owed~~	
☐	6/10		2965 Siesta View Drive (Bollard Damage) (Ramon - Suspended)		
☐	7/16		Triple A Truck (Corresponding with currently)	$515 owed ($165 sent)	
☐	7/17		Gate Damage Police Incident (Claim Submitted with EGIS)	$923 plus whatever guardian assesses	
☐	9/15		Gate damage pole, non-registered vechicle	$923 owed	
☐	10/16		Complete Barrier Damage, 2980 Siesta View Drive/Trash Can Truck (WM) (In contact with third party insurance company)	$923 owed	
☐	10/17		Complete Barrier Damage, Metal Gate damage (Guardian needs to come out)	$923 plus whatever guardian assesses	

Tracker List

23/35 completed

✓	Incident Date	Notice Sent	Address/Enity Info	Payment	Amenity Deactivated
☐					
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Tab 3

MAGNOSEC
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DAILY SECURITY REPORT

Date: Friday, September 18, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer conducted a patrol of the clubhouse and surrounding areas. Pedro was observed cleaning the basketball half court. The gym was in use, while all other areas remained calm. The exterior restrooms were also inspected.

1500
A patrol was conducted around the clubhouse, including the parking lot, courts, and playground. The parking lot and gym were in use. No unusual activity was observed.

1600
The parking lot, full basketball court, and gym were in use. Pedro was completing the cleaning of the basketball half court. The exterior restrooms were inspected. All other areas remained calm.

1700
The parking lot, gym, and pool were in use. Rainy weather conditions were noted. All other areas remained calm.

1800
Pedro was observed performing repairs to the office door. The clubhouse doors and windows were inspected and found secure. The golf cart was safely parked, and all other areas remained calm.

1900

A patrol was conducted of the front and left side of the clubhouse. The parking lot, full basketball court, and pool were in use. The golf cart remained safely parked.

2000

The lobby and gym were in use. No unusual activity was observed. The golf cart remained safely parked.

2100
The exterior restrooms were inspected and the lights were turned off. The pool area was checked, along with the clubhouse windows and doors. The keycard was returned to its designated location. The golf cart was safely parked.

2200
The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

Date: Saturday, September 19, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer conducted a patrol around the clubhouse and inspected the parking lot, courts, and playground. The gym, pool, and lobby were in use. The golf cart was safely parked.

1500

A patrol was conducted around the clubhouse, including the exterior restrooms, left side of the property, courts, playground, and pool area. The clubhouse windows and doors were also inspected. The golf cart remained safely parked.

1600
The parking lot and pool were in use. All other areas remained calm. The golf cart was safely parked.

1700
The parking lot and pool continued to be in use. The officer patrolled the pool area and monitored guests for compliance with facility rules. The golf cart remained safely parked.

1800

A patrol was conducted around the pool and the left side of the clubhouse. The parking lot and gym were in use. The golf cart remained safely parked.

1900
The full basketball court, half basketball court, pool, and parking lot were in use. Children were observed playing in the rear area. No unusual activity was reported.

2000
The exterior restrooms were inspected, and the lights were turned off. A patrol was also conducted around the pool area. The gym and parking lot remained in use.

2100
The officer conducted a final patrol around the clubhouse and inspected the doors and windows. The keycard was returned to its designated location, and the golf cart was safely parked.

2200
The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

Date: Sunday, September 20, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer conducted a patrol around the clubhouse. The parking lot, pool, and gym were in use. The exterior restrooms were inspected. Cloudy weather conditions were noted, and the golf cart was safely parked.

1500
The parking lot, gym, and pool remained in use. The gym windows were inspected. The golf cart remained safely parked.

1600
Cloudy weather continued. The parking lot, gym, pool, and basketball court were in use. The left side of the clubhouse was patrolled. The golf cart remained safely parked.

1700
A patrol was conducted throughout the exterior areas during rainy weather conditions. The tennis court, full basketball court, and parking lot were in use. The golf cart was safely parked.

1800
The officer inspected the exterior areas. The parking lot, full basketball court, and pool were in use. The golf cart remained safely parked.

1900
A patrol was conducted along the left side of the clubhouse and throughout the exterior areas. The parking lot, gym, full basketball court, and pool were in use. The golf cart remained safely parked.

2000
The exterior restrooms were inspected, and the men's restroom lights were turned off. All areas were calm. Rain continued during this time. The gym windows and doors were inspected, and the golf cart remained safely parked.

2100
A final exterior patrol was conducted, including the pool area. The officer verified that the doors were properly closed. The keycard was returned to its designated location, and the golf cart was safely parked.

2200

The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

Date: Friday, September 25, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer inspected the party room, pool area, and exterior areas. Conditions were calm. A tow truck arrived on the property.

1500
The tow truck driver was observed installing a sign near the main entrance to the parking lot. The exterior restrooms were inspected. The pool and gym were in use.

1600
A patrol was conducted throughout the exterior areas, including the restrooms. The gym, pool, parking lot, and full basketball court were in use.

1700
The pool, half basketball court, and parking lot were in use. All other areas remained calm.

1800
The officer patrolled the pool, left side of the clubhouse, and parking lot. The pool, parking lot, and gym were in use. All other areas remained calm. The golf cart was safely parked.

1900
The parking lot, full basketball court, gym, and pool were in use. The golf cart remained safely parked.

2000
The clubhouse, exterior restrooms, courts, pool, parking lot, and front area were inspected. All areas were found to be in order. The gym doors and windows were also checked. The golf cart remained safely parked.

2100
A patrol was conducted around the pool area. The clubhouse doors and windows were inspected and found secure. The keycard was returned to its designated location, and the golf cart remained safely parked.

2200
The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

Date: Saturday, September 26, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer conducted a patrol around the clubhouse. The parking lot, courts, and playground were calm. The pool was in use, and the golf cart was safely parked.

1500
While patrolling the pool area, the officer observed two children attempting to enter without a guardian. The officer spoke with them, and they subsequently left the area. The tennis court and half basketball court were in use. The golf cart remained safely parked.

1600
The clubhouse doors and windows, exterior restrooms, and pool area were inspected. The golf cart remained safely parked.

1700
A patrol was conducted around the clubhouse. The tennis court, half basketball court, parking lot, and pool were in use. All other areas remained calm. The golf cart was safely parked.

1800
The officer patrolled the clubhouse area and inspected the exterior restrooms. The pool, parking lot, half basketball court, and gym were in use. All other areas remained calm. The golf cart remained safely parked.

1900
The pool, full basketball court, and gym were in use. The golf cart remained safely parked.

2000
The officer inspected the exterior areas. The courts, playground, and parking lot were calm. The golf cart remained safely parked.

2100
A final patrol was conducted along the front and left side of the clubhouse. The officer verified that the clubhouse doors and windows were properly secured. The keycard was returned to its designated location, and the golf cart remained safely parked.

2200
The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

Date: Sunday, September 27, 2026
Location: Centro Recreacional Villa Sol
Shift: 2:00 PM – 10:00 PM

1400
At the beginning of the shift, the officer inspected the exterior areas, including the parking lot, courts, and playground. The pool and gym were in use. The golf cart was safely parked.

1500
The parking lot, gym, and pool were in use. All other areas remained calm. The golf cart remained safely parked.

1600
The clubhouse doors and windows were inspected. The parking lot was in use, and the golf cart remained safely parked. Sunny weather conditions were noted.

1700
The officer patrolled the pool area and clubhouse. The parking lot, half basketball court, and gym were in use. The exterior restrooms were inspected. The golf cart remained safely parked.

1800
The exterior areas were inspected. The parking lot, half basketball court, and pool were in use. All other areas remained calm. The golf cart remained safely parked.

1927

Pool Access Incident:

Two young males arrived on the left side of the clubhouse and proceeded toward the pool entrance. They attempted to gain access but were unable to enter because the pool was locked. They subsequently attempted to access the pool from the front area.

The officer approached the individuals and advised them that the pool was closed. The access card being used was identified as belonging to Doris Lopez, 3168 Villa Palma. The card was found to be unregistered. No further incident was reported.

2000
A patrol was conducted around the clubhouse, including the courts, playground, pool, front area, parking lot, gym, and party room. All areas were calm. The golf cart remained safely parked.

2100
The officer verified that the clubhouse windows and doors were properly secured. The keycard was returned to its designated location, and the golf cart remained safely parked.

2200
The shift concluded without further incident. The golf cart was safely parked, and all areas were left in proper order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Friday, October 02, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | I began inspecting external areas like the parking lot, basketball full court, pool and gym which are in use. Other areas remained calm. Several minors tried to enter the pool area, but their card was not functioning, and it appeared that someone remotely used the mobile app to let them in. This same group was found smoking marijuana on a previous occasion by Mr. Hernan. They also opened the door to two others. The group was advised that a functioning access card was required and subsequently left. The owner of the card is Doris Lopez and the cards are #00004302846955 120,15339 and 00004302847893 120,16277.

3:00 PM | The parking lot and gym are in use. Other areas remained calm. I inspected the exterior restrooms. Hernan and Luis are working on the gym door.

4:00 PM | Hernan and Luis continue to work on the gym door. The parking lot was in use. Other areas remained calm.

5:00 PM | Hernan and Luis are in the clubhouse. External areas are calm. At 5:30 PM, The maintenance person, Hernan and Luis are working on fixing cracks on the tennis court.

6:00 PM | The half basketball court and gym are in use. Other areas remained calm. I inspected the exterior restrooms.

7:00 PM | I patrolled around external areas. The half basketball court, tennis court and parking lot are in use. I inspected the restrooms.

8:00 PM | I ask some kids in the back area to leave because it was getting dark. I inspected all areas.

9:00 PM | I inspected the windows and doors of the clubhouse. I returned the keycard in its place.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Sunday, October 04, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | Upon arrival, I notice that there are police cars in the parking lot. They were attending an incident with residents, unrelated to the recreational center. Two minors were playing in the basketball court and were trying to get people in the pool to let them in. I approached them and told them just like other times that they were not permitted without adult supervision in the area. Another individual provided access and I told them to exit and to show me where their guardian or parent was. One of them told me they were home and they opened the door through the mobile app. Mr. Hernan verified the entrance and the address is 3007 Camino real South and the person is Julie Guay.

3:00 PM | The police cars are still in the parking lot. The pool and basketball courts are in use. I inspected the exterior restrooms and turned off the lights.

4:00 PM | The police have left. I patrolled around external areas. The pool and basketball courts are in use. I inspected the exterior restrooms. The lobby is in use.

5:00 PM | The basketball courts, pool and parking lot are in use.

6:00 PM | I patrolled around the clubhouse. The parking lot, basketball courts and pool are in use.

7:00 PM | I inspected external areas. I inspected windows and doors of the clubhouse. The pool, basketball courts and gym are in use.

8:00 PM | I patrolled around the clubhouse. All areas were calm.

9:00 PM | I inspected windows and doors, as well as external bathrooms. I returned the keycard in its place. I turned off the lights in the gym and lobby.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Friday, October 09, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | When I arrived Mr. Hernan showed me the new process of gaining entrance to the recreational center. I inspected external areas. The parking lot and pool are in use.

3:00 PM | I inspected the exterior restrooms, basketball and tennis courts, The pool was in use. Pedro is working on the main door of the clubhouse.

4:00 PM | Pedro continues to work on the clubhouse main door. The maintenance company arrived. I inspected exterior areas, including the basketball and tennis courts and playground which are calm.

5:00 PM | I patrolled around the left side of the clubhouse. The full basketball court, pool, back area of the clubhouse and parking lot are in use. Other areas remained calm.

6:00 PM | Guests arrive for the event in the clubhouse. Basketball court, parking lot and gym are in use.

7:00 PM | I patrolled external areas. I inspected the pool and front of the clubhouse. The lobby, gym and party room are in use.

8:00 PM | I patrolled the front area parking lot, left side of the clubhouse and pool. The gym, parking lot and party room are in use. Rain was observed. I open the trash container.

9:00 PM | I inspected the gym windows and external bathrooms. Rain continued. The party room is still in use. The party guests have started to clean up.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Saturday, October 10, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | I initially checked all doors. The pool and basketball half court are in use.

3:00 PM | Weather conditions were poor. The parking lot, gym and basketball court are in use. Cleaning personnelnel are on the property. The golf cart is safely parked I inspected the exterior restrooms.

4:00 PM | I patrolled the external areas. I inspected basketball courts and the pool. The gym and parking lot are in use. Rain was observed.

5:00 PM | All external areas are calm. All the kids have left.

6:00 PM | Conditions remained calm. I inspected the left side. I inspected the bathrooms and turned off the lights. I inspected the windows and doors of the clubhouse.

7:00 PM | The full basketball court and parking lot are in use. I patrolled around the clubhouse and check the pool area.

8:00 PM | I patrolled around the clubhouse. I inspected the exterior restrooms, doors and windows. I patrolled around the pool area and front area.

9:00 PM | Conditions remained calm. I returned the keycard in its place. I rechecked the clubhouse doors.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Sunday, October 11, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | I initially checked around the clubhouse surroundings. The parking lot, tennis court, basketball full court and pool are in use. The afternoon is dark and rainy.

3:00 PM | The full basketball court, pool, tennis court and parking lot are in use.

4:00 PM | I inspected doors, external bathrooms and turned off the lights. The courts, playground and party room were calm. The gym, pool and parking lot are in use.

5:00 PM | The weather continues. The full basketball court, playground, pool and gym are in use. I inspected the restrooms and turned off the lights.

6:00 PM | I patrolled the external areas, pool and left side of the clubhouse. I inspected the restrooms and turned off the lights. The basketball court, pool, gym and parking lot are in use.

7:00 PM | I inspected doors and windows of the clubhouse.

8:00 PM | I patrolled around the parking lot turning on lights. The parking lot and gym are in use.

9:00 PM | I inspected that doors are properly closed. I inspected that all gym machines are turned off. I returned the keycard in its place.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Friday, October 16, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | Upon arrival, I see that the parking lot, pool and gym are in use. Cleaning personnelnel is in the clubhouse. Other areas remained calm. I inspected the left side. Everything is calm.

3:00 PM | The gym, pool, parking lot and basketball full court are in use. Maintenance personnel is cleaning various parts of the recreational center.

4:00 PM | The full basketball court, pool, parking lot and gym are in use. Maintenance personnel is cleaning some areas. I inspected the exterior restrooms and turned off the lights.

5:00 PM | The half basketball court, pool and parking lot are in use.

6:00 PM | I patrolled around the clubhouse. The parking lot, basketball court and pool are in use. Other areas remained calm.

7:00 PM | I patrolled around the clubhouse. I inspected exterior areas, including the parking lot, pool, playground and gym which are calm. The basketball court is in use.

8:00 PM | The parking lot was in use. Other areas remained calm. Residents arrive at the gym. I inspected the gym windows.

9:00 PM | I inspected doors and windows. I returned the keycard and the maintenance person’s keycard in their place.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Saturday, October 17, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | I conducted an initial patrol of external areas. The pool and lobby are in use. Cleaning personnelnel have finished and left. As I inspected the pool area I notice that the water is overflowing and I immediately notified Mr. Hernan.

3:00 PM | The full basketball court, pool and parking lot are in use.

4:00 PM | I patrolled external areas like the pool, left side, basketball and tennis courts, playground and parking lot. I inspected the exterior restrooms and turned off the lights. The pool maintenance personnel arrived.

5:00 PM | I patrolled the front and sides of the clubhouse. The basketball courts, pool, parking lot and gym are in use. The temperature was dropping.

6:00 PM | The pool technician continues to work on the pool. The parking lot, basketball full court and hot tub are in use. I inspected the restrooms and turned off the lights. At 6:40 PM, the pool technician left.

7:00 PM | I inspected external areas. The full basketball court, parking lot and pool are in use. Other areas remained calm.

8:00 PM | I inspected the gym windows and doors, as well as external bathrooms. I patrolled around the pool.

9:00 PM | I inspected the doors and windows of the clubhouse. I inspected the pool’s water level. I returned the keycards in their place.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Sunday, October 18, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | The parking lot, gym and pool are in use.

3:00 PM | I patrolled external areas like the basketball and tennis courts and playground. The parking lot, basketball half court, pool and gym are in use.

4:00 PM | I patrolled around the pool. I inspected the left side of the clubhouse. The full basketball court, parking lot and pool are in use. Other areas remained calm. The golf cart is safely parked

5:00 PM | I patrolled the clubhouse. The weather is cloudy. The parking lot, basketball full court and pool are in use. I inspected the exterior restrooms and turned off the lights.

6:00 PM | The parking lot, basketball full court, playground and gym are in use.

7:00 PM | I patrolled around the clubhouse. The tennis court and basketball full court are in use. I inspected the exterior restrooms. Cleaning personnelnel have arrived.

8:00 PM | I inspected the left side of the clubhouse. All external areas are calm. The gym was in use. I inspected the windows and doors of the gym.

9:00 PM | I inspected the doors and windows of the clubhouse. I returned the keycards in their place.

10:00 PM | Shift concluded. The facility was left in order.

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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Friday, October 23, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | I conducted an initial walk around the clubhouse and check external areas. At the moment everything is calm. The gym was in use.

3:00 PM | All areas were calm. I inspected the restrooms and turned off the lights. Pedro is working on the clubhouse entrance lights.

4:00 PM | The full basketball court, parking lot and gym are in use. Other areas remained calm.

5:00 PM | I patrolled around the clubhouse. All areas were calm. I inspected the exterior restrooms and turned off the lights.

6:00 PM | The basketball courts, pool and parking lot are in use.

7:00 PM | I inspected the left side. Other areas remained calm. People arrive for the saturday activity to check the party room. They are also here for the sunday activity.

8:00 PM | Conditions remained calm. I inspected the doors and windows of the gym.

9:00 PM | I rechecked the doors and windows of the clubhouse. I inspected the front and left side areas. I returned the keycard in its place.

10:00 PM | Shift concluded. The facility was left secured and in order.

MAGNOSEC
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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Saturday, October 24, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | Upon arrival, I see that the landscaping company is mowing the lawns and trimming palm trees. There was an activity happening in the party room. Mr. Hernan is checking on the work being done.

3:00 PM | The pool, parking lot, tennis court, basketball full court and party room are in use.

4:00 PM | All areas were calm. Everyone has left the party room. They left some items in the party room and things in the refrigerator (water, milk, tea, cheese platter) for Sunday's activity. I inspected the restrooms and turned off the lights.

5:00 PM | The pool, tennis court and basketball half court are in use. Other areas remained calm. I inspected the gym and an adult allowed a four-year-old child onto a treadmill. I instructed the adult to remove the child from the treadmill because this violated facility rules.

6:00 PM | The parking lot, basketball full court and gym are in use. Other areas remained calm. Cleaning personnel is here.

7:00 PM | All external areas are calm. The gym was in use. I inspected around the pool. Rain was observed.

8:00 PM | I patrolled around the clubhouse. I inspected the exterior restrooms. The pool and other areas are calm. I inspected the windows and doors of the clubhouse.

9:00 PM | I rechecked the doors and windows of the clubhouse. I returned the keycard in its place.

10:00 PM | Shift concluded. The facility was left secured and in order.

MAGNOSEC
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DAILY SECURITY REPORT

CENTRO RECREACIONAL VILLA SOL

REPORT DATE Sunday, October 25, 2026 **SHIFT** 2:00 PM - 10:00 PM

SHIFT ACTIVITY LOG

2:00 PM | Upon arrival, I see that the party room guests are already picked up after themselves and left. One door could not be opened due to an apparent malfunction.

3:00 PM | The full basketball court, parking lot and playground are in use. Other areas remained calm.

4:00 PM | Mr. Hernan arrived and checked the faulty door. I inspected around the clubhouse. The parking lot and pool are in use.

5:00 PM | I inspected the clubhouse. The parking lot, basketball courts and playground are in use. Individuals were recording footage of the clubhouse for a home sale. Cleaning personnel has arrived.

6:00 PM | The parking lot and basketball courts are in use. Cleaning personnel is still around.

7:00 PM | External areas are calm. The gym was in use. I walked around the pool area.

8:00 PM | I walk side areas of the clubhouse. All external areas are calm. I inspected the restrooms and turned off the lights. I inspected windows and doors.

9:00 PM | I inspected the clubhouse doors. I returned the keycard in its place.

10:00 PM | Shift concluded. The facility was left secured and in order.

Tab 4

From: Info PGS Centrum <info@pgscentrum.com>
Date: Thursday, October 15, 2026 at 9:33 AM
To: Brian Mendes <BMendes@rizzetta.com>
Subject: [EXTERNAL]

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Brian,

I found the 8" Gas Concrete Scarifier/Planer available through Sunbelt Rentals for $2,375 per month. This equipment would be used to grind down uneven sections of the concrete sidewalks to help create a more level walking surface.

The CDD would pay Sunbelt Rentals directly by credit card for the equipment rental. PGS Centrum would pick up the equipment, transport it to the property, and return it when the work is completed.

Please let me know if you would like to proceed.

Best regards,

PGS Centrum

Job Report #14752

Grouped Report • Printable A4 Format

A4 • Ready to Print

Date: 2026-09-21 07:47:59
Version: 1

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

Employees: Herrera Pedro
Jobs: 37
Date Range: 2026-09-21 → 2026-10-02

Date Check	HOA	Employee
2026-09-21 07:47:59	Villasol CDD	Herrera Pedro
2026-09-21 09:13:19	Villasol CDD	Herrera Pedro
2026-09-21 11:56:57	Villasol CDD	Herrera Pedro
2026-09-21 12:29:21	Villasol CDD	Herrera Pedro
2026-09-21 13:56:39	Villasol CDD	Herrera Pedro
2026-09-22 08:26:15	Villasol CDD	Herrera Pedro
2026-09-22 10:22:08	Villasol CDD	Herrera Pedro
2026-09-22 10:48:19	Villasol CDD	Herrera Pedro
2026-09-22 14:13:58	Villasol CDD	Herrera Pedro
2026-09-23 07:52:29	Villasol CDD	Herrera Pedro
2026-09-23 09:50:12	Villasol CDD	Herrera Pedro
2026-09-23 10:52:01	Villasol CDD	Herrera Pedro
2026-09-23 16:08:08	Villasol CDD	Herrera Pedro
2026-09-24 08:13:17	Villasol CDD	Herrera Pedro
2026-09-24 10:52:25	Villasol CDD	Herrera Pedro
2026-09-24 15:21:55	Villasol CDD	Herrera Pedro
2026-09-25 07:41:17	Villasol CDD	Herrera Pedro
2026-09-25 08:54:57	Villasol CDD	Herrera Pedro
2026-09-25 14:25:42	Villasol CDD	Herrera Pedro
2026-09-28 08:09:56	Villasol CDD	Herrera Pedro
2026-09-28 10:57:25	Villasol CDD	Herrera Pedro
2026-09-28 15:34:20	Villasol CDD	Herrera Pedro
2026-09-29 07:54:26	Villasol CDD	Herrera Pedro
2026-09-29 09:39:15	Villasol CDD	Herrera Pedro
2026-09-29 12:24:01	Villasol CDD	Herrera Pedro
2026-09-29 13:55:26	Villasol CDD	Herrera Pedro
2026-09-30 07:31:49	Villasol CDD	Herrera Pedro
2026-09-30 11:02:12	Villasol CDD	Herrera Pedro
2026-09-30 13:53:57	Villasol CDD	Herrera Pedro
2026-10-01 07:38:54	Villasol CDD	Herrera Pedro
2026-10-01 08:53:04	Villasol CDD	Herrera Pedro
2026-10-01 11:36:17	Villasol CDD	Herrera Pedro
2026-10-01 12:32:06	Villasol CDD	Herrera Pedro
2026-10-01 14:54:12	Villasol CDD	Herrera Pedro
2026-10-02 08:30:12	Villasol CDD	Herrera Pedro
2026-10-02 10:52:41	Villasol CDD	Herrera Pedro
2026-10-02 11:32:24	Villasol CDD	Herrera Pedro

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-21 07:47:59

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14752	2026-09-21 07:47:59	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-21 09:13:19

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14762	2026-09-21 09:13:19	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-21 11:56:57

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14776	2026-09-21 11:56:57	Parking two house	cut off excess Barilla

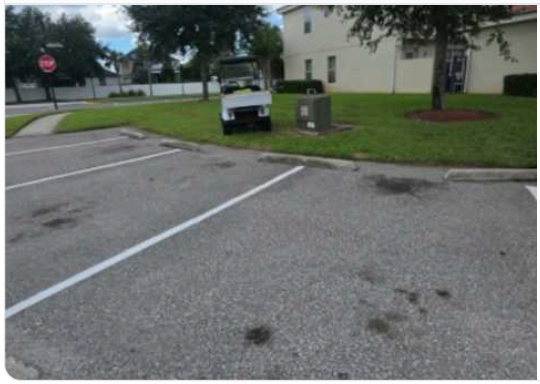
OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-21 12:29:21

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14777	2026-09-21 12:29:21	Entrance property	Install protective and cautionary separator posts.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-21 13:56:39

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14780	2026-09-21 13:56:39	Fountain tower	clearing brush and leveling the ground

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-22 08:26:15

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14788	2026-09-22 08:26:15	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-22 10:22:08

Employee: Herrera Pedro
Manager: Brian Mendez

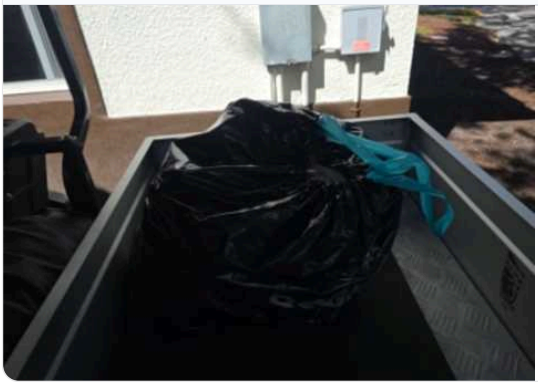
JOB DETAILS

Item	Date	Zone	Activities
14798	2026-09-22 10:22:08	Lake	Trash cleanup around the lake

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-22 10:48:19

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14799	2026-09-22 10:48:19	basketball court	Water pressure

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-22 14:13:58

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14807	2026-09-22 14:13:58	Clubhouse	Organize a meeting room

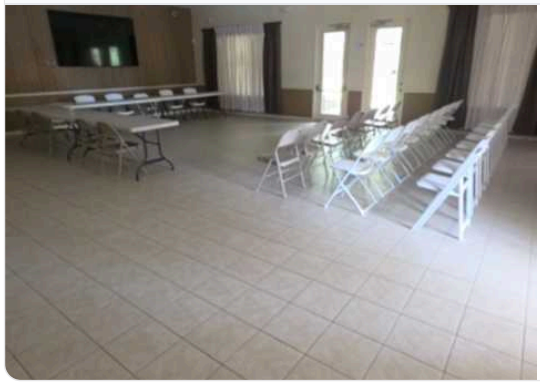
OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-23 07:52:29

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14817	2026-09-23 07:52:29	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-23 09:50:12

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14830	2026-09-23 09:50:12	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-23 10:52:01

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14837	2026-09-23 10:52:01	basketball court	Finish water pressure

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-23 16:08:08

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14851	2026-09-23 16:08:08	Court basketbol	repair cracks

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-24 08:13:17

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14856	2026-09-24 08:13:17	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-24 10:52:25

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14870	2026-09-24 10:52:25	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-24 15:21:55

Employee: Herrera Pedro
Manager: Brian Mendez

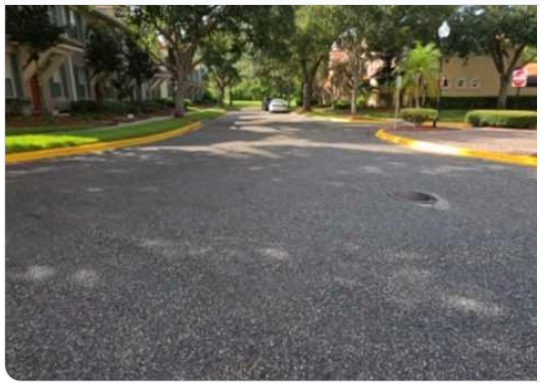
JOB DETAILS

Item	Date	Zone	Activities
14885	2026-09-24 15:21:55	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-25 07:41:17

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14892	2026-09-25 07:41:17	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-25 08:54:57

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14901	2026-09-25 08:54:57	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-25 14:25:42

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14916	2026-09-25 14:25:42	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-28 08:09:56

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14923	2026-09-28 08:09:56	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-28 10:57:25

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14939	2026-09-28 10:57:25	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-28 15:34:20

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14957	2026-09-28 15:34:20	TWO house	Blowers entrance two house and sidewalks car parking

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-29 07:54:26

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14960	2026-09-29 07:54:26	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-29 09:39:15

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14963	2026-09-29 09:39:15	Sports area	Cleaning the area behind the basketball court

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-29 12:24:01

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14976	2026-09-29 12:24:01	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-29 13:55:26

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14979	2026-09-29 13:55:26	TWO house	Removal of weeds around pop-up drains, ventilation units, home entrances, sidewalks, and the garage driveway.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-30 07:31:49

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
14985	2026-09-30 07:31:49	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-30 11:02:12

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15004	2026-09-30 11:02:12	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-09-30 13:53:57

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15007	2026-09-30 13:53:57	Via largo and camino Real South	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-01 07:38:54

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15011	2026-10-01 07:38:54	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-01 08:53:04

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15017	2026-10-01 08:53:04	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-01 11:36:17

Employee: Herrera Pedro
Manager: Brian Mendez

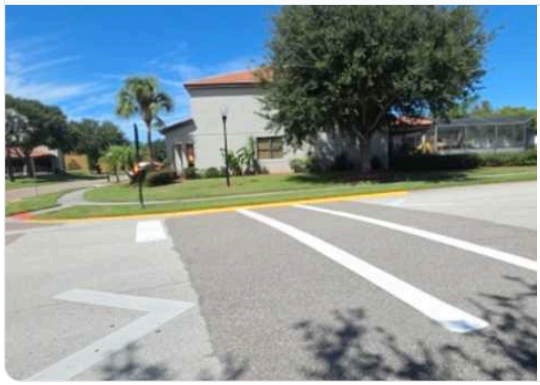
JOB DETAILS

Item	Date	Zone	Activities
15031	2026-10-01 11:36:17	Camino Real South	paint bumper marker

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-01 12:32:06

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15033	2026-10-01 12:32:06	Siesta View Drive	paint bumper marker

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-01 14:54:12

Employee: Herrera Pedro
Manager: Brian Mendez

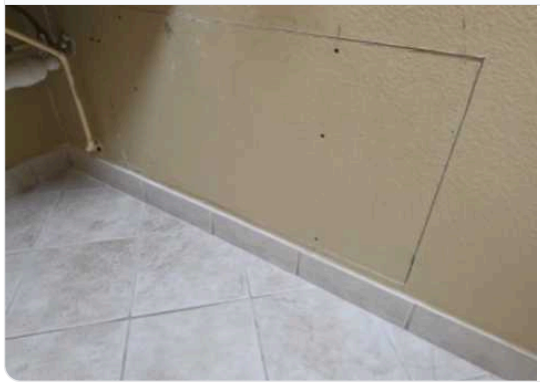
JOB DETAILS

Item	Date	Zone	Activities
15039	2026-10-01 14:54:12	Clubhouse	apply texture to the bathroom wall

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-02 08:30:12

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15049	2026-10-02 08:30:12	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-02 10:52:41

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15065	2026-10-02 10:52:41	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-02 11:32:24

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15066	2026-10-02 11:32:24	Casabella Dr	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Report #15080

Grouped Report • Printable A4 Format

A4 • Ready to Print

Date: 2026-10-05 08:10:08
Version: 1

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

Employees: Herrera Pedro
Jobs: 27
Date Range: 2026-10-05 → 2026-10-16

Date Check	HOA	Employee
2026-10-05 08:10:08	Villasol CDD	Herrera Pedro
2026-10-05 10:38:58	Villasol CDD	Herrera Pedro
2026-10-05 14:42:53	Villasol CDD	Herrera Pedro
2026-10-06 07:50:47	Villasol CDD	Herrera Pedro
2026-10-06 11:45:12	Villasol CDD	Herrera Pedro
2026-10-06 16:16:45	Villasol CDD	Herrera Pedro
2026-10-07 07:42:26	Villasol CDD	Herrera Pedro
2026-10-07 09:06:54	Villasol CDD	Herrera Pedro
2026-10-07 12:02:36	Villasol CDD	Herrera Pedro
2026-10-08 08:17:20	Villasol CDD	Herrera Pedro
2026-10-08 10:12:00	Villasol CDD	Herrera Pedro
2026-10-08 14:25:50	Villasol CDD	Herrera Pedro
2026-10-09 08:08:51	Villasol CDD	Herrera Pedro
2026-10-09 09:50:30	Villasol CDD	Herrera Pedro
2026-10-09 11:07:28	Villasol CDD	Herrera Pedro
2026-10-09 13:48:16	Villasol CDD	Herrera Pedro
2026-10-12 08:04:04	Villasol CDD	Herrera Pedro
2026-10-12 09:45:38	Villasol CDD	Herrera Pedro
2026-10-12 12:00:45	Villasol CDD	Herrera Pedro
2026-10-12 14:28:28	Villasol CDD	Herrera Pedro
2026-10-15 08:45:01	Villasol CDD	Herrera Pedro
2026-10-15 10:25:23	Villasol CDD	Herrera Pedro
2026-10-15 13:42:52	Villasol CDD	Herrera Pedro
2026-10-15 15:22:39	Villasol CDD	Herrera Pedro
2026-10-16 09:11:55	Villasol CDD	Herrera Pedro
2026-10-16 09:14:22	Villasol CDD	Herrera Pedro
2026-10-16 09:19:55	Villasol CDD	Herrera Pedro

PGS Centrum • Job Reports

Cover Page

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-05 08:10:08

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15080	2026-10-05 08:10:08	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-05 10:38:58

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15094	2026-10-05 10:38:58	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-05 14:42:53

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15100	2026-10-05 14:42:53	MARBELLA DRIVE	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-06 07:50:47

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15103	2026-10-06 07:50:47	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-06 11:45:12

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15113	2026-10-06 11:45:12	Siesta View Drive	Paint white lines

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-06 16:16:45

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15121	2026-10-06 16:16:45	Clubhouse parking	Install a sign new

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-07 07:42:26

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15123	2026-10-07 07:42:26	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-07 09:06:54

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15124	2026-10-07 09:06:54	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-07 12:02:36

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15134	2026-10-07 12:02:36	Clubhouse	install cameras

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-08 08:17:20

Employee: Herrera Pedro
Manager: Brian Mendez

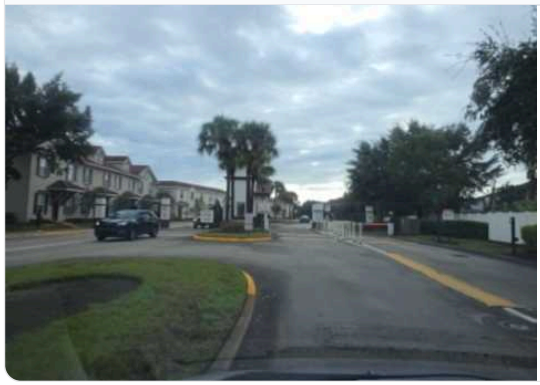
JOB DETAILS

Item	Date	Zone	Activities
15152	2026-10-08 08:17:20	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-08 10:12:00

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15163	2026-10-08 10:12:00	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-08 14:25:50

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15171	2026-10-08 14:25:50	Clubhouse	Removal of cobwebs; cleaning of gutters, walls, and the clubhouse entrance.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-09 08:08:51

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15174	2026-10-09 08:08:51	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-09 09:50:30

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15185	2026-10-09 09:50:30	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-09 11:07:28

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15195	2026-10-09 11:07:28	Siesta View Drive	install mesh to close off the sidewalk

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-09 13:48:16

Employee: Herrera Pedro
Manager: Brian Mendez

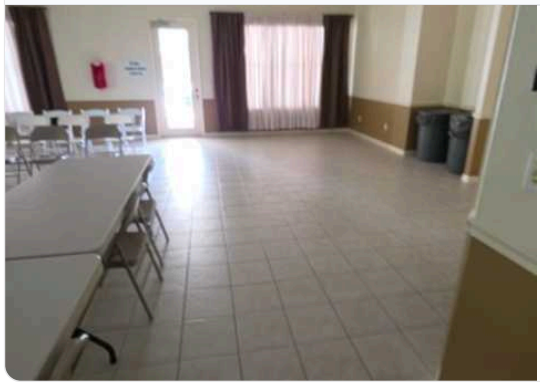
JOB DETAILS

Item	Date	Zone	Activities
15198	2026-10-09 13:48:16	Clubhouse	Organize a meeting room

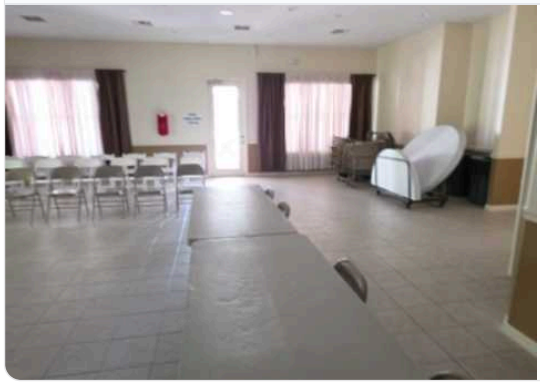
OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-12 08:04:04

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15207	2026-10-12 08:04:04	Clubhouse	Tour of the clubhouse, pool, playground, sports areas, and picnic area.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-12 09:45:38

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15218	2026-10-12 09:45:38	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-12 12:00:45

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15229	2026-10-12 12:00:45	Puerta del sol Blvd	Install a sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-12 14:28:28

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15238	2026-10-12 14:28:28	Siesta View Drive	Finish paint white lines

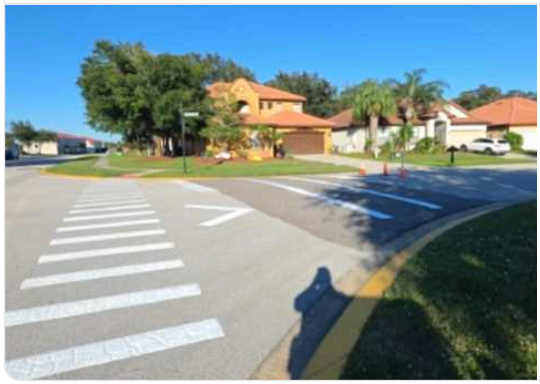
OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER



PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-15 08:45:01

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15239	2026-10-15 08:45:01	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-15 10:25:23

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15241	2026-10-15 10:25:23	The entire property	Garbage collection

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-15 13:42:52

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15245	2026-10-15 13:42:52	park, trees, HOA	Install a sign

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-15 15:22:39

Employee: Herrera Pedro
Manager: Brian Mendez

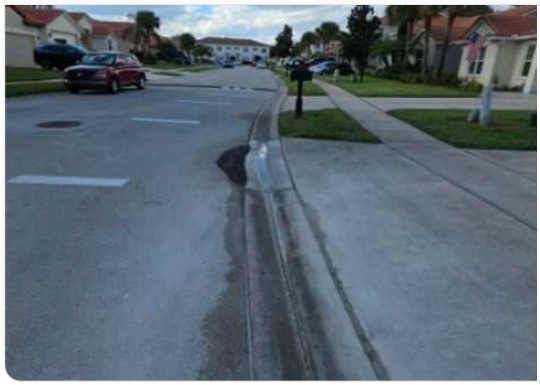
JOB DETAILS

Item	Date	Zone	Activities
15246	2026-10-15 15:22:39	Villa Preciosa	completion of the driveway entrance

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-16 09:11:55

Employee: Herrera Pedro
Manager: Brian Mendez

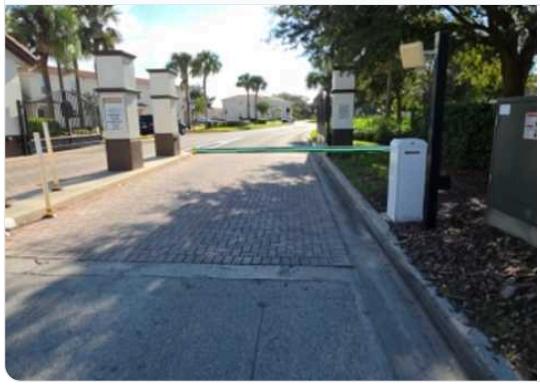
JOB DETAILS

Item	Date	Zone	Activities
15253	2026-10-16 09:11:55	The entire property resident	install a bollard at the resident entrance

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-16 09:14:22

Employee: Herrera Pedro
Manager: Brian Mendez

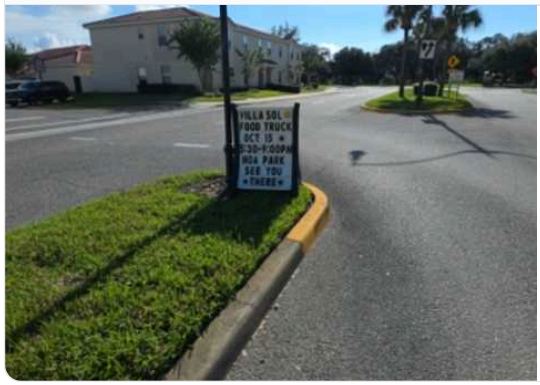
JOB DETAILS

Item	Date	Zone	Activities
15254	2026-10-16 09:14:22	The entire property	remove food truck advertisement

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

PGS Centrum

Job Zone Reported

Villasol CDD • 2026-10-16 09:19:55

Employee: Herrera Pedro
Manager: Brian Mendez

JOB DETAILS

Item	Date	Zone	Activities
15256	2026-10-16 09:19:55	The entire property	Property walkthroughs, area cleaning, and waste reporting.

OBSERVATIONS

EVIDENCE PHOTOS

BEFORE



AFTER

Tab 5

VillaSol Community Development District

District Office · Orlando, FL 32819
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.villasolcdd.org

Operations and Maintenance Expenditures
August 2026
For Board Approval

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

The total items being presented: **$36,708.78**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description		Invoice Amount
Access Control Technologies, Inc.	300418	261148	Gate Maintenance & Repair 09/26	$	807.16
Access Control Technologies, Inc.	300427	261545	Gate Maintenance & Repair 09/26	$	259.89
ADT Security Services, Inc.	300422	1239666876	Security Monitoring & Maintenance 10/26	$	53.74
Ariel Ivan Correa-Betancourt	300415	AB090826	Board of Supervisors Meeting 09/08/26	$	200.00
CSS Clean Star Services of Central Florida, Inc.	300409	18916	Cleaning Services 08/26	$	1,800.00
CSS Clean Star Services of Central Florida, Inc.	300428	19185	Cleaning Services 09/26	$	1,800.00
Florida Department of Revenue	20260917	5980156305945-091626	Sales & Use Tax 08/26	$	43.96
Hanson Walter & Associates, Inc.	300423	5297170	Engineering Services 08/26	$	1,500.00
Herman Perez	300416	HP090826	Board of Supervisors Meeting 09/08/26	$	200.00
Kissimmee Utility Authority	20260902-1	001632660000709740-081426	Electric Services 07/26	$	2,039.38
Kissimmee Utility Authority	20260902-2	001632660000770990-081426	Electric Services 07/26	$	16.87
Kissimmee Utility Authority	20260902-5	001632660000774280-081426	Electric Services 07/26	$	66.28

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Kissimmee Utility Authority	20260902-3	001632660000779000-081426	Electric Services 07/26	$ 11.36
Kissimmee Utility Authority	20260902-6	001632660000816360-081426	Electric Services 07/26	$ 154.76
Kissimmee Utility Authority	20260902-4	001632660000842000-081426	Electric Services 07/26	$ 1,396.45
MagnoSec, Corp.	300410	2527	Security Monitoring & Maintenance 08/26	$ 1,472.00
MagnoSec, Corp.	300410	2533	Security Monitoring & Maintenance 08/26	$ 368.00
MagnoSec, Corp.	300424	2545	Security Monitoring & Maintenance 09/26	$ 1,104.00
MagnoSec, Corp.	300429	2558	Security Monitoring & Maintenance 09/26	$ 1,104.00
Mario Cordova	300417	MC090826	Board of Supervisors Meeting 09/08/26	$ 200.00
PGS Centrum, Inc.	300411	1853	Electrical Maintenance 08/26	$ 4,960.66
Republic Services	20260916	0690-000831445	Waste Disposal Services 09/26	$ 154.02
Resort Pool Services	300419	33682	Pool Maintenance 09/26	$ 1,995.00
Rizzetta & Company, Inc.	300408	INV0000112196	Accounting Services 09/26	$ 3,756.30

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description		Invoice Amount
School Now	300420	INV-SN-1730	Website Compliance & Management 10/26	$	1,583.65
Spectrum	20260917 v03201	2017464082826	Internet Services 09/26	$	175.38
Straley Robin Vericker	300425	29111	Legal Services 08/26	$	1,576.56
Terminix	300412	475825801	Pest Control 08/26	$	108.55
The Chamberlain Group, LLC	20260904	IN14365301	Access Control 09/26	$	665.00
Thermotane Propane, LLC	300414	139466	Miscellaneous Expense 09/26	$	168.86
Thermotane Propane, LLC	300426	140940	Propane Services 09/26	$	190.75
TLD-Southeast, Inc.	300407	2146665	Water Management 08/26	$	390.00
Toho Water Authority	20260904-1	001632660000816360-080826	Water-Sewer Services 07/26	$	37.76
Toho Water Authority	20260904-2	001632660000842000-080626	Water-Sewer Services 07/26	$	27.01
Toho Water Authority	20260904-3	001632660001257480-080526	Water-Sewer Services 07/26	$	7.75
United Land Services	300421	222871	Landscape Maintenance 09/26	$	5,000.00

VillaSol Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20260928	CC083126-714	Credit Card Expenses 08/26	$ 1,209.90
Xpressmyself.com, LLC	300413	MPS-997801	Sign Maintenance & Repair 08/26	$ 103.78
Report Total				**$ 36,708.78**

Tab 6

Re: [EXTERNAL]Re: Request for Fence Quote - VillaSol CDD

Summarize

Reply | Reply All | Forward

BC

Branden Colton <branden@fencecentralfl.com>
To Giovanni Massimino
Cc Brian Mendes

Wed 10/28/2026 12:03 PM

I've got the numbers back for you! Just keep in mind that these are **preliminary estimates** based on the information you've provided so far. Since I haven't had the opportunity to visit the property and evaluate the site conditions in person, pricing may be subject to change.

Chain Link Fence Option: $12,974.00

Aluminum Fence Option: $23,840.00

These figures should give you a good starting point for budgeting. If either option is within your expected budget, I'd be happy to schedule a site visit to confirm the details and provide a more accurate, formal proposal.

Best Regards,
Branden Colton
Commercial Sales Specialist
Fence Central
Cell: 863-604-9329
Office: 863-353-2633
www.fencecentralfl.com



PARKS & RECREATION

The Dog Park Playbook

Best Practices for Canine Communities

FOR Board members, district managers and district staff

INCLUDES Rules sign checklist and maintenance must-dos

Dog parks are one of the fastest-growing amenities in many communities, fueled by the ever-growing number of dog owners.

They give our furry friends exercise, socialization and a safe space. But with great dog parks come great responsibilities. We've seen more incidents in recent years, from dog fights and escaped pups to the occasional human tumble and wildlife encounter. Here is how to create a dog park that's both fun and safe.

AT A GLANCE

- ✓ Post clear rules at the entrance and throughout.
- ✓ Site it well, size it right and separate dogs by size.
- ✓ Use a double-gate entry.
- ✓ Maintain, inspect and keep records.

CREATING A SAFE HAVEN FOR PUPS AND PEOPLE

Rules and signage

Every dog park needs clear rules. Think of them as the "paw-litical" system of your park. They should cover everything from park hours and leash requirements to waste disposal and supervision of children. Post them clearly at the entrance and throughout the park.

DOG PARK RULES — What the sign should include

ASSUMPTION OF RISK AND LIABILITY

Use of the park is at your own risk, or:

"Park users assume all risks related to park use."

"Owners are responsible and liable for the actions and behaviors of their dogs at all times."

"You are legally responsible for your dog's behavior, and any injuries or damages he/she causes."

- ☐ Hours of operation (dawn to dusk if unlit)
- ☐ Warning that it is an off-leash park
- ☐ Children should be supervised
- ☐ No puppies under four months old or aggressive dogs
- ☐ No food or glass containers
- ☐ Owners clean up after their dog and dispose of waste properly
- ☐ Owners keep their dog under control at all times
- ☐ Owners fill any hole their dog digs before leaving
- ☐ Beware of wildlife (key near natural habitats)

DESIGN AND LAYOUT

Location, location, location

Choose a spot away from playgrounds, schools and busy streets, where dogs can run free without causing a “ruff” time for others.

Put the off-leash area close to the parking lot, so owners and handlers aren’t tempted to let dogs off the leash on the way between the two.

Take Americans with Disabilities Act (ADA) requirements into consideration.

AT LEAST

200 ft

minimum distance from businesses and residences

AT LEAST

100 ft

minimum distance from any body of water

DESIGN AND LAYOUT

Separate play areas

If you have the space, consider separate areas for small and large dogs. It prevents those awkward moments when a Chihuahua tries to play tag with a Great Dane.

Large dogs may not mean to hurt smaller dogs, but they can play too rough. They may also see a small dog as prey and pick it up and shake it, which can be fatal.



Separate, signed entries for small and big dogs

¼ TO ½ ACRE

Size matters

A cramped dog park is like a crowded dance floor: it’s asking for trouble. Aim for at least a quarter to a half acre, or bigger if you can. When dogs are crowded, it is much easier for a “bully” or a pack to corner and harass another dog, and fights break out more often.

DOUBLE-GATE ENTRY

Gate expectations

A double-gate entry is the dog park’s version of a bouncer. It helps prevent escapes and gives owners a safe place to leash and unleash their dogs. Make sure gates close properly, with magnetic latches or similar mechanisms.

UPKEEP AND INSPECTIONS

Maintaining a “pawsome” park

1 Waste disposal

Keep poop bags stocked and empty trash cans regularly. No one likes a stinky park!

2 Ground control

Fill in holes dug by enthusiastic diggers to prevent twisted ankles and tumbles.

3 Fence check

Inspect and repair fences regularly so no Houdini hounds make a break for it.

MAINTENANCE MUST-DOS, CONTINUED

4 Surface revival

Maintain the park's surface, whether turf, wood chips or something else, to keep it clean and safe for paws and people.

5 Sign of the times

Keep signs fresh and legible. Faded or damaged signs are like whispers in a dog park: no one can hear them!

6 Amenity upkeep

Don't forget benches, water fountains and other amenities. A little TLC goes a long way!

Inspection time

Regular inspections are like a health check-up for your park. Look for hazards such as:

- Broken glass
- Poisonous plants
- Damaged equipment
- Unexpected items, like antifreeze-laced cupcakes (yes, it's happened!)

Record keeping

Keep track of your maintenance activities. It helps you stay on top of things and provides valuable documentation if an incident happens.

THE TAKEAWAY

Clear rules, a well-planned layout and steady upkeep keep your dog park fun and safe for paws and people.

CONTACT US

Questions about your dog park?

RiskServices@egisadvisors.com

- ✓ Answers on dog parks and risk management
- ✓ An on-site risk assessment for your district

Tab 7

Enviro Tree Service LLC
3202 Phils Lane
Apopka FL 32712
www.envirotreeservice.com

Proposal #16102

Created: 10/21/2026
From: Dana Mickler

Proposal For

Rizzetta & Company:Villa Sol
Rizzetta & Company
1000 Stonebrook Dr.
Sanford, FL 32773
main: 407-472-2471
GMassimino@rizzetta.com

Location

3050 Puerta Del Sol Blvd
Kissimmee, FL 34744

Villa Sol Oak Removal

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Removal * - Complete Removal of One Dead Oak Grind Stump Disposal of Debris	1	$ 2,800.00	$ 2,800.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

SUBTOTAL	$ 2,800.00
SALES TAX	$ 0.00
TOTAL	$ 2,800.00

Signature

x Date:

Please sign here to accept the terms and conditions

Please call mobile number for scheduling questions

Dana Mickler
Office: 407-574-6140
Mobile: 407-414-3643
amickler@envirotreeservice.com

Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.

2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/ Owner's contract agreement as specified in signed contract prior to and through duration of work.

3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.

4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.

5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.

6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.

7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.

8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.

9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.

10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.

11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.

12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.

13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of $150.00.

14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of $10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional $30.00 per returned check. We accept Visa and Mastercard. We DO NOT **accept American Express or Discover. A 3% fee is charged by the credit card company for this service.**

15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.

16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.

17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner		**Enviro Tree Service**	**407-574-6140**
Signature	**Title**	**Signature**	**Title**
Printed Name	**Date**	**Printed Name**	**Date**

The Davey Tree Expert Company ("Company")
123 Atlantic Dr Suite 111
Maitland, FL 32751-3370
Phone: (407) 331-8020 Fax: (407) 331-4883
Email: Kristoffer.Baker@davey.com

Client	10/26/2026
VillaSol CDD 2930 Puerta Del Sol Blvd Kissimmee, FL 34744-9414	Proposal #: 20067300-1793026551 Account #: Email: Gmassimino@rizzetta.com

	Tree Care	Service Period	Price	Tax	Total
☐	Tree Removal		$2,800.00		$2,800.00

Remove dead oak tree in open area.

Tree Removal: cut as close to the ground as is practical using a chain saw.

Clean-up the debris and remove it from property.

Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.

	Landscape	Service Period	Price	Tax	Total
☐	Stump Removal (Landscape)		$400.00		$400.00

Grind stump of dead oak.

Stump grinding will be between 6 and 10" below the surface. Grindings will be raked back into the footprint of the stump. Surface roots are not part of stump grinding unless requested and quoted. Please note that The Davey Tree Expert Company is not responsible for damage to underground utilities or to irrigation systems.

Total of All Services	**$3,200.00**	**$0.00**	**$3,200.00**

☐ YES, please schedule the Services marked above.

Other Important Terms: See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

ACCEPTANCE OF PROPOSAL: By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED

The Davey Tree Expert Company ("Company")
123 Atlantic Dr Suite 111
Maitland, FL 32751-3370
Phone: (407) 331-8020 Fax: (407) 331-4883
Email: Kristoffer.Baker@davey.com

Client	10/26/2026
VillaSol CDD 2930 Puerta Del Sol Blvd Kissimmee, FL 34744-9414	Proposal #: 20067300-1793026551 Account #: Email: Gmassimino@rizzetta.com

DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

CLIENT:		COMPANY:	
Signature:		Signature:	Kristoffer Baker
Name (print):		Name (print):	Kristoffer Baker
Title:		Title:	Sales Arborist
Date:		Date:	10/26/2026

CLIENT CARE GUARANTEE:

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service. All work is done in accordance with ANSI A300 standards.

RightWay Landscape Professionals, LLC.

PO Box 5005 | Haines City, FL 33845
(863) 236-0000 | rightwaytrees@yahoo.com | www.RightWayTrees.com

RECIPIENT:

Rizetta & Company
Puerta Del Sol Boulevard
Kissimmee, Florida

Phone: 8135140400

Estimate #2971

Sent on	Oct 20, 2026
Total	**$2,800.00**

Product/Service	Description	Total
Tree Work	(1) DEAD LAUREL OAK -cut down -grind stump *Price includes: labor & haul away debris.	$2,800.00

Total **$2,800.00**

MUST SEE NOTES PRIOR TO APPROVAL!!!!
*Stump Grindings are spread out and Not hauled away. Please advise if you wish for them to be hauled off as this can be done at an additional cost. You must specify this upon approval of the quote.
**This Quote is valid for the next 30 days, after which values may be subject to change. Also please be aware that the price may change, if you decide to approve partial but not all of the work quoted on your estimate.
***Once orders are approved, we will provide you with a scheduled date. We cannot provide a time for the appointment. Please keep in mind that all scheduled dates are not guaranteed and can change without notice depending on weather conditions, employee availability, etc.

Safety is our main priority!

Signature: _____ **Date:** _____

Tab 8

PROPOSAL

COASTAL BRANDWORKS

Aldemar Alfaro
239-821-3988
aldemar@coastaleventdecor.com

October 23, 2026

Villa Sol

Description	Quantity	Unit Price	Cost
Roll Sign Print - **25 in (W) x 11.75 in (H)** • **3M 180c Controltac** • **Contour Cut, Weeded, Transfer Tape**	4	$62.50	$250.00
Rigid Sign Print - Painted Lettering **25 in (W) x 11.75 in (H)** • **1/2" PVC** • **3M VHB Tape**	4	$250.00	$1,000.00
Installation			$150.00
		Subtotal	
Sales Tax		6.50%	$0.00
		Total	$0.00

Thank you for trusting Coastal Brandworks to bring your vision to life! We appreciate your business and look forward to creating something exceptional together.

All the best,

Aldamar Alfaro

Kings Access Control Solutions, LLC

P. O. Box 1303
Gotha, FL 34734 US
(407) 697-5989
service@kingsacs.com
www.kingsacs.com

Estimate

ADDRESS
Villa Sol CDD
3050 Puerta Del Sol Blvd
Kissimmee, Florida 34744

ESTIMATE	3483
DATE	10/29/2026
EXPIRATION DATE	11/29/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		Ornamental Lettering			
	Ornamental Letters	Water jetted aluminum 30" letters “VS”, powder coated "Gold" and attached with screws. Cost per unit. See attached photo showing script and design.	4	525.00	2,100.00

The increased cost from the original estimate is a result of increased expense and discounts lost from vendors as a result of not having the letters made at the same time the gates were being powder coated.

TOTAL **$2,100.00**

Accepted By

Accepted Date



Tab 9



MktStleat 100pcs26BitProximityCR80Cards WeigandProxBlankPrintableSwipeCards | Compatable with ISOProx 1386 1326 H10301 Format Readers. Works with The vast…

Used: Like New

Only 10 left in stock - order soon.

prime

FREE delivery **Fri, Nov 6**. Order within 2 hrs 46 mins

FREE Returns

Number of Items: 100

− 3 + | Need more than 143 units? | Delete | Save for later | Share

$64.80

Savings Earn 5% rewards on any 3+ qualifying items

Shop items

Tab 10

COMMUNITY BOSS™

PARKING BOSS™
AMENITY BOSS™
WELCOME BOSS™

FROM

Nathan Northy

Director of Condo & HOA

866-387-7275 ext 113

Luminous Corporation dba Community Boss

communityboss.com

PHONE

(866) 387-7275

FOR

Brian Mendes

EMAIL

bmendes@rizzetta.com

QUOTE NUMBER

2430

DATE

November 2, 2026

EXPIRY DATE

December 2, 2026 at 9:00 AM

Parking Boss™ for Villa Sol CDD, 493 homes

Parking Boss Annual Service Fee (with 20% discount) • Includes free setup kit (see below) • Includes free Smart Parking Map (see below) • 20% discount on additional materials ordered at setup	595.00 x 12 20% discount 5,712.00 per year
FREE Setup Kit (a $785 value) Includes: • 10 Professional-Grade Parking Signs • Unlimited Standard Smart Decals (6 colors to choose from) • Resident Magnets - 1 per home + extras • 100 Smart Warning Stickers • Resident Documents (PDFs) • Free Setup Kit with annual payments only	785.00 100% discount
FREE Smart Parking Map™ (a $1,500 value) Interactive Parking Map Setup (1-time fee) • Management must provide a PDF of the community map • Get a visual view of every space in your community • Assign spaces with the interactive map • Color coding makes it easy to see what's available • Perfect for Condos/HOAs that want to organize the community parking • Free Smart Parking Map with annual payments only	1,500.00 100% discount

FREE Amenity Boss™ (included with Parking Boss)

395.00
100% discount
per month

FREE MATERIALS:
• 2 Amenity Signs (8"x8")
• NFC Pool Pass Key Tags (one per unit)

AMENITY POLICIES:
• Bookable Amenities: Set time limits to keep usage fair. Perfect for amenities that are typically used by a single person/home (BBQs, tennis/pickleball courts, etc.)
• Rentable Spaces: For amenities that require a reservation with payment and/or damage deposit (clubrooms, community kitchens, movie theaters, etc.)
• Pool Passes: Perfect to control over-crowded pools and to make sure those using your pools are actual residents and their guests

FEATURES:
• The most flexible amenity scheduling solution on the market
• Implement limits to keep amenity usage fair for all residents
• Amenity payments built in for generating additional revenue
• Add automatic refundable deposits for rentals

APPS:
• Amenity Pass app allows residents to view schedules, reserve time, and pay for amenity usage
• Community Boss Manager allows management to add amenities, customize time limits and rules, validate passes, and view pass logs (w/unlimited admins)

Thank you!

We really appreciate the opportunity to provide a quote for your community. We value every one of our customers and take a ton of pride in our fast, friendly support. At the end of the day, we've built our products to solve real problems that will make your community a better place to live.

Discount	-395.00
Subtotal	0.00
Total excluding tax	**$0.00** per month

Discount	-1,428.00
Subtotal	5,712.00
Total excluding tax	**$5,712.00** per year

Discount	-2,285.00
Subtotal	0.00
Total excluding tax	**$0.00**

Parking Boss™ Plan Details

PARKING POLICIES:
• UNLIMITED policies included
• Policies are a customizable set of rules (when, where, and how long) designed for each type of vehicle owner, including guests, residents, pay-to-park, employees/staff, overnight parking, etc.

APPS:
• Parking Boss Attendant™ (for residents and guests)
• Parking Boss Manager™ (w/unlimited admins)
• Parking Boss Field Agent™ (w/unlimited patrol admins)

SYSTEM NOTES:
• Cloud hosted with automatic updates
• Data retention (expired permits, violations, photos, etc) for 3 years
• Notifications & Alerts (Special Permits, revoked Smart Decals, Violation Thresholds, etc)
• Exportable Activity & History

GUEST PARKING:
• SMART METERS for guest parking limits (vehicle time limits, home time limits, block residents from guest parking, limit number of vehicles registered at a time, etc.)
• Paid Guest Parking (subject to service fee)
• Special Permits & Printed Passes
• Registration notifications (confirmation & expiration) via email and/or text
• Passcodes: allows only resident-authorized guests
• Smart Guard™ (automatically detecting potential cheaters)

RESIDENT PARKING:
• Unlimited Smart Decals™ delivered as needed (standard options)
• Self-activation of Smart Decals™ by residents

ENFORCEMENT:
• Record and track violations Violation
• Thresholds (automatically flag repeat offenders)
• Add custom violation reasons
• Smartphone LPR (license plate recognition)

Notes

• This quote does not include any applicable sales or use tax
• Sign hardware and installation not included

Terms

• Monthly payments: If a Quote is accepted on a date other than the first of the month, service fees will be prorated based on the date of Quote acceptance. A 12-month commitment is required for Monthly payments. A 30-day notice is required for account cancellation.
• Annual payments: Annual contracts are billed immediately, but the billing cycle for annual payments begins on the 1st of the following month
• Standard billing & cancellation policy: https://help.communityboss.com/help/standard-billing-cancellation-terms-community-boss-help-center

Vendor Compliance

• Community Boss does not register with, join, or pay fees to third-party vendor compliance or credentialing platforms.
• Community Boss is a fully remote, off-site software provider. We deliver our software products entirely online, and no Community Boss personnel perform work on Community property.
• Upon request, Community Boss will provide documentation appropriate for an off-site vendor, including a current W-9 and a standard certificate of insurance evidencing Community Boss' blanket coverage.
• Because Community Boss' General Liability coverage is a blanket policy and does not perform work on-site, we do not add Communities or management companies as additional insureds or certificate holders, and we do not modify our coverage to meet on-site vendor requirements.

Paid Parking/Amenity Terms

• Luminous Corporation dba Community Boss is not responsible for collecting or remitting any applicable taxes
• Community is required to maintain a valid Stripe account (for Direct Deposit option): https://stripe.com/us/payments
• Direct Deposit Option requires a valid Stripe account, which must be linked to the account prior to or on the date of implementation/transition. Failure to provide the necessary Stripe credentials will result in payments accepted according to the Full Service Terms and Conditions until such time as valid Stripe credentials are provided to Community Boss/Parking Boss/Amenity Boss/Welcome Boss.
• A valid Social Security # is required for the Direct Deposit option
• Standard billing & cancellation policy: https://help.communityboss.com/help/standard-billing-cancellation-terms-community-boss-help-center
• For the purposes of this agreement:
Company = Luminous Corporation dba Community Boss
Product = Community Boss/Parking Boss/Amenity Reservations
Community = [community name]

Limitation of Liability

Limitation of Liability:
(a) UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES (EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES), ARISING FROM THE PRODUCT OR
ANY OTHER PROVISION OF THIS AGREEMENT, SUCH AS, BUT NOT LIMITED TO, LOSS OF REVENUE OR ANTICIPATED PROFITS, COSTS OF DELAY, OR LIABILITIES ARISING FROM ANY SOURCE.
(b) The Community shall bear (i) all collection risk (including, without limitation, credit card fraud and any other type of credit fraud) with respect to sales of the Product and (ii) all responsibility and liability for the proper payment of all taxes which may be levied or assessed (including, without limitation, sales taxes) which may be levied in respect of sales of the Product.
(c) Company has no obligation to attempt to monitor or regulate the quality, suitability or content of the Product and Customer agrees to hold the Company harmless in the event of any claims by customers with respect to problems with the Product.

Availability, Downtime and General Services

The Community understands that services are provided via the Internet and that Internet access is not provided by the Company and that The Company cannot control Internet access/connectivity/availability. Therefore, the Company cannot guarantee that any given user will be able to access the Product at any given time. The Company will make every effort to support all features and aspects of the Product which are under the direct control of the Company.

The Company provides all Product services and any software related to those services to Community on an "as is" basis and does not guarantee that the Product or any related software has no errors, defects or bugs or will function properly. The Company agrees to rectify any errors, defects or bugs as soon as they are discovered and/or reported to the Company. The Company will continue to support and also make enhancements to the Product on an ongoing basis, based on input from the Community as well as others users, and to keep pace with evolving technology offerings, the Internet, etc.

The Community agrees that the Company is not responsible for any malfunction or downtime in the Product or related software and any damage, injury or lost profits that may arise from Internet malfunction or Internet downtime.

The Company makes no guarantee that the Product that you purchase will operate seamlessly and without error with your own hardware, software or other services (including third-party products) that Community currently uses.

The Company makes no guarantees regarding system uptime, including but not limited to, the uptime for hosting service or third-party systems. From time to time, and as may be necessary to maintain such systems and the Company hardware, the Company reserves the right to take its servers and other hardware offline for repairs, upgrades or routine maintenance. The Company agrees to make updates/repairs/enhancements that take servers offline at a time when as few users as possible will be affected by system downtime.

The Community agrees and understands that the Company's services, including hosting, may be dependent on third-party services that the Company cannot control. The Community expressly agrees that the availability of those third-party services may impact services or the Product and therefore does not hold the Company liable for any actions of a third party that may adversely impact services.

The Community is held legally liable for any supplied content, such as fees or penalties.

Confidential Information and Terms & Conditions

Each party acknowledges and agrees that any Confidential Information received from the other party will be the sole and exclusive property of the other party and may not be used or disclosed except as necessary to perform the obligations required under this Agreement.

By accepting this quote you are agreeing to our Privacy Policy here: https://help.communityboss.com/help/privacy-policy-community-boss-help-center

By accepting this quote you are agreeing to our Terms & Conditions here: https://help.communityboss.com/help/terms-conditions-community-boss-help-center

ParkEntra Proposal | VillaSol CDD

ParkEntra proposes a parking compliance and enforcement system for the District's roadways, configured to Rule Chapter II, for $129 per month.

Prepared for	Board of Supervisors, VillaSol Community Development District, Kissimmee, Florida 34744
Submitted through	Rizzetta & Company, District Manager (Attn: Brian Mendes)
Prepared by	ParkEntra
Subject	Parking compliance records and enforcement support under Rule Chapter II, Parking & Towing Rules

Summary

Rule Chapter II, Parking & Towing Rules (effective June 10, 2025), gives the District warnings, a grace period, towing by a Board-approved contractor, an administrative fee of up to $250, amenity suspension and emergency suspension. Each of those tools depends on a dated record of what happened, under which rule, and who saw it. ParkEntra keeps that record for patrol, residents, the District Manager and the Board.

Scope

Three portals run in any phone or computer browser, with nothing to install:

- **Administrator** (District Manager and Board): settings, every record, spreadsheet exports, and an activity log no user can edit or delete.
- **Enforcer** (towing contractor, security or District staff): plate lookup, warnings with photos, permit checks.
- **Resident**: vehicle registration, the District's rules, and any warning with its photo and an email copy.

Fees and terms

Billing	
Monthly	$129 per month. The District can stop at the end of any month. (first 30 days free, then $129)
Annual	$1,419 per year, paid in advance (13 months for the price of 11+ 30-day trial).

The price covers a community of up to 500 homes and includes every feature, setup and unlimited logins. Residents never pay ParkEntra, and ParkEntra takes no percentage of any fee the District collects. Multi community discounts are available. The agreement will include the

standard Chapter 119, Florida Statutes, public-records language, and the District can export its data to a spreadsheet at any time.

Getting started

1. **Week 1:** ParkEntra sets up the District's community, homes and Rule Chapter II settings, and creates logins for the District Manager's office and patrol.
2. **Resident notice:** residents receive a notice with a QR code to enroll and register their vehicles.
3. **After that:** enforcement follows Rule Chapter II as the District has set it.

The District works directly with ParkEntra's founder, who handles setup and any later changes.

Board action requested

Approve a ParkEntra subscription at $129 per month, or $1,419 per year, and authorize the District Manager and District Counsel to finalize the agreement.

Contact: Andy | ParkEntra | sales@parkentra.com | 949-701-8149