



**VillaMar  
Community Development District**

**Adopted Budget  
FY 2021**



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**VillaMar**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Adopted Budget FY2021
<b>Revenues</b>					
Developer Contributions	\$260,126	\$20,000	\$47,673	\$67,673	\$0
Assessments - Lot Closings	\$0	\$41,688	\$0	\$41,688	\$0
Assessments - Tax Roll	\$0	\$0	\$0	\$0	\$217,984
Assessments - Direct Bill	\$0	\$0	\$0	\$0	\$82,527
<b>Total Revenues</b>	<b>\$260,126</b>	<b>\$61,688</b>	<b>\$47,673</b>	<b>\$109,361</b>	<b>\$300,511</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$12,000	\$3,200	\$3,000	\$6,200	\$12,000
Engineering	\$20,000	\$0	\$5,000	\$5,000	\$20,000
Attorney	\$25,000	\$9,364	\$6,250	\$15,614	\$25,000
Annual Audit	\$4,000	\$0	\$3,475	\$3,475	\$4,000
Assessment Administration	\$5,000	\$0	\$0	\$0	\$6,000
Arbitrage	\$650	\$0	\$650	\$650	\$1,300
Dissemination	\$5,000	\$4,250	\$1,250	\$5,500	\$6,000
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$7,000
Management Fees	\$35,000	\$26,250	\$8,750	\$35,000	\$35,000
Information Technology	\$900	\$675	\$225	\$900	\$2,350
Telephone	\$250	\$15	\$63	\$78	\$250
Postage & Delivery	\$850	\$103	\$213	\$315	\$850
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,700
Printing & Binding	\$1,000	\$130	\$250	\$380	\$1,000
Legal Advertising	\$10,000	\$2,652	\$7,348	\$10,000	\$10,000
Other Current Charges	\$1,000	\$0	\$500	\$500	\$998
Boundary Amendment Expenses	\$0	\$1,500	\$0	\$1,500	\$0
Office Supplies	\$500	\$14	\$125	\$139	\$500
Travel Per Diem	\$550	\$0	\$138	\$138	\$550
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Subtotal Administrative</i>	<i>\$130,875</i>	<i>\$53,453</i>	<i>\$40,735</i>	<i>\$94,188</i>	<i>\$138,673</i>

*Operations & Maintenance*

**Field Expenses**

Property Insurance	\$5,000	\$0	\$0	\$0	\$5,000
Field Management	\$0	\$0	\$1,875	\$1,875	\$12,500
Landscape Maintenance	\$67,200	\$2,394	\$6,990	\$9,384	\$37,960
Landscape Replacement	\$7,500	\$0	\$512	\$512	\$7,500
Fertilization	\$16,364	\$0	\$0	\$0	\$0
Streetlights	\$10,000	\$0	\$2,835	\$2,835	\$11,340
Electric	\$0	\$0	\$405	\$405	\$1,620
Water & Sewer	\$0	\$0	\$162	\$162	\$648
Sidewalk & Asphalt Maintenance	\$0	\$0	\$0	\$0	\$500
Irrigation Repairs	\$0	\$0	\$0	\$0	\$5,000
General Repairs & Maintenance	\$2,000	\$0	\$0	\$0	\$15,000
Contingency	\$15,000	\$0	\$0	\$0	\$5,000
<b>Subtotal Field Expenses</b>	<b>\$123,064</b>	<b>\$2,394</b>	<b>\$12,779</b>	<b>\$15,173</b>	<b>\$102,068</b>

**VillaMar**  
**Community Development District**  
 Adopted Budget  
 General Fund

Description	Adopted Budget FY2020	Actuals Thru 6/30/20	Projected Next 3 Months	Total Thru 9/30/20	Adopted Budget FY2021
<b>Amenity Expenses</b>					
Amenity - Electric	\$2,000	\$0	\$0	\$0	\$10,800
Amenity - Water	\$600	\$0	\$0	\$0	\$2,880
Playground Lease	\$0	\$0	\$0	\$0	\$7,875
Internet	\$0	\$0	\$0	\$0	\$675
Pest Control	\$120	\$0	\$0	\$0	\$540
Janitorial Services	\$800	\$0	\$0	\$0	\$7,500
Security Services	\$0	\$0	\$0	\$0	\$7,500
Pool Maintenance	\$2,667	\$0	\$0	\$0	\$14,625
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$750
Contingency	\$0	\$0	\$0	\$0	\$5,625
<b>Subtotal Amenity Expenses</b>	<b>\$6,187</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58,770</b>
<i>Total Operations &amp; Maintenance</i>	<u>\$129,251</u>	<u>\$2,394</u>	<u>\$12,779</u>	<u>\$15,173</u>	<u>\$160,838</u>
<i>Other Expenses</i>					
Capital Reserves	\$0	\$0	\$0	\$0	\$1,000
<i>Total Other Expenses</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,000</u>
<b>Total Expenditures</b>	<b>\$260,126</b>	<b>\$55,847</b>	<b>\$53,514</b>	<b>\$109,361</b>	<b>\$300,511</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>\$5,841</b>	<b>(\$5,841)</b>	<b>\$0</b>	<b>\$0</b>

Net Assessments	\$300,511
Add: Discounts & Collections 7%	\$22,619
Gross Assessments	<u>\$323,130</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	334.00	334.00	1.00	\$217,983.65	\$652.65	\$701.77
Unplatted	126.45	281.00	0.45	\$82,527.04	\$293.69	\$315.80
<b>Total ERU's</b>	<b>460.45</b>	<b>615.00</b>		<b>\$300,510.69</b>		

**VillaMar**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

*Assessment Administration*

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

**VillaMar**  
**Community Development District**  
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Trustee Fees

The District will incur trustee related costs with the issuance of bonds. This cost is based upon the Series 2019 bond series and an additional bond series expected to close during the fiscal year.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

**VillaMar**  
**Community Development District**  
GENERAL FUND BUDGET

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Expenses**

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

**VillaMar**  
**Community Development District**  
GENERAL FUND BUDGET

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.



**VillaMar**  
**Community Development District**  
GENERAL FUND BUDGET

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

**Other Expenses:**

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

# VillaMar

## COMMUNITY DEVELOPMENT DISTRICT

### Adopted Budget Debt Service Fund Series 2019

Adopted Budget FY2020	Actual Thru 6/30/20	Projected Next 3 Months	Projected Thru 9/30/20	Adopted Budget FY2021
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**Revenues**

Assessments	\$166,231	\$0	\$83,068	\$83,068	\$450,869
Assessments - Lot Closings	\$0	\$57,012	\$26,152	\$83,164	\$0
Prepayments	\$0	\$289,333	\$102,601	\$391,934	\$0
Interest Income	\$0	\$4,741	\$10	\$4,751	\$0
Carry Forward Surplus	\$282,593	\$303,045 *	\$0	\$303,045	\$293,473
<b>Total Revenues</b>	<b>\$448,824</b>	<b>\$654,131</b>	<b>\$211,830</b>	<b>\$865,961</b>	<b>\$744,342</b>

**Expenses**

Interest - 11/1	\$116,362	\$116,362	\$0	\$116,362	\$159,547
Special Call - 11/1	\$0	\$0	\$0	\$0	\$100,000
Principal - 5/1	\$0	\$0	\$0	\$0	\$115,000
Interest - 5/1	\$166,231	\$166,231	\$0	\$166,231	\$159,547
Special Call - 8/1	\$0	\$0	\$290,000	\$290,000	\$0
<b>Total Expenditures</b>	<b>\$282,593</b>	<b>\$282,593</b>	<b>\$290,000</b>	<b>\$572,593</b>	<b>\$534,094</b>

**Other Financing Sources**

Transfer In (Out)	\$0	\$105	\$0	\$105	\$0
<b>Total Other Financing Sources (Uses)</b>	<b>\$0</b>	<b>\$105</b>	<b>\$0</b>	<b>\$105</b>	<b>\$0</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$166,231</b>	<b>\$371,643</b>	<b>(\$78,170)</b>	<b>\$293,473</b>	<b>\$210,248</b>
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\* Carryforward surplus less reserve requirement of \$432,938.

<b>Interest - 11/1/2021</b>	<b>\$157,391</b>
<b>Total</b>	<b>\$157,391</b>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family	334	\$450,869	\$1,350	\$1,452
	334	\$450,869		

**VillaMar Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/20	\$ 6,890,000	\$ -	\$ 159,547	\$ 159,547
5/1/21	\$ 6,890,000	\$ 115,000	\$ 159,547	\$ -
11/1/21	\$ 6,775,000	\$ -	\$ 157,391	\$ 431,938
5/1/22	\$ 6,775,000	\$ 120,000	\$ 157,391	\$ -
11/1/22	\$ 6,655,000	\$ -	\$ 155,141	\$ 432,531
5/1/23	\$ 6,655,000	\$ 125,000	\$ 155,141	\$ -
11/1/23	\$ 6,530,000	\$ -	\$ 152,797	\$ 432,938
5/1/24	\$ 6,405,000	\$ 125,000	\$ 152,797	\$ -
11/1/24	\$ 6,405,000	\$ -	\$ 150,453	\$ 428,250
5/1/25	\$ 6,405,000	\$ 130,000	\$ 150,453	\$ -
11/1/25	\$ 6,275,000	\$ -	\$ 147,853	\$ 428,306
5/1/26	\$ 6,275,000	\$ 140,000	\$ 147,853	\$ -
11/1/26	\$ 6,135,000	\$ -	\$ 145,053	\$ 432,906
5/1/27	\$ 6,135,000	\$ 145,000	\$ 145,053	\$ -
11/1/27	\$ 5,990,000	\$ -	\$ 142,153	\$ 432,206
5/1/28	\$ 5,990,000	\$ 150,000	\$ 142,153	\$ -
11/1/28	\$ 5,840,000	\$ -	\$ 139,153	\$ 431,306
5/1/29	\$ 5,685,000	\$ 155,000	\$ 139,153	\$ -
11/1/29	\$ 5,685,000	\$ -	\$ 136,053	\$ 430,206
5/1/30	\$ 5,685,000	\$ 160,000	\$ 136,053	\$ -
11/1/30	\$ 5,525,000	\$ -	\$ 132,353	\$ 428,406
5/1/31	\$ 5,525,000	\$ 170,000	\$ 132,353	\$ -
11/1/31	\$ 5,355,000	\$ -	\$ 128,422	\$ 430,775
5/1/32	\$ 5,355,000	\$ 180,000	\$ 128,422	\$ -
11/1/32	\$ 5,175,000	\$ -	\$ 124,259	\$ 432,681
5/1/33	\$ 5,175,000	\$ 185,000	\$ 124,259	\$ -
11/1/33	\$ 4,990,000	\$ -	\$ 119,981	\$ 429,241
5/1/34	\$ 4,990,000	\$ 195,000	\$ 119,981	\$ -
11/1/34	\$ 4,795,000	\$ -	\$ 115,472	\$ 430,453
5/1/35	\$ 4,795,000	\$ 205,000	\$ 115,472	\$ -
11/1/35	\$ 4,590,000	\$ -	\$ 110,731	\$ 431,203
5/1/36	\$ 4,590,000	\$ 215,000	\$ 110,731	\$ -
11/1/36	\$ 4,375,000	\$ -	\$ 105,759	\$ 431,491
5/1/37	\$ 4,375,000	\$ 225,000	\$ 105,759	\$ -
11/1/37	\$ 4,150,000	\$ -	\$ 100,556	\$ 431,316
5/1/38	\$ 4,150,000	\$ 235,000	\$ 100,556	\$ -

**VillaMar Community Development District  
Series 2019, Special Assessment Bonds  
(Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/38	\$ 3,915,000	\$ -	\$ 95,122	\$ 430,678
5/1/39	\$ 3,670,000	\$ 245,000	\$ 95,122	\$ -
11/1/39	\$ 3,670,000	\$ -	\$ 89,456	\$ 429,578
5/1/40	\$ 3,670,000	\$ 260,000	\$ 89,456	\$ -
11/1/40	\$ 3,410,000	\$ -	\$ 83,119	\$ 432,575
5/1/41	\$ 3,410,000	\$ 270,000	\$ 83,119	\$ -
11/1/41	\$ 3,140,000	\$ -	\$ 76,538	\$ 429,656
5/1/42	\$ 3,140,000	\$ 285,000	\$ 76,538	\$ -
11/1/42	\$ 2,855,000	\$ -	\$ 69,591	\$ 431,128
5/1/43	\$ 2,855,000	\$ 300,000	\$ 69,591	\$ -
11/1/43	\$ 2,555,000	\$ -	\$ 62,278	\$ 431,869
5/1/44	\$ 2,555,000	\$ 315,000	\$ 62,278	\$ -
11/1/44	\$ 2,240,000	\$ -	\$ 54,600	\$ 431,878
5/1/45	\$ 2,240,000	\$ 330,000	\$ 54,600	\$ -
11/1/45	\$ 1,910,000	\$ -	\$ 46,556	\$ 431,156
5/1/46	\$ 1,910,000	\$ 345,000	\$ 46,556	\$ -
11/1/46	\$ 1,565,000	\$ -	\$ 38,147	\$ 429,703
5/1/47	\$ 1,565,000	\$ 365,000	\$ 38,147	\$ -
11/1/47	\$ 1,200,000	\$ -	\$ 29,250	\$ 432,397
5/1/48	\$ 1,200,000	\$ 380,000	\$ 29,250	\$ -
11/1/48	\$ 820,000	\$ -	\$ 19,988	\$ 429,238
5/1/49	\$ 820,000	\$ 400,000	\$ 19,988	\$ -
11/1/49	\$ 420,000	\$ -	\$ 10,238	\$ 430,225
5/1/50	\$ 420,000	\$ 420,000	\$ 10,238	\$ 430,238
<b>Totals</b>		<b>\$ 6,890,000</b>	<b>\$ 6,196,019</b>	<b>\$ 13,086,019</b>