

VillaMar
Community Development District

Agenda

April 14, 2021

AGENDA

VillaMar
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 7, 2021

Board of Supervisors
VillaMar
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **VillaMar Community Development District** will be held **Wednesday, April 14, 2021 at 3:15 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Call-In Information: 1-646-876-9923

Meeting ID: 958 7568 2702

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the March 2, 2021 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Amenity Policies and Rates
 - i. Consideration of Resolution 2021-10 Adopting Amenity Policies and Rates

¹ Comments will be limited to three (3) minutes

5. Consideration of Resolution 2021-11 Setting the Public Hearing and Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 14, 2021)
6. Consideration of Notice of Boundary Amendment
7. Assessment Items for Boundary Amendment
 - A. Presentation of First Amendment to the Engineer's Report
 - B. Presentation of Amended and Restated Master Assessment Methodology
 - C. Consideration of Resolution 2021-12 Declaring Special Assessments on Boundary Amendment Parcels
 - D. Consideration of Resolution 2021-13 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
8. Consideration of Resolution 2021-14 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Quotes to Maintain Lake Bank and Ponds on South Side of Property
 - a) Aquagenix
 - b) Aquatic Weed Management, Inc.
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Requisition Summary
 - a) Summary of Series 2020 Requisitions #11 and #27 to #33
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the Approval of Minutes of the March 2, 2021 Board of Supervisors Meeting. A copy of the minutes is enclosed for your review.

The fourth order of business opens the Public Hearing. Section A is the Public Hearing on the Adoption of Amenity Policies and Rates. Sub-Section 1 is the Consideration of Resolution 2021-10 Adopting Amenity Policies and Rates. A copy of the resolution and policies are enclosed for your review.

The fifth order of business is the Consideration of Resolution 2021-11 Setting the Public Hearing and Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 14, 2021). The resolution is enclosed for your review.

The sixth order of business is the Consideration of Notice of Boundary Amendment. A copy of the notice is enclosed for your review.

The seventh order of business are the Assessment Items for Boundary Amendment. Section A is the Presentation of First Amendment to the Engineer's Report. Section B is the Presentation of Amended and Restated Master Assessment Methodology. These reports are enclosed for your review. Section C is the Consideration of Resolution 2021-12 Declaring Special Assessments on Boundary Amendment Parcels. Section D is the Consideration of Resolution 2021-13 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels. The above documents are enclosed for your review.

The eighth order of business is the Consideration of Resolution 2021-14 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels. A copy of the resolution is enclosed for your review.

The ninth order of business is Staff Reports. Section C is the Field Managers Report. Sub-Section 1 is the Consideration of Quotes to Maintain Lake Bank and Ponds on South Side of Property. Section (a) is a proposal from Aquagenix and Section (b) is a proposal from Aquatic Weed Management, Inc. Both items are enclosed for your review. Section D is the District Manager's Report. Sub-Section 1 is the Approval of the Check Register and Sub-Section 2 is the Balance Sheet and Income Statement for your review. Sub-Section 3 is the Ratification of Requisition Summary. Section (a) is the Summary of Series 2020 Requisitions #11 and #27 to #33. The summary is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel

Enclosures

MINUTES

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Wednesday, **March 2, 2021** at 3:15 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Brian Walsh

Chairman
Vice Chairman
Assistant Secretary

Also, present were:

Jill Burns
Michelle Rigoni *via Zoom*
Clayton Smith
Dennis Wood

District Manager, GMS
Hopping Green & Sams
GMS
District Engineer

The following is a summary of the discussions and actions taken at the March 2, 2021 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and noted that a quorum was established with three supervisors present.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present. She noted that she had received a call prior to the meeting from Mr. Rhinehart stating he was resigning effective immediately. The Board nominated Mr. Patrick Marone to fill the vacancy until further notice.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Appointment of Patrick Marone to Replace Mr. Rhinehart, was approved.

Ms. Burns swore in Mr. Marone and had him sign the proper documents.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 13, 2021 Board of Supervisor's Meeting

Ms. Burns presented the January 13, 2021 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the January 13, 2020 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Ranking of Proposals Received for Construction Services for Phase 4

Mr. Wood stated that they had received five different bids for the construction services for Phase 4 and noted that Exhibit 'B' provided a summary of the bids. He noted that Blue Ox was the lowest bid at \$3,158,253.33, and that Cobb was the 5th lowest bidder at \$3,511,762.06. He also noted the rankings came in with Blue Ox having a point total of 97.56, Kearney came in second with 97.19, TGS was third at 92.59, Tucker was fourth at 90.32, and Cobb came in last with 87.26. Based on his findings, Mr. Wood recommended that the District go with Blue Ox.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Accepting the Engineer's Ranking of the Proposals Received for Construction Services for Phase 4 with Blue Ox being the #1 ranked proposal and Authorization for Staff to send Notice of Intent to Award, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-07 Appointing Treasurer and Assistant Treasurer

Ms. Burns stated that the resolution would appoint George Flint as Treasurer and Katie Costa as Assistant Treasurer.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-07 Appointing Mr. Flint as Treasurer and Ms. Costa as Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2021-08
Authorizing Additional Validation**

Ms. Burns stated that because of the pending boundary amendment and that fact that they would be bringing in additional lands into the District, they would need to increase their capacity to issue bonds. She noted they would be increasing the bond capacity from \$22,250,000 to \$50,000,000. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2021-08 Authorizing Additional Validation, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Amenity Center Policies**

Ms. Burns noted that were putting together policies as they open the Amenity Center and stated that there were a couple items highlighted in the agenda regarding the issuance of two access parts per household as well as guests per household at any one time. She also stated that as seen in Exhibit 'A' regarding the Amenity rates they would need to establish an annual \$2,500 user fee, and a \$30 replacement access card if the resident had lost their access card three times.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Amenity Center Policies, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2021-09
Setting a Public Hearing on Amenity
Policies and Rates**

Ms. Burns suggested the public hearing be on the Board's next regularly scheduled meeting on April 14th at 3:15 p.m. at the Board's current location. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-09 Setting a Public Hearing on Amenity Policies and Rates for April 14, 2021 at 3:15 p.m. at the Cassidy Homes offices at 346 E. Central Ave., Winter Have, FL 33880, was approved.

NINTH ORDER OF BUSINESS**Consideration of Special Warranty Deed
for Tract G Phase 2**

Ms. Rigoni stated that during the previous year the District had accepted conveyance of all the common areas, and that during the property due diligence review they learned that Tract G was still under the Developer Entity Ownership. She noted that the warranty deed being presented brought the title to the CDD. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Special Warranty Deed for Tract G Phase 2, was approved.

TENTH ORDER OF BUSINESS**Consideration of Pool Furniture Quote
for the Amenity Center**

Ms. Burns stated that the total quote amount was for \$11,867.88, noting that there was an existing lease agreement for the playground equipment and that would need to be amended as they wanted to include the pool furniture. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Pool Furniture Quote for the Amenity Center and Adding to the Existing Financing Agreement for Playground Equipment, was approved.

ELEVENTH ORDER OF BUSINESS**Consideration of Fee Increase Letter
from Hopping, Green & Sams**

Ms. Burns asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Fee Increase Letter from Hopping, Green & Sams, was approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rigoni updated the Board on the boundary amendment process, noting that the first ordinance reading with the City of Winter Haven had been scheduled for March 22nd, and that the final second hearing to adopt the ordinance would be April 12th.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

i. Consideration of Maintenance Proposals for New Amenity Facility

Mr. Smith presented the field manager's report for the Board. The highlights included that they were doing walkthroughs of the amenity center with the pool. He added that they had the landscaper meet with the installer to go through all of the zones for the site irrigation. He also noted that there were ponds that were now holding water and therefore he was getting together quotes for an aquatic contractor to come out for monthly inspections. He presented the amenity contracts for janitorial services, pool maintenance services, and the pool landscape for the amenity area. He started with the janitorial services, noting that Clean Star was the lowest bid for \$5,400 annually as compared to Fuqua at \$8,580 annually. Based on that information he recommended that they choose Clean Star for the janitorial services.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Proposal from Clean Star for Janitorial Services, totaling \$5,400, was approved.

Mr. Smith then presented the proposals from the pool contractors, one from Bunch, totaling \$1,300 with a \$1,600 increase after one year, and the other from Complete Pool Care for \$1,350. Based on the information provided, he recommended Complete Pool Care for pool maintenance services.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Proposal from Complete Pool Care for Pool Maintenance Services totaling \$1,350, was approved.
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Mr. Smith stated that the proposal for landscaping of the amenity area was for the current landscaper to take over the responsibilities of mowing the amenity, while also including pruning of the palms once annually, upkeep of the amenity area plants, and turf, totaling \$15,595 annually. He noted that plus the current contract of \$27,960 for an annual would put them slightly over the budget, but that they would be able to amend the budget the next fiscal year to account for that. He asked for approval from the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Proposal for Landscape Services of the Amenity Area and Amending the Prince Contract to Include the Amenity Area totaling \$15,595, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reported the check register totaled \$41,367.45. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Check Register totaling \$41,367.45, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financials were included in the package for review. These are for informational purposes and there was no action required.

iii. Ratification of Series 2020 Requisitions Summaries

a) Summary of Series 2020 Requisitions #8-#10;#12-#26

Ms. Burns stated that she was looking for a motion to ratify the Series 2020 Requisitions #8 through #10 and #12 through #26.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Series 2020 Requisitions #8 - #10 and #12 - #26, were ratified.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENITY POLICIES AND RATES INCLUDING SUSPENSION AND TERMINATION POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillaMar Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Winter Haven, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the Amenity Policies and Rates (together, “Amenity Rules”), attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Amenity Rules are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amenity Rules shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. Fees for use of the District’s recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 4. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of April 2021.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Policies and Rates

EXHIBIT A

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED - APRIL 14, 2021 ¹

¹ LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2020); in accordance with Chapter 190 of the Florida Statutes, and on April 14, 2021, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the VillaMar Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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DEFINITIONS

“Amenities” or “Amenity Facilities”— shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and Lakes, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the VillaMar Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the VillaMar Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the VillaMar Community Development District.

“District” – shall mean the VillaMar Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the Districts, including but not limited to stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident Annual User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject

to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:

 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.
 - (h) **Firearms.** Firearms are not permitted in the Amenities unless the Patron is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.
- (q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.
- (r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass Containers.** No glass containers are permitted.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the

number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

- (c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.
- (d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

- (5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 14, 2021 by the Board of Supervisors for the VillaMar Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Non-Resident Annual User Fee	\$2,500.00
Replacement Access Card	\$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____

CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____

DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____

DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card(s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card. It is understood that Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the VillaMar Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

State of Florida

County of _____

The foregoing was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of ____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)

Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the VillaMar Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

VillaMar Community Development District
Attn: Jill Burns, District Manager
219 East Livingston Street
Orlando, Florida 32801
Telephone: (407) 841-5524
Email: jburns@gmscfl.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ____ – ____ Phase ____ – ____ Phase ____ – ____

New Construction: ____ Re-Sale: ____ Prior Owner: _____

Rental: ____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION V

RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the VillaMar Community Development District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2021

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF APRIL 2021.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

VillaMar
Community Development District

Proposed Budget
FY2022



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VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
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Revenues

Assessments - Tax Roll	\$ 217,984	\$ 185,998	\$ 31,985	\$ 217,984	\$ 335,617
Assessments - Direct Bill	\$ 82,527	\$ 61,895	\$ 20,632	\$ 82,527	\$ 112,828
Developer Contributions	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
Boundary Amendment Contributions	\$ -	\$ 13,063	\$ 7,882	\$ 20,945	\$ -
Total Revenues	\$ 300,511	\$ 320,956	\$ 60,500	\$ 381,456	\$ 448,445

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 7,000	\$ 10,000	\$ 12,000
Engineering	\$ 20,000	\$ -	\$ 11,667	\$ 11,667	\$ 20,000
Attorney	\$ 25,000	\$ 12,484	\$ 12,516	\$ 25,000	\$ 30,000
Annual Audit	\$ 4,000	\$ -	\$ 3,475	\$ 3,475	\$ 5,000
Assessment Administration	\$ 6,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,300	\$ 450	\$ 450	\$ 900	\$ 1,350
Dissemination	\$ 6,000	\$ 3,083	\$ 3,792	\$ 6,875	\$ 7,000
Trustee Fees	\$ 7,000	\$ 2,788	\$ 4,212	\$ 7,000	\$ 10,500
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 375	\$ 1,050	\$ 1,425	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 700	\$ 700	\$ 1,200
Telephone	\$ 250	\$ 7	\$ 146	\$ 153	\$ 250
Postage & Delivery	\$ 850	\$ 190	\$ 496	\$ 686	\$ 850
Insurance	\$ 5,700	\$ 5,947	\$ -	\$ 5,947	\$ 6,000
Printing & Binding	\$ 1,000	\$ 27	\$ 583	\$ 611	\$ 1,000
Legal Advertising	\$ 10,000	\$ 5,775	\$ 4,225	\$ 10,000	\$ 10,000
Other Current Charges	\$ 998	\$ 627	\$ 500	\$ 1,127	\$ 1,000
Boundary Amendment Expenses	\$ -	\$ 10,660	\$ 10,285	\$ 20,945	\$ -
Office Supplies	\$ 500	\$ 11	\$ 292	\$ 302	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ 321	\$ 321	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative	\$ 138,673	\$ 65,183	\$ 82,126	\$ 147,308	\$ 150,225

VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Operations & Maintenance</u>					
Field Expenses					
Property Insurance	\$ 5,000	\$ -	\$ 650	\$ 650	\$ 5,000
Field Management	\$ 12,500	\$ 3,125	\$ 4,375	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 37,960	\$ 11,650	\$ 16,310	\$ 27,960	\$ 60,000
Landscape Replacement	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Pond Maintenance	\$ -	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Streetlights	\$ 11,340	\$ 1,514	\$ 35,000	\$ 36,514	\$ 60,000
Electric	\$ 1,620	\$ 1,786	\$ 350	\$ 2,136	\$ 2,500
Water & Sewer	\$ 648	\$ 27,825	\$ 9,917	\$ 37,742	\$ 17,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
General Repairs & Maintenance	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Contingency	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Subtotal Field Expenses	\$ 102,068	\$ 45,900	\$ 92,852	\$ 138,751	\$ 204,500
Amenity Expenses					
Amenity - Electric	\$ 10,800	\$ -	\$ 8,400	\$ 8,400	\$ 14,400
Amenity - Water	\$ 2,880	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Playground & Furniture Lease	\$ 7,875	\$ -	\$ 7,552	\$ 7,552	\$ 14,000
Internet	\$ 675	\$ -	\$ 1,750	\$ 1,750	\$ 3,000
Pest Control	\$ 540	\$ -	\$ 420	\$ 420	\$ 720
Janitorial Services	\$ 7,500	\$ -	\$ 3,150	\$ 3,150	\$ 5,400
Security Services	\$ 7,500	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Pool Maintenance	\$ 14,625	\$ -	\$ 9,450	\$ 9,450	\$ 16,200
Amenity Access Management	\$ -	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Amenity Repairs & Maintenance	\$ 750	\$ -	\$ 1,000	\$ 1,000	\$ 5,000
Contingency	\$ 5,625	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Subtotal Amenity Expenses	\$ 58,770	\$ -	\$ 48,805	\$ 48,805	\$ 88,720
<u>Total Operations & Maintenance</u>	\$ 160,838	\$ 45,900	\$ 141,657	\$ 187,557	\$ 293,220
<u>Other Expenses</u>					
Capital Reserves	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
<u>Total Other Expenses</u>	\$ 1,000	\$ -	\$ -	\$ -	\$ 5,000
Total Expenditures	\$ 300,511	\$ 111,082	\$ 223,783	\$ 334,865	\$ 448,445
Excess Revenues/(Expenditures)	\$ -	\$ 209,874	\$ (163,283)	\$ 46,590	\$ -

Net Assessments	\$448,445
Add: Discounts & Collections 7%	\$33,754
Gross Assessments	\$482,199

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	615.00	615.00	1.00	\$335,617.49	\$545.72	\$586.80
Unplatted	206.75	827.00	0.25	\$112,827.51	\$136.43	\$146.70
Total ERU's	821.75	1442		\$448,445.00		

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.

Expenditures:

General & 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 Series 2019 and Series 2020 bonds as well as one other anticipated bond issuance.

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 and Series 2020 bonds as well as one other anticipated bond issuance.

VillaMar
Community Development District
General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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.

Other Current Charges

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

VillaMar
Community Development District
General Fund Budget

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 costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided 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.

Pond Maintenance

Represents the estimated costs to maintain the ponds within the District's boundaries.

Streetlights

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

Electric

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

VillaMar

Community Development District

General Fund Budget

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 & Furniture Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC

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.

Janitorial Services

Represents the costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities. The District is contracted with CSS Clean Ster Services of Central Florida, Inc. for these services.

VillaMar
Community Development District
General Fund Budget

Security Services

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

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The District is contracted with Complete Pool Care, Inc. for these services.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

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
Proposed Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2021	Actual Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 450,869	\$ 345,552	\$ 105,317	\$ 450,869	\$ 450,869
Assessments - Lot Closings	\$ -	\$ 3,122	\$ -	\$ 3,122	\$ -
Prepayments	\$ -	\$ 51,297	\$ -	\$ 51,297	\$ -
Interest Income	\$ -	\$ 15	\$ -	\$ 15	\$ -
Carry Forward Surplus	\$ 293,473	\$ 451,726	\$ -	\$ 451,726	\$ 179,934
Total Revenues	\$ 744,342	\$ 851,712	\$ 105,317	\$ 957,029	\$ 630,803
Expenses					
Interest - 11/1	\$ 159,547	\$ 159,547	\$ -	\$ 159,547	\$ 149,316
Special Call - 11/1	\$ 100,000	\$ 280,000	\$ -	\$ 280,000	\$ -
Interest - 2/1	\$ -	\$ 517	\$ -	\$ 517	\$ -
Special Call - 2/1	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ 110,000	\$ 110,000	\$ 110,000
Interest - 5/1	\$ 159,547	\$ -	\$ 152,031	\$ 152,031	\$ 149,316
Special Call - 5/1	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -
Total Expenditures	\$ 534,094	\$ 485,064	\$ 292,031	\$ 777,095	\$ 408,631
Excess Revenues/(Expenditures)	\$ 210,248	\$ 366,648	\$ (186,714)	\$ 179,934	\$ 222,172

* Carryforward surplus less reserve requirement of \$415,717

Interest Expense 11/1/22

\$ 147,253

Total

\$ 147,253

Villamar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ -	\$ -	\$ -	
11/01/21	\$ 6,425,000.00	\$ -	\$ 149,315.63	\$ 149,315.63
05/01/22	\$ 6,425,000.00	\$ 110,000.00	\$ 149,315.63	\$ -
11/01/22	\$ 6,315,000.00	\$ -	\$ 147,253.13	\$ 406,568.75
05/01/23	\$ 6,315,000.00	\$ 115,000.00	\$ 147,253.13	\$ -
11/01/23	\$ 6,200,000.00	\$ -	\$ 145,096.88	\$ 407,350.00
05/01/24	\$ 6,200,000.00	\$ 120,000.00	\$ 145,096.88	\$ -
11/01/24	\$ 6,080,000.00	\$ -	\$ 142,846.88	\$ 407,943.75
05/01/25	\$ 6,080,000.00	\$ 125,000.00	\$ 142,846.88	\$ -
11/01/25	\$ 5,955,000.00	\$ -	\$ 140,346.88	\$ 408,193.75
05/01/26	\$ 5,955,000.00	\$ 130,000.00	\$ 140,346.88	\$ -
11/01/26	\$ 5,825,000.00	\$ -	\$ 137,746.88	\$ 408,093.75
05/01/27	\$ 5,825,000.00	\$ 135,000.00	\$ 137,746.88	\$ -
11/01/27	\$ 5,690,000.00	\$ -	\$ 135,046.88	\$ 407,793.75
05/01/28	\$ 5,690,000.00	\$ 140,000.00	\$ 135,046.88	\$ -
11/01/28	\$ 5,550,000.00	\$ -	\$ 132,246.88	\$ 407,293.75
05/01/29	\$ 5,550,000.00	\$ 145,000.00	\$ 132,246.88	\$ -
11/01/29	\$ 5,405,000.00	\$ -	\$ 129,346.88	\$ 406,593.75
05/01/30	\$ 5,405,000.00	\$ 155,000.00	\$ 129,346.88	\$ -
11/01/30	\$ 5,250,000.00	\$ -	\$ 125,762.50	\$ 410,109.38
05/01/31	\$ 5,250,000.00	\$ 160,000.00	\$ 125,762.50	\$ -
11/01/31	\$ 5,090,000.00	\$ -	\$ 122,062.50	\$ 407,825.00
05/01/32	\$ 5,090,000.00	\$ 170,000.00	\$ 122,062.50	\$ -
11/01/32	\$ 4,920,000.00	\$ -	\$ 118,131.25	\$ 410,193.75
05/01/33	\$ 4,920,000.00	\$ 175,000.00	\$ 118,131.25	\$ -
11/01/33	\$ 4,745,000.00	\$ -	\$ 114,084.38	\$ 407,215.63
05/01/34	\$ 4,745,000.00	\$ 185,000.00	\$ 114,084.38	\$ -
11/01/34	\$ 4,560,000.00	\$ -	\$ 109,806.25	\$ 408,890.63
05/01/35	\$ 4,560,000.00	\$ 195,000.00	\$ 109,806.25	\$ -
11/01/35	\$ 4,365,000.00	\$ -	\$ 105,296.88	\$ 410,103.13
05/01/36	\$ 4,365,000.00	\$ 205,000.00	\$ 105,296.88	\$ -
11/01/36	\$ 4,160,000.00	\$ -	\$ 100,556.25	\$ 410,853.13
05/01/37	\$ 4,160,000.00	\$ 215,000.00	\$ 100,556.25	\$ -
11/01/37	\$ 3,945,000.00	\$ -	\$ 95,584.38	\$ 411,140.63
05/01/38	\$ 3,945,000.00	\$ 225,000.00	\$ 95,584.38	\$ -
11/01/38	\$ 3,720,000.00	\$ -	\$ 90,381.25	\$ 410,965.63
05/01/39	\$ 3,720,000.00	\$ 235,000.00	\$ 90,381.25	\$ -
11/01/39	\$ 3,485,000.00	\$ -	\$ 84,946.88	\$ 410,328.13
05/01/40	\$ 3,485,000.00	\$ 245,000.00	\$ 84,946.88	\$ -
11/01/40	\$ 3,240,000.00	\$ -	\$ 78,975.00	\$ 408,921.88
05/01/41	\$ 3,240,000.00	\$ 255,000.00	\$ 78,975.00	\$ -
11/01/41	\$ 2,985,000.00	\$ -	\$ 72,759.38	\$ 406,734.38
05/01/42	\$ 2,985,000.00	\$ 270,000.00	\$ 72,759.38	\$ -
11/01/42	\$ 2,715,000.00	\$ -	\$ 66,178.13	\$ 408,937.50
05/01/43	\$ 2,715,000.00	\$ 285,000.00	\$ 66,178.13	\$ -
11/01/43	\$ 2,430,000.00	\$ -	\$ 59,231.25	\$ 410,409.38

Villamar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 2,430,000.00	\$ 300,000.00	\$ 59,231.25	\$ -
11/01/44	\$ 2,130,000.00	\$ -	\$ 51,918.75	\$ 411,150.00
05/01/45	\$ 2,130,000.00	\$ 315,000.00	\$ 51,918.75	\$ -
11/01/45	\$ 1,815,000.00	\$ -	\$ 44,240.63	\$ 411,159.38
05/01/46	\$ 1,815,000.00	\$ 330,000.00	\$ 44,240.63	\$ -
11/01/46	\$ 1,485,000.00	\$ -	\$ 36,196.88	\$ 410,437.50
05/01/47	\$ 1,485,000.00	\$ 345,000.00	\$ 36,196.88	\$ -
11/01/47	\$ 1,140,000.00	\$ -	\$ 27,787.50	\$ 408,984.38
05/01/48	\$ 1,140,000.00	\$ 360,000.00	\$ 27,787.50	\$ -
11/01/48	\$ 780,000.00	\$ -	\$ 19,012.50	\$ 406,800.00
05/01/49	\$ 780,000.00	\$ 380,000.00	\$ 19,012.50	\$ -
11/01/49	\$ 400,000.00	\$ -	\$ 9,750.00	\$ 408,762.50
05/01/50	\$ 400,000.00	\$ 400,000.00	\$ 9,750.00	\$ 409,750.00
\$	\$ -	\$ -	\$ -	\$ -
\$	\$ -	\$ -	\$ -	\$ -
		\$ 6,425,000.00	\$ 5,583,818.75	\$ 12,008,818.75

VillaMar
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Proposed Budget FY2021	Actual Thru 2/28/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<u>Revenues</u>					
Assessments	\$ 120,934	\$ -	\$ 120,934	\$ 120,934	\$ 368,900
Interest Income	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 120,940
Total Revenues	\$ 120,934	\$ 5	\$ 120,934	\$ 120,940	\$ 489,840
<u>Expenses</u>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 120,934
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 125,000
Interest - 5/1	\$ 105,482	\$ -	\$ 105,482	\$ 105,482	\$ 120,934
Total Expenditures	\$ 105,482	\$ -	\$ 105,482	\$ 105,482	\$ 366,869
<u>Other Financing Sources</u>					
Bond Proceeds	\$ 474,382	\$ 474,382	\$ -	\$ 474,382	\$ -
Total Other Financing Sources (Uses)	\$ 474,382	\$ 474,382	\$ -	\$ 474,382	\$ -
Excess Revenues/(Expenditures)	\$ 489,834	\$ 474,387	\$ 15,453	\$ 489,840	\$ 122,971

* Carryforward surplus less reserve requirement of \$368,900

Interest Expense 11/1/22	\$ 119,294
Total	\$ 119,294

Villamar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/21	\$	6,500,000.00	\$	-	\$	105,481.65	
11/01/21	\$	6,500,000.00	\$	-	\$	120,934.38	\$ 226,416.02
05/01/22	\$	6,500,000.00	\$	125,000.00	\$	120,934.38	\$ -
11/01/22	\$	6,375,000.00	\$	-	\$	119,293.75	\$ 365,228.13
05/01/23	\$	6,375,000.00	\$	130,000.00	\$	119,293.75	\$ -
11/01/23	\$	6,245,000.00	\$	-	\$	117,587.50	\$ 366,881.25
05/01/24	\$	6,245,000.00	\$	135,000.00	\$	117,587.50	\$ -
11/01/24	\$	6,110,000.00	\$	-	\$	115,815.63	\$ 368,403.13
05/01/25	\$	6,110,000.00	\$	135,000.00	\$	115,815.63	\$ -
11/01/25	\$	5,975,000.00	\$	-	\$	114,043.75	\$ 364,859.38
05/01/26	\$	5,975,000.00	\$	140,000.00	\$	114,043.75	\$ -
11/01/26	\$	5,835,000.00	\$	-	\$	111,803.75	\$ 365,847.50
05/01/27	\$	5,835,000.00	\$	145,000.00	\$	111,803.75	\$ -
11/01/27	\$	5,690,000.00	\$	-	\$	109,483.75	\$ 366,287.50
05/01/28	\$	5,690,000.00	\$	150,000.00	\$	109,483.75	\$ -
11/01/28	\$	5,540,000.00	\$	-	\$	107,083.75	\$ 366,567.50
05/01/29	\$	5,540,000.00	\$	155,000.00	\$	107,083.75	\$ -
11/01/29	\$	5,385,000.00	\$	-	\$	104,603.75	\$ 366,687.50
05/01/30	\$	5,385,000.00	\$	160,000.00	\$	104,603.75	\$ -
11/01/30	\$	5,225,000.00	\$	-	\$	102,043.75	\$ 366,647.50
05/01/31	\$	5,225,000.00	\$	165,000.00	\$	102,043.75	\$ -
11/01/31	\$	5,060,000.00	\$	-	\$	98,950.00	\$ 365,993.75
05/01/32	\$	5,060,000.00	\$	170,000.00	\$	98,950.00	\$ -
11/01/32	\$	4,890,000.00	\$	-	\$	95,762.50	\$ 364,712.50
05/01/33	\$	4,890,000.00	\$	180,000.00	\$	95,762.50	\$ -
11/01/33	\$	4,710,000.00	\$	-	\$	92,387.50	\$ 368,150.00
05/01/34	\$	4,710,000.00	\$	185,000.00	\$	92,387.50	\$ -
11/01/34	\$	4,525,000.00	\$	-	\$	88,918.75	\$ 366,306.25
05/01/35	\$	4,525,000.00	\$	190,000.00	\$	88,918.75	\$ -
11/01/35	\$	4,335,000.00	\$	-	\$	85,356.25	\$ 364,275.00
05/01/36	\$	4,335,000.00	\$	200,000.00	\$	85,356.25	\$ -
11/01/36	\$	4,135,000.00	\$	-	\$	81,606.25	\$ 366,962.50
05/01/37	\$	4,135,000.00	\$	205,000.00	\$	81,606.25	\$ -
11/01/37	\$	3,930,000.00	\$	-	\$	77,762.50	\$ 364,368.75
05/01/38	\$	3,930,000.00	\$	215,000.00	\$	77,762.50	\$ -
11/01/38	\$	3,715,000.00	\$	-	\$	73,731.25	\$ 366,493.75
05/01/39	\$	3,715,000.00	\$	225,000.00	\$	73,731.25	\$ -
11/01/39	\$	3,490,000.00	\$	-	\$	69,512.50	\$ 368,243.75
05/01/40	\$	3,490,000.00	\$	230,000.00	\$	69,512.50	\$ -
11/01/40	\$	3,260,000.00	\$	-	\$	65,200.00	\$ 364,712.50
05/01/41	\$	3,260,000.00	\$	240,000.00	\$	65,200.00	\$ -
11/01/41	\$	3,020,000.00	\$	-	\$	60,400.00	\$ 365,600.00
05/01/42	\$	3,020,000.00	\$	250,000.00	\$	60,400.00	\$ -
11/01/42	\$	2,770,000.00	\$	-	\$	55,400.00	\$ 365,800.00
05/01/43	\$	2,770,000.00	\$	260,000.00	\$	55,400.00	\$ -
11/01/43	\$	2,510,000.00	\$	-	\$	50,200.00	\$ 365,600.00

Villamar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/44	\$ 2,510,000.00	\$ 270,000.00	\$ 50,200.00	\$ -
11/01/44	\$ 2,240,000.00	\$ -	\$ 44,800.00	\$ 365,000.00
05/01/45	\$ 2,240,000.00	\$ 285,000.00	\$ 44,800.00	\$ -
11/01/45	\$ 1,955,000.00	\$ -	\$ 39,100.00	\$ 368,900.00
05/01/46	\$ 1,955,000.00	\$ 295,000.00	\$ 39,100.00	\$ -
11/01/46	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 367,300.00
05/01/47	\$ 1,660,000.00	\$ 305,000.00	\$ 33,200.00	\$ -
11/01/47	\$ 1,355,000.00	\$ -	\$ 27,100.00	\$ 365,300.00
05/01/48	\$ 1,355,000.00	\$ 320,000.00	\$ 27,100.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 20,700.00	\$ 367,800.00
05/01/49	\$ 1,035,000.00	\$ 330,000.00	\$ 20,700.00	\$ -
11/01/49	\$ 705,000.00	\$ -	\$ 14,100.00	\$ 364,800.00
05/01/50	\$ 705,000.00	\$ 345,000.00	\$ 14,100.00	\$ -
11/1/50	\$ 360,000.00	\$ -	\$ 7,200.00	\$ 366,300.00
5/1/51	\$ 360,000.00	\$ 360,000.00	\$ 7,200.00	\$ 367,200.00
		\$ 6,500,000.00	\$ 4,713,644.15	\$ 11,213,644.15

SECTION VI

**This space reserved for use
Clerk of the Circuit Court**

**This Instrument Prepared by
and return to:**

**Roy Van Wyk, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314**

**NOTICE OF BOUNDARY AMENDMENT OF THE
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 12, 2021, the City Commission of the City of Winter Haven, Florida adopted Ordinance No. O-21-32, effective April 12, 2021, amending the boundaries of the VillaMar Community Development District (“District”). The legal description of the lands encompassed within the District, after amendment, is attached hereto as Exhibit “A.” The VillaMar Community Development District was established by City of Winter Haven Ordinance No. O-18-70, which became effective on November 26, 2018, as amended by that Ordinance No. O-20-40, which became effective on October 26, 2020. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*.

**THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT MAY
IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND
ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS**

PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 14th day of April 2021, and recorded in the Official Records of Polk County, Florida.

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

Warren K. (Rennie) Heath II, Chairman
Board of Supervisors

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by Warren K. (Rennie) Heath II, as Chairman of the Board of Supervisors of the VillaMar Community Development District.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

VILLAMAR CDD LEGAL DESCRIPTION OF DISTRICT AS AMENDED

PARCEL 1 (262922-000000-012010), PARCEL 2 (262923-000000-032010), PARCEL 3 (262923-000000-031010)

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-00°44'39"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 662.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-89°32'55"-E, ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 1307.27 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE S-00°45'04"-E, ALONG SAID WEST LINE, A DISTANCE OF 664.06 FEET TO THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE S-89°37'57"-W, ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°08'59"-W, ALONG THE WEST BOUNDARY OF SAID "SUNDANCE RANCH ESTATES", 678.40 FEET TO THE NORTH BOUNDARY OF LOT 13 OF SAID, "SUNDANCE RANCH ESTATES"; THENCE S-89°54'11"-W, ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES" AND THE NORTH BOUNDARY OF "SUNDANCE RANCH ESTATES PHASE TWO" AS RECORDED IN PLAT BOOK 80, PAGE 47, A DISTANCE OF 1305.26 FEET; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES PHASE TWO" THE FOLLOWING FOUR (4) COURSES: 1) S-30°21'23"-W, 129.09 FEET; THENCE 2) S-00°03'19"-E, 596.81 FEET; THENCE 3) S-89°50'21"-W, 1447.79 FEET; THENCE 4) S-53°01'53"-W, 163.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE N-36°58'07"-W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1688.64 FEET TO THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE AFOREMENTIONED SECTION 22; THENCE N-00°35'04"-W, ALONG SAID WEST LINE 135.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE S-89°38'05"-E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1338.55 FET TO THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 23; THENCE N-89°41'51"-E, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, A DISTANCE OF 1325.08 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE 60.00-FOOT-WIDE PLATTED RIGHT-OF-WAY FOR CHERRY BLOSSOM LANE AS SHOWN ON THE MAP OR PLAT OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF N-89°43'21"-E, 41.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY RIGHT-OF-WAY THEREOF S-00°05'12"-E, 60.48 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY S-89°23'59"-W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY N-00°05'12"-W, 61.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF S-89°40'31"-E, 19.00 FEET TO THE POINT OF BEGINNING.

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**VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED**

PARCEL 4 (262923-000000-013030)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-89°33'25"-E, ALONG THE NORTH LINE OF SAID SOUTH $\frac{1}{2}$ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH $\frac{1}{2}$; THENCE S-00°35'32"-E, ALONG THE EAST LINE THEREOF A DISTANCE OF 636.67 FEET TO THE NORTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE S-89°40'11"-W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1319.27 FEET; THENCE N-00°45'04"-W, 634.08 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 15.00 FEET OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

PARCEL 5 (262923-000000-013060)

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THE NORTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ S- 00°36'01"-E, A DISTANCE OF 632.69 FEET; THENCE RUN S- 89°23'59"-W, A DISTANCE OF 604.86 FEET; THENCE RUN S- 00°36'01"-E, A DISTANCE OF 270.00 FEET; THENCE RUN S-89°54'14"-W, A DISTANCE OF 685.00 FEET; THENCE RUN N-00°05'46"-W, A DISTANCE OF 901.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST $\frac{1}{4}$ OF NORTHEAST $\frac{1}{4}$; THENCE RUN ALONG SAID BOUNDARY LINE NORTH 89°36'57"-E, A DISTANCE OF 1281.91 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 6 (262923-000000-014010)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES: 1) S-89°22'39"-W, 604.74 FEET; THENCE 2) S-00°35'59"-E, 269.89 FEET; THENCE 3) S-89°50'55"-W, 684.91 FEET TO THE EASTERLY RIGHT-OF-WAY OF CHERRY BLOSSOM LANE AS DEPICTED ON THE AFOREMENTIONED PLAT OF "SUNDANCE RANCH ESTATES"; THENCE N-00°05'57"-E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 870.30 FEET TO THE SOUTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE N-89°40'11"-E, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1278.58 FEET; THENCE S-00°38'34"-E, 599.45 FEET TO THE POINT OF BEGINNING.

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VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

AND

PART OF: THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 22; THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23; THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23; AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23, AND RUN THENCE ALONG THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 S-89°33'19"-W, 1321.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/Delta OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, N-00°35'58"-W, 120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 N-89°28'44"-E, 1321.79 FEET TO THE EAST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23, S-00°36'29"-E, 190.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23 N-89°32'05"-E, 1322.80 FEET TO A POINT ON THE EAST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23 S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 23 S-89°32'05"-W, 1322.80 FEET TO THE POINT OF BEGINNING.

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AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°22'50" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET; THENCE NORTH 89°33'09" EAST, 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'09" EAST, 1266.68 FEET; THENCE NORTH 43°52'05" EAST, 1113.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 540A; THENCE SOUTH 39°04'22" EAST, ALONG SAID RIGHT-OF-WAY, 576.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE SOUTH 00°05'40" EAST (LEAVING SAID RIGHT-OF-WAY) ALONG SAID EAST BOUNDARY, 2530.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°33'17" WEST, 1325.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 00°11'45" EAST, 1329.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE SOUTH 00°45'14" EAST, 1323.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°40'22" WEST, 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°39'34" WEST, 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°36'26" WEST, 1328.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°31'55" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET; THENCE SOUTH 89°31'21" EAST, 1601.04 FEET; THENCE NORTH 00°22'50" WEST, 2547.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'07" WEST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 971.66 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°32'14" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 554.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°26'39" EAST, 133.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF A WETLANDS AREA; THENCE SOUTHWESTERLY ALONG SAID WETLANDS BOUNDARY THE FOLLOWING THIRTY-TWO (32) COURSES: 1.) NORTH 77°12'41" WEST, 17.17 FEET; THENCE 2.) NORTH 62°31'21" WEST, 36.60 FEET; THENCE 3.) SOUTH 31°18'03" WEST, 32.21 FEET; THENCE 4.) SOUTH 76°19'26" WEST, 38.02 FEET; THENCE 5.) NORTH 85°03'03" WEST, 22.47 FEET; THENCE 6.) SOUTH 54°51'09" WEST, 37.38 FEET; THENCE 7.) SOUTH 61°12'49" WEST, 31.42 FEET; THENCE 8.) SOUTH 25°29'45" EAST, 61.61 FEET; THENCE 9.) SOUTH 33°42'15" WEST, 24.70 FEET; THENCE 10.) NORTH 80°24'59" WEST, 94.47 FEET; THENCE 11.) SOUTH 49°32'39" EAST, 25.88 FEET; THENCE 12.) SOUTH 09°32'17" EAST, 26.43 FEET; THENCE 13.) SOUTH 28°13'51" WEST, 40.89 FEET; THENCE 14.) SOUTH 67°06'03" WEST, 62.35 FEET; THENCE 15.) SOUTH 66°42'29" WEST, 89.20 FEET; THENCE 16.) SOUTH 07°16'07" WEST, 60.33 FEET; THENCE 17.) NORTH 71°54'24" WEST, 32.29 FEET; THENCE 18.) SOUTH 83°42'17" WEST, 36.86 FEET; THENCE 19.) SOUTH 15°36'02" WEST, 14.95 FEET; THENCE 20.) SOUTH 03°41'00" EAST, 40.83 FEET; THENCE 21.) SOUTH 58°30'44" WEST, 43.06 FEET; THENCE 22.) NORTH 65°05'15" WEST, 26.78 FEET; THENCE 23.) NORTH 39°20'44" WEST, 37.68 FEET; THENCE 24.) NORTH 76°32'13" WEST, 25.01 FEET; THENCE 25.) NORTH 23°43'42" WEST, 38.94 FEET; THENCE 26.) SOUTH 41°51'44" WEST, 23.59 FEET; THENCE 27.) SOUTH 60°18'52" WEST, 28.86 FEET; THENCE 28.) NORTH 78°52'37" WEST, 20.99 FEET; THENCE 29.) SOUTH 74°47'01" WEST, 24.41 FEET; THENCE 30.) SOUTH 61°05'04" WEST, 34.70 FEET; THENCE 31.) SOUTH 71°35'41" WEST, 36.79 FEET; THENCE 32.) SOUTH 69°20'13" WEST, 35.28 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°33'39" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 514.16 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°32'14" EAST, ALONG SAID SOUTH BOUNDARY A DISTANCE OF 786.88 FEET TO THE POINT OF BEGINNING.

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VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

AND

LESS AND EXCEPT THE FOLLOWING:

PART OF: THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 22; AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, 5-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, 5-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, 5-00°35'58"-E, 177.31 FEET TO THE POINT OF BEGINNING.

CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

PAGE 5 OF 5



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VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

SECTION VII

SECTION A

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

**FIRST AMENDMENT TO THE MASTER ENGINEER'S
REPORT
FOR CAPITAL IMPROVEMENTS**

Prepared for:

**BOARD OF SUPERVISORS
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**WOOD & ASSOCIATES ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FL 33801
PH: 863-940-2040**

APRIL 13, 2021

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

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EXHIBIT 4 – Amended District Legal Description

EXHIBIT 5- District Boundary Map

EXHIBIT 6- Zoning Map

EXHIBIT 7- Future Land Use Map

EXHIBIT 8- Utility Location Map & Drainage Flow Pattern Map

EXHIBIT 9- Summary of Opinion of Probable Costs

EXHIBIT 9- Summary of Proposed District Facilities

EXHIBIT 10 – Proposed Site Plan

**ENGINEER'S REPORT
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this First Amendment to the Engineer's Report is to provide engineering support for the expanded boundaries of the Villamar Community Development District (CDD). The existing CDD contains three phases (Phase 1-334 lots; Phase 2-281 lots; Phase 3-140 lots) consisting of approximately 199.56 acres. The proposed CDD expansion will include the addition of Phase 4 consisting of 200 lots, Phase 5 consisting of 271 lots, and Phase 6 consisting of 242 lots. The expanded CDD will have a total of 1468 single family lots and consist of approximately 435.63 acres.

II. INTRODUCTION

The Villamar Community Development District (the "District") is west of CR 653 and south of Eloise Loop Road in Winter Haven (the "City"), Polk County, (the "County"), Florida. The District shall consist of approximately 435.63 acres more or less, and is expected to consist of 1468 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 0-18-70 which was approved by the Winter Haven City Commission ("City Commission") on November 26, 2018, further amended by City Ordinance No. O-21-32, approved by the City Commission on April 12, 2021, expanding the district boundary. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 9 of this report.

This “Capital Improvement Plan” or “Report” reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District’s Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution, reclaim water, and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

III. SCOPE

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report. The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

IV. THE DEVELOPMENT

The development will consist of 1468 single family homes and associated infrastructure (“Development”). The Development is a planned residential community is located on the west of CR 653 and south of Eloise Loop /road in the City of Winter Haven and lies within Sections 14, 15, 22, and 23, Township 29 South, Range 26 East, all within the City. The Development has received zoning approval by the City. The approved zoning is PD and the property has an underlying Future Land Use Designation of RL (Residential Low Density), RE (Residential Estate, and CON (Conservation). The development will be constructed in six (6) phases.

V. THE CAPITAL IMPROVEMENTS

The Capital Improvement Plan, (the “CIP”), consists of public infrastructure in Phases 1-6. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water, reclaim water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. The CDD will enter into a lighting agreement with Tampa Electric Company for the street light poles and lighting service. Only undergrounding of wire in public right-of-way on District Land is included.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the development and the location shall have easy access to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

VI. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a known surface water, (Crystal Lake) and there are natural wetlands on the west side of the Development. No impacts to the wetlands or lake are anticipated.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0530G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X with the remainder in AE. Based on this information and the site topography, it does not appear that floodplain compensation is required. If floodplain compensation is required, flood compensation shall be in accordance with Southwest Florida Water Management, City, and County criteria

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 40' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides and 80' R/W with 24' of asphalt with roadside swales and sidewalks on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. The 80' R/W section shall be a rural section constructed in accordance with FDOT, County, and City specifications. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water, Reclaim, and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Winter Haven Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to either a force main on site or along CR 653.

Reclaimed water is available for this site. The reclaim water lines will be installed onsite to provide irrigation within the public right of way and amenity/park area. The reclaimed water system is funded by the District. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019-2020; Phase 2 in 2020-2022; Phase 3 in 2021-2023; Phase 4 in 2020-2024; Phase 5 in 2023-2025; Phase 5 in 2024-2026. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City.

Amenities and Parks

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails around the Amenity Center.

Electric and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by TECO. Electric facilities will be owned and maintained by TECO after dedication, with TECO providing underground electrical service to the Development. The CDD presently intends to fund the cost of undergrounding of electric conduit for the installation of the street lighting along the internal roadways within the CDD. These lights will be owned, operated and maintained by TECO after dedication, with the District funding maintenance services.

Entry Feature

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use reuse water as provided by the City of Winter Haven. The master reuse watermain to the various phases of the development will be constructed or acquired by the CDD with District funds and subsequently turned over to the City of Winter Haven. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

VII. PERMITTING

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Florida Department of Environmental Protection (FDEP), Polk County Health Department, and City construction plan approval. There may be a need for an Army Corps of Engineer (ACOE) jurisdictional wetlands within the Phase 3 CIP boundaries.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

PHASE 1 – 334 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

PHASE 2 – 281 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	Approved
Construction Permits (City of Winter Haven)	Approved
Polk County Health Department Water	Approved
FDEP Sewer	Approved
FDEP NOI	Approved

PHASE 3 – 140 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	April 2021
Construction Permits (City of Winter Haven)	April 2021
FDEP Water	April 2021
FDEP Sewer	April 2021
FDEP NOI	April 2021

PHASE 4 – 200 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	October 2021
Construction Permits (City of Winter Haven)	October 2021
FDEP Water	October 2021
FDEP Sewer	October 2021
FDEP NOI	October 2021

PHASE 5 – 271 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	October 2021
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	November 2022
Construction Permits (City of Winter Haven)	November 2022
FDEP Water	November 2022
FDEP Sewer	November 2022
FDEP NOI	November 2022

PHASE 6 – 242 lots

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	October 2021
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	November 2023
Construction Permits (City of Winter Haven)	November 2023
FDEP Water	November 2023
FDEP Sewer	November 2023
FDEP NOI	November 2023

VIII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Winter Haven, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

IX. REPORT MODIFICATION

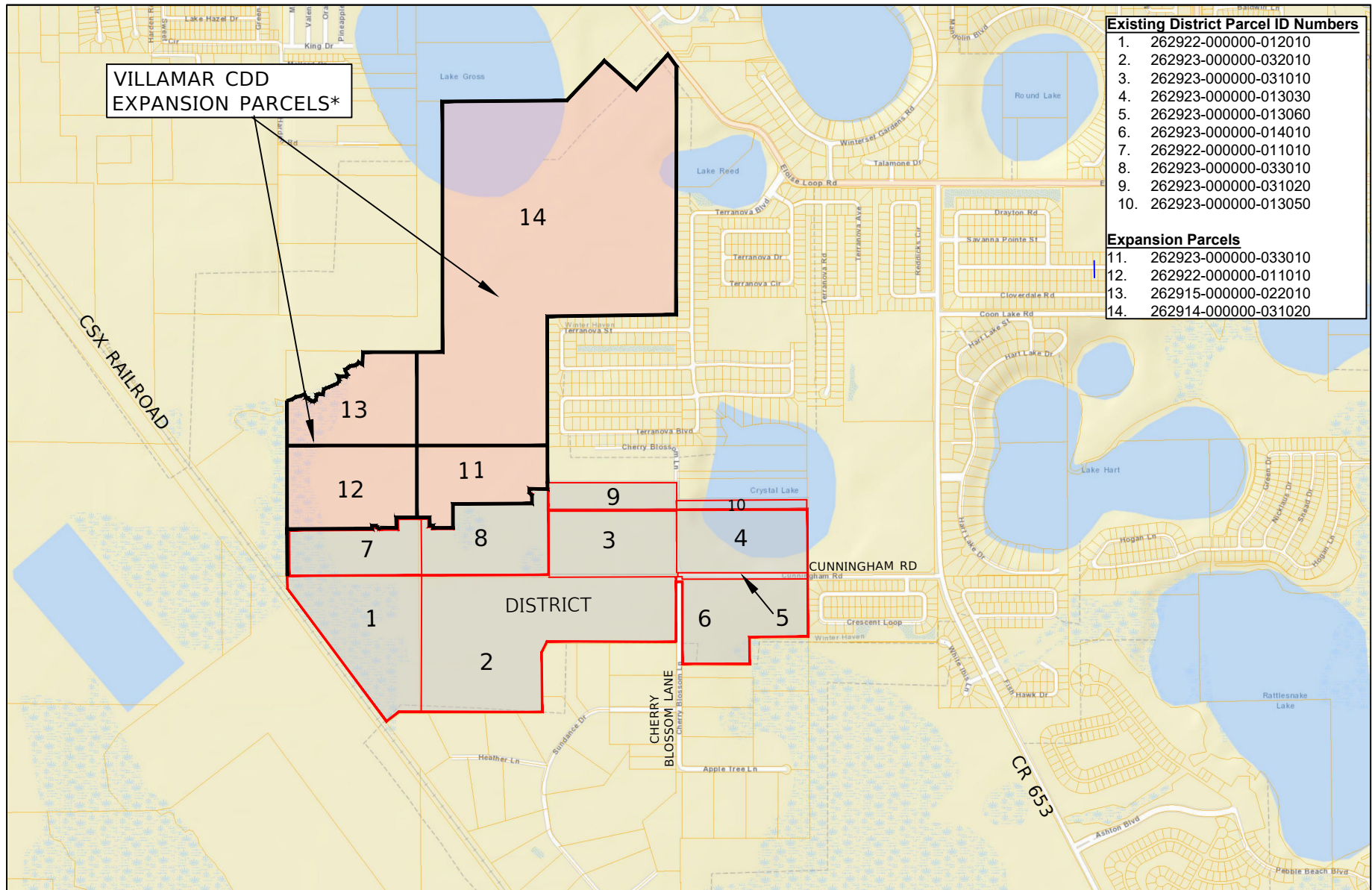
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates

X. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



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EXHIBIT 1 **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT** **LOCATION MAP**

***APPROVED AND ADDED TO THE DISTRICT BY THE
 CITY COMMISSION ON APRIL 12, 2021**



PARCEL 4 (262923-000000-013030)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE N-89°33'25"-E, ALONG THE NORTH LINE OF SAID SOUTH ½ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ½; THENCE S-00°35'32"-E, ALONG THE EAST LINE THEREOF A DISTANCE OF 636.67 FEET TO THE NORTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE S-89°40'11"-W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1319.27 FEET; THENCE N-00°45'04"-W, 634.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19.26 ACRES, MORE OR LESS.

AND

THE EAST 15.00 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

CONTAINING 0.23 ACRES, MORE OR LESS.

PARCEL 5 (262923-000000-013060)

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THE NORTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ FOR A **POINT OF BEGINNING**; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SOUTHWEST ¼ OF THE NORTHEAST ¼ S- 00°36'01" -E, A DISTANCE OF 632.69 FEET; THENCE RUN S- 89°23'59"- W, A DISTANCE OF 604.86 FEET; THENCE RUN S- 00°36'01"-E, A DISTANCE OF 270.00 FEET; THENCE RUN S-89°54'14"-W, A DISTANCE OF 685.00 FEET; THENCE RUN N-00°05'46"-W, A DISTANCE OF 901.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST ¼ OF NORTHEAST ¼; THENCE RUN ALONG SAID BOUNDARY LINE NORTH 89°36'57"-E, A DISTANCE OF 1281.91 FEET TO THE SAID **POINT OF BEGINNING**.

CONTAINING 1.79 ACRES, MORE OR LESS.

PARCEL 6 (262923-000000-014010)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES: 1) S-89°22'39"-W, 604.74 FEET; THENCE 2) S-00°35'59"-E, 269.89 FEET; THENCE 3) S-89°50'55"-W, 684.91 FEET TO THE EASTERLY RIGHT-OF -WAY OF CHERRY BLOSSOM LANE AS DEPICTED ON THE AFOREMENTIONED PLAT OF

"SUNDANCE RANCH ESTATES"; THENCE N-00°05'57"-E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 870.30 FEET TO THE SOUTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE N-89°40'11"-E, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1278.58 FEET; THENCE S-00°38'34"-E, 599.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 21.93 ACRES, MORE OR LESS.



VILLAMAR CDD

LEGAL DESCRIPTION OF EXISTING DISTRICT

PARCEL 1 (262922-000000-012010), PARCEL 2 (262923-000000-032010), PARCEL 3 (262923-000000-031010)

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-00°44'39"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 662.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-89°32'55"-E, ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 1307.27 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE S-00°45'04"-E, ALONG SAID WEST LINE, A DISTANCE OF 664.06 FEET TO THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE S-89°37'57"-W, ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°08'59"-W, ALONG THE WEST BOUNDARY OF SAID "SUNDANCE RANCH ESTATES", 678.40 FEET TO THE NORTH BOUNDARY OF LOT 13 OF SAID, "SUNDANCE RANCH ESTATES"; THENCE S-89°54'11"-W, ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES" AND THE NORTH BOUNDARY OF "SUNDANCE RANCH ESTATES PHASE TWO" AS RECORDED IN PLAT BOOK 80, PAGE 47, A DISTANCE OF 1305.26 FEET; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES PHASE TWO" THE FOLLOWING FOUR (4) COURSES: 1) S-30°21'23"-W, 129.09 FEET; THENCE 2) S-00°03'19"-E, 596.81 FEET; THENCE 3) S-89°50'21"-W, 1447.79 FEET; THENCE 4) S-53°01'53"-W, 163.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE N-36°58'07"-W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1688.64 FEET TO THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE AFOREMENTIONED SECTION 22; THENCE N-00°35'04"-W, ALONG SAID WEST LINE 135.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE S-89°38'05"-E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1338.55 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 23; THENCE N-89°41'51"-E, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, A DISTANCE OF 1325.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 110.13 ACRES, MORE OR LESS.

AND

THAT PORTION OF THE 60.00-FOOT-WIDE PLATTED RIGHT-OF-WAY FOR CHERRY BLOSSOM LANE AS SHOWN ON THE MAP OR PLAT OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF N-89°43'21"-E, 41.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY RIGHT-OF-WAY THEREOF S-00°05'12"-E, 60.48 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY S-89°23'59"-W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY N-00°05'12"-W, 61.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF S-89°40'31"-E, 19.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,641 SQUARE FEET (0.84 ACRES), MORE OR LESS.

PAGE 1 OF 3



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EXHIBIT 2
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT EXISTING DISTRICT

AND

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23; THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°33'19"-W, 1321.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-00°35'58"-W, 120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 364.00 FEET TO THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 N-89°28'44"-E, 1321.79 FEET TO THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, S-00°36'29"-E, 190.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 N-89°32'05"-E, 1322.80 FEET TO A POINT ON THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-89°32'05"-W, 1322.80 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 45.905 ACRES, MORE OR LESS.

CDD TOTAL ACREAGE 199.56 ACRES +/-

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EXHIBIT 2
VILLAMAR CDD
LEGAL DESCRIPTION OF
EXISTING DISTRICT

VILLAMAR CDD

LEGAL DESCRIPTION OF EXPANSION PARCELS

(MAP #11-14)

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°22'50" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET; THENCE NORTH 89°33'09" EAST, 260.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°33'09" EAST, 1266.68 FEET; THENCE NORTH 43°52'05" EAST, 1113.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 540A; THENCE SOUTH 39°04'22" EAST, ALONG SAID RIGHT-OF-WAY, 576.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE SOUTH 00°05'40" EAST (LEAVING SAID RIGHT-OF-WAY) ALONG SAID EAST BOUNDARY, 2530.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°33'17" WEST, 1325.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 00°11'45" EAST, 1329.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE SOUTH 00°45'14" EAST, 1323.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°40'22" WEST, 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°39'34" WEST, 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°36'26" WEST, 1328.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°31'55" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET; THENCE SOUTH 89°31'21" EAST, 1601.04 FEET; THENCE NORTH 00°22'50" WEST, 2547.05 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'07" WEST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 971.66 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°32'14" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 554.55 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°26'39" EAST, 133.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF A WETLANDS AREA; THENCE SOUTHWESTERLY ALONG SAID WETLANDS BOUNDARY THE FOLLOWING THIRTY-TWO (32) COURSES: 1.) NORTH 77°12'41" WEST, 17.17 FEET; THENCE 2.) NORTH 62°31'21" WEST, 36.60 FEET; THENCE 3.) SOUTH 31°18'03" WEST, 32.21 FEET; THENCE 4.) SOUTH 76°19'26" WEST, 38.02 FEET; THENCE 5.) NORTH 85°03'03" WEST, 22.47 FEET; THENCE 6.) SOUTH 54°51'09" WEST, 37.38 FEET; THENCE 7.) SOUTH 61°12'49" WEST, 31.42 FEET; THENCE 8.) SOUTH 25°29'45" EAST, 61.61 FEET; THENCE 9.) SOUTH 33°42'15" WEST, 24.70 FEET; THENCE 10.) NORTH 80°24'59" WEST, 94.47 FEET; THENCE 11.) SOUTH 49°32'39" EAST, 25.88 FEET; THENCE 12.) SOUTH 09°32'17" EAST, 26.43 FEET; THENCE 13.) SOUTH 28°13'51" WEST, 40.89 FEET; THENCE 14.) SOUTH 67°06'03" WEST, 62.35 FEET; THENCE 15.) SOUTH 66°42'29" WEST, 89.20 FEET; THENCE 16.) SOUTH 07°16'07" WEST, 60.33 FEET; THENCE 17.) NORTH 71°54'24" WEST, 32.29 FEET; THENCE 18.) SOUTH 83°42'17" WEST, 36.86 FEET; THENCE 19.) SOUTH 15°36'02" WEST, 14.95 FEET; THENCE 20.) SOUTH 03°41'00" EAST, 40.83 FEET; THENCE 21.) SOUTH 58°30'44" WEST, 43.06 FEET; THENCE 22.) NORTH 65°05'15" WEST, 26.78 FEET; THENCE 23.) NORTH 39°20'44" WEST, 37.68 FEET; THENCE 24.) NORTH 76°32'13" WEST, 25.01 FEET; THENCE 25.) NORTH 23°43'42" WEST, 38.94 FEET; THENCE 26.) SOUTH 41°51'44" WEST, 23.59 FEET; THENCE 27.) SOUTH 60°18'52" WEST, 28.86 FEET; THENCE 28.) NORTH 78°52'37" WEST, 20.99 FEET; THENCE 29.) SOUTH 74°47'01" WEST, 24.41 FEET; THENCE 30.) SOUTH 61°05'04" WEST, 34.70 FEET; THENCE 31.) SOUTH 71°35'41" WEST, 36.79 FEET; THENCE 32.) SOUTH 69°20'13" WEST, 35.28 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°33'39" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 514.16 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°32'14" EAST, ALONG SAID SOUTH BOUNDARY A DISTANCE OF 786.88 FEET TO THE **POINT OF BEGINNING**.

PAGE 1 OF 2



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EXHIBIT 3

VILLAMAR CDD

LEGAL DESCRIPTION OF

EXPANSION PARCELS

AND

LESS AND EXCEPT THE FOLLOWING:

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 177.31 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 236.07 ACRES MORE OR LESS.

PAGE 2 OF 2



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EXHIBIT 3
VILLAMAR CDD
LEGAL DESCRIPTION OF
EXPANSION PARCELS

VILLAMAR CDD

LEGAL DESCRIPTION OF DISTRICT AS AMENDED

PARCEL 1 (262922-000000-012010), PARCEL 2 (262923-000000-032010), PARCEL 3 (262923-000000-031010)

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-00°44'39"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 662.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE N-89°32'55"-E, ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 1307.27 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; THENCE S-00°45'04"-E, ALONG SAID WEST LINE, A DISTANCE OF 664.06 FEET TO THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE S-89°37'57"-W, ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°08'59"-W, ALONG THE WEST BOUNDARY OF SAID "SUNDANCE RANCH ESTATES", 678.40 FEET TO THE NORTH BOUNDARY OF LOT 13 OF SAID, "SUNDANCE RANCH ESTATES"; THENCE S-89°54'11"-W, ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES" AND THE NORTH BOUNDARY OF "SUNDANCE RANCH ESTATES PHASE TWO" AS RECORDED IN PLAT BOOK 80, PAGE 47, A DISTANCE OF 1305.26 FEET; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES PHASE TWO" THE FOLLOWING FOUR (4) COURSES: 1) S-30°21'23"-W, 129.09 FEET; THENCE 2) S-00°03'19"-E, 596.81 FEET; THENCE 3) S-89°50'21"-W, 1447.79 FEET; THENCE 4) S-53°01'53"-W, 163.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE N-36°58'07"-W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1688.64 FEET TO THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE AFOREMENTIONED SECTION 22; THENCE N-00°35'04"-W, ALONG SAID WEST LINE 135.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE S-89°38'05"-E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1338.55 FET TO THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 23; THENCE N-89°41'51"-E, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, A DISTANCE OF 1325.08 FEET TO THE **POINT OF BEGINNING**.

AND

THAT PORTION OF THE 60.00-FOOT-WIDE PLATTED RIGHT-OF-WAY FOR CHERRY BLOSSOM LANE AS SHOWN ON THE MAP OR PLAT OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF N-89°43'21"-E, 41.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY RIGHT-OF-WAY THEREOF S-00°05'12"-E, 60.48 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY S-89°23'59"-W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY N-00°05'12"-W, 61.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF S-89°40'31"-E, 19.00 FEET TO THE **POINT OF BEGINNING**.

PAGE 1 OF 5



1925 BARTOW ROAD LAKELAND, FL 33801
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EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

PARCEL 4 (262923-000000-013030)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE N-89°33'25"-E, ALONG THE NORTH LINE OF SAID SOUTH ½ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ½; THENCE S-00°35'32"-E, ALONG THE EAST LINE THEREOF A DISTANCE OF 636.67 FEET TO THE NORTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE S-89°40'11"-W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1319.27 FEET; THENCE N-00°45'04"-W, 634.08 FEET TO THE **POINT OF BEGINNING.**

AND

THE EAST 15.00 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

PARCEL 5 (262923-000000-013060)

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THE NORTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ FOR A **POINT OF BEGINNING;** THENCE RUN ALONG THE EAST BOUNDARY LINE OF SOUTHWEST ¼ OF THE NORTHEAST ¼ S- 00°36'01"-E, A DISTANCE OF 632.69 FEET; THENCE RUN S- 89°23'59"- W, A DISTANCE OF 604.86 FEET; THENCE RUN S- 00°36'01"-E, A DISTANCE OF 270.00 FEET; THENCE RUN S-89°54'14"-W, A DISTANCE OF 685.00 FEET; THENCE RUN N-00°05'46"-W, A DISTANCE OF 901.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST ¼ OF NORTHEAST ¼; THENCE RUN ALONG SAID BOUNDARY LINE NORTH 89°36'57"-E, A DISTANCE OF 1281.91 FEET TO THE SAID **POINT OF BEGINNING.**

PARCEL 6 (262923-000000-014010)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES: 1) S-89°22'39"-W, 604.74 FEET; THENCE 2) S-00°35'59"-E, 269.89 FEET; THENCE 3) S-89°50'55"-W, 684.91 FEET TO THE EASTERLY RIGHT-OF -WAY OF CHERRY BLOSSOM LANE AS DEPICTED ON THE AFOREMENTIONED PLAT OF

"SUNDANCE RANCH ESTATES"; THENCE N-00°05'57"-E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 870.30 FEET TO THE SOUTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE N-89°40'11"-E, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1278.58 FEET; THENCE S-00°38'34"-E, 599.45 FEET TO THE **POINT OF BEGINNING.**



AND

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23; THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°33'19"-W, 1321.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST 1/4 OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-00°35'58"-W, 120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 364.00 FEET TO THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 N-89°28'44"-E, 1321.79 FEET TO THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, S-00°36'29"-E, 190.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 N-89°32'05"-E, 1322.80 FEET TO A POINT ON THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-89°32'05"-W, 1322.80 FEET TO THE **POINT OF BEGINNING**.

PAGE 3 OF 5



1925 BARTOW ROAD LAKELAND, FL 33801

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EXHIBIT 4
VILLAMAR CDD
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DISTRICT AS AMENDED

AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°22'50" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET; THENCE NORTH 89°33'09" EAST, 260.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°33'09" EAST, 1266.68 FEET; THENCE NORTH 43°52'05" EAST, 1113.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 540A; THENCE SOUTH 39°04'22" EAST, ALONG SAID RIGHT-OF-WAY, 576.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE SOUTH 00°05'40" EAST (LEAVING SAID RIGHT-OF-WAY) ALONG SAID EAST BOUNDARY, 2530.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°33'17" WEST, 1325.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 00°11'45" EAST, 1329.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE SOUTH 00°45'14" EAST, 1323.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°40'22" WEST, 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°39'34" WEST, 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°36'26" WEST, 1328.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°31'55" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET; THENCE SOUTH 89°31'21" EAST, 1601.04 FEET; THENCE NORTH 00°22'50" WEST, 2547.05 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'07" WEST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 971.66 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°32'14" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 554.55 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°26'39" EAST, 133.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF A WETLANDS AREA; THENCE SOUTHWESTERLY ALONG SAID WETLANDS BOUNDARY THE FOLLOWING THIRTY-TWO (32) COURSES: 1.) NORTH 77°12'41" WEST, 17.17 FEET; THENCE 2.) NORTH 62°31'21" WEST, 36.60 FEET; THENCE 3.) SOUTH 31°18'03" WEST, 32.21 FEET; THENCE 4.) SOUTH 76°19'26" WEST, 38.02 FEET; THENCE 5.) NORTH 85°03'03" WEST, 22.47 FEET; THENCE 6.) SOUTH 54°51'09" WEST, 37.38 FEET; THENCE 7.) SOUTH 61°12'49" WEST, 31.42 FEET; THENCE 8.) SOUTH 25°29'45" EAST, 61.61 FEET; THENCE 9.) SOUTH 33°42'15" WEST, 24.70 FEET; THENCE 10.) NORTH 80°24'59" WEST, 94.47 FEET; THENCE 11.) SOUTH 49°32'39" EAST, 25.88 FEET; THENCE 12.) SOUTH 09°32'17" EAST, 26.43 FEET; THENCE 13.) SOUTH 28°13'51" WEST, 40.89 FEET; THENCE 14.) SOUTH 67°06'03" WEST, 62.35 FEET; THENCE 15.) SOUTH 66°42'29" WEST, 89.20 FEET; THENCE 16.) SOUTH 07°16'07" WEST, 60.33 FEET; THENCE 17.) NORTH 71°54'24" WEST, 32.29 FEET; THENCE 18.) SOUTH 83°42'17" WEST, 36.86 FEET; THENCE 19.) SOUTH 15°36'02" WEST, 14.95 FEET; THENCE 20.) SOUTH 03°41'00" EAST, 40.83 FEET; THENCE 21.) SOUTH 58°30'44" WEST, 43.06 FEET; THENCE 22.) NORTH 65°05'15" WEST, 26.78 FEET; THENCE 23.) NORTH 39°20'44" WEST, 37.68 FEET; THENCE 24.) NORTH 76°32'13" WEST, 25.01 FEET; THENCE 25.) NORTH 23°43'42" WEST, 38.94 FEET; THENCE 26.) SOUTH 41°51'44" WEST, 23.59 FEET; THENCE 27.) SOUTH 60°18'52" WEST, 28.86 FEET; THENCE 28.) NORTH 78°52'37" WEST, 20.99 FEET; THENCE 29.) SOUTH 74°47'01" WEST, 24.41 FEET; THENCE 30.) SOUTH 61°05'04" WEST, 34.70 FEET; THENCE 31.) SOUTH 71°35'41" WEST, 36.79 FEET; THENCE 32.) SOUTH 69°20'13" WEST, 35.28 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°33'39" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 514.16 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°32'14" EAST, ALONG SAID SOUTH BOUNDARY A DISTANCE OF 786.88 FEET TO THE **POINT OF BEGINNING**.

PAGE 4 OF 5



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EXHIBIT 4
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LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

AND

LESS AND EXCEPT THE FOLLOWING:

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 177.31 FEET TO THE **POINT OF BEGINNING.**

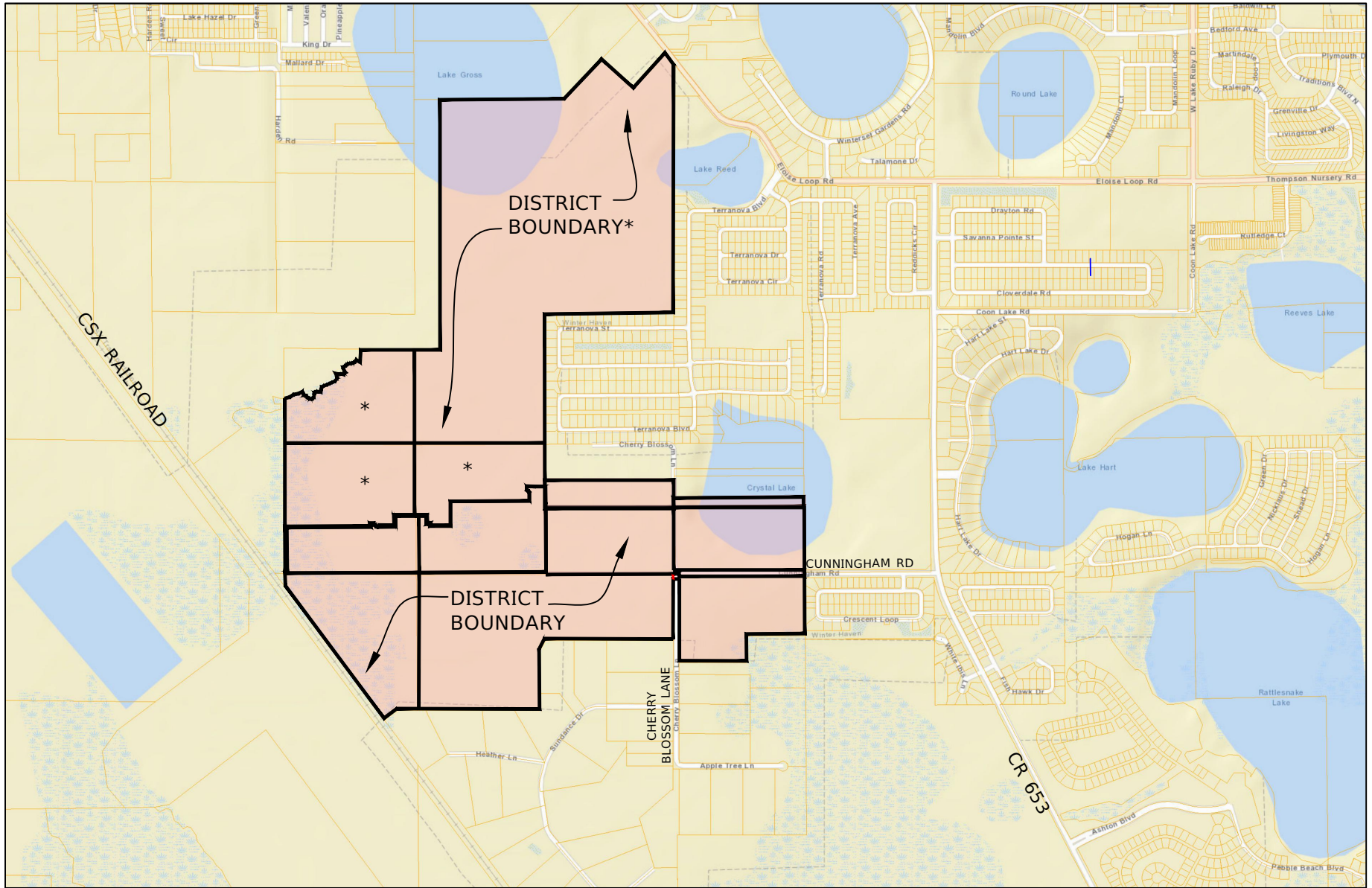
CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

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EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED



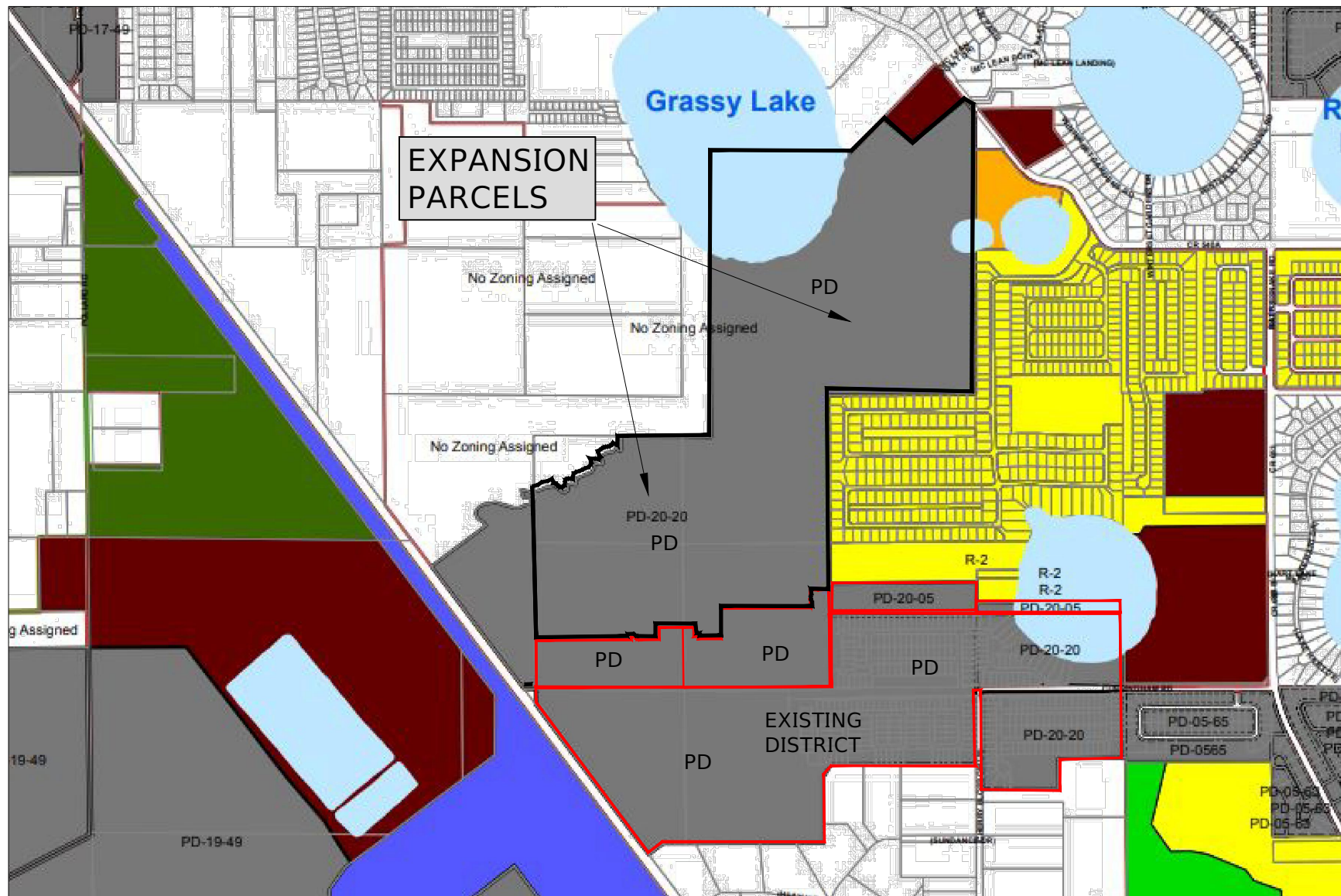
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EXHIBIT 5 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT DISTRICT BOUNDARY MAP

***APPROVED AND ADDED TO THE DISTRICT BY THE
CITY COMMISSION ON APRIL 12, 2021**



NO
SCALE



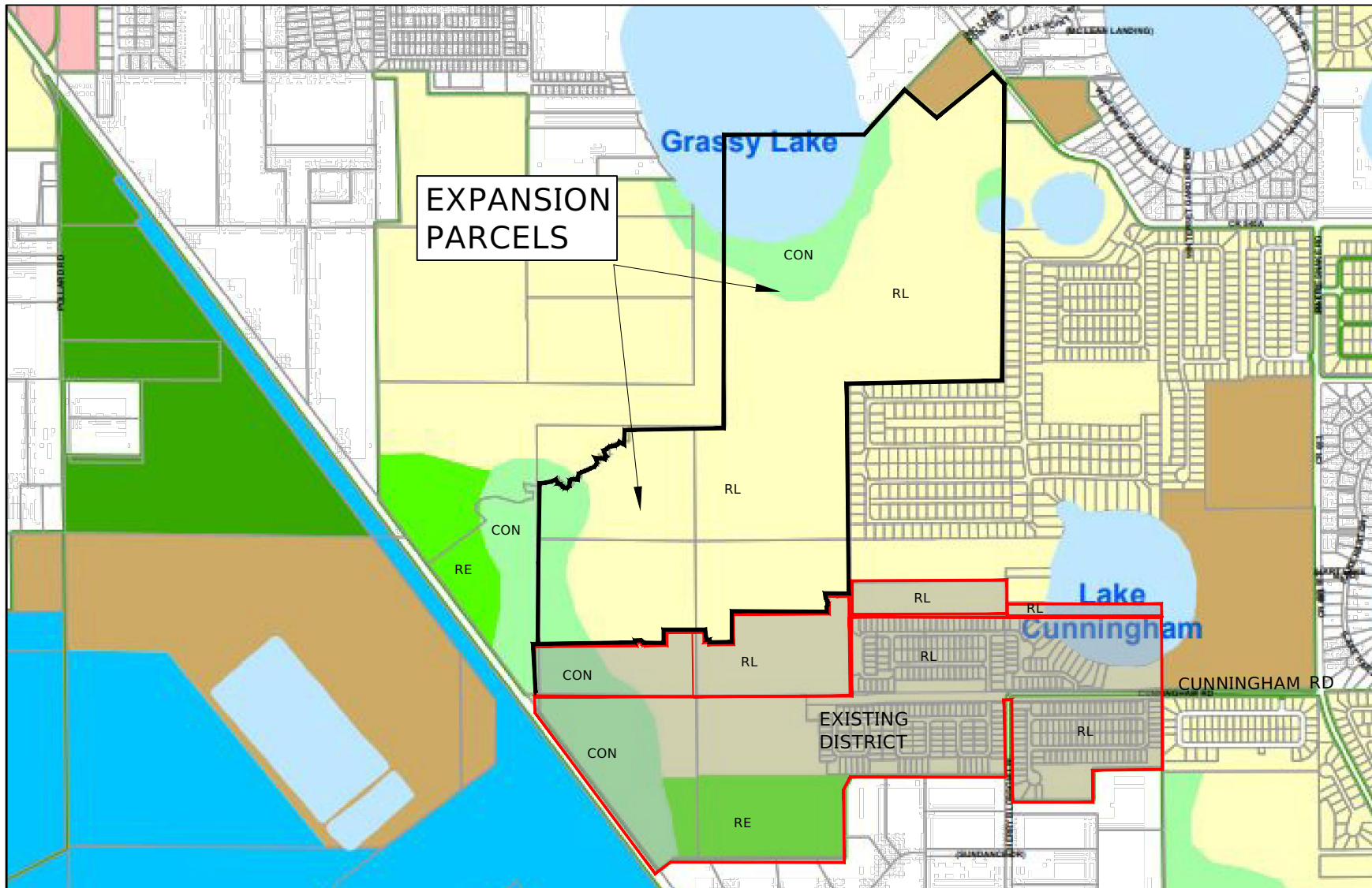
LEGEND

PD - PLANNED DEVELOPMENT

COMPOSITE EXHIBIT 6 VILLAMAR CDD ZONING MAP CITY OF WINTER HAVEN

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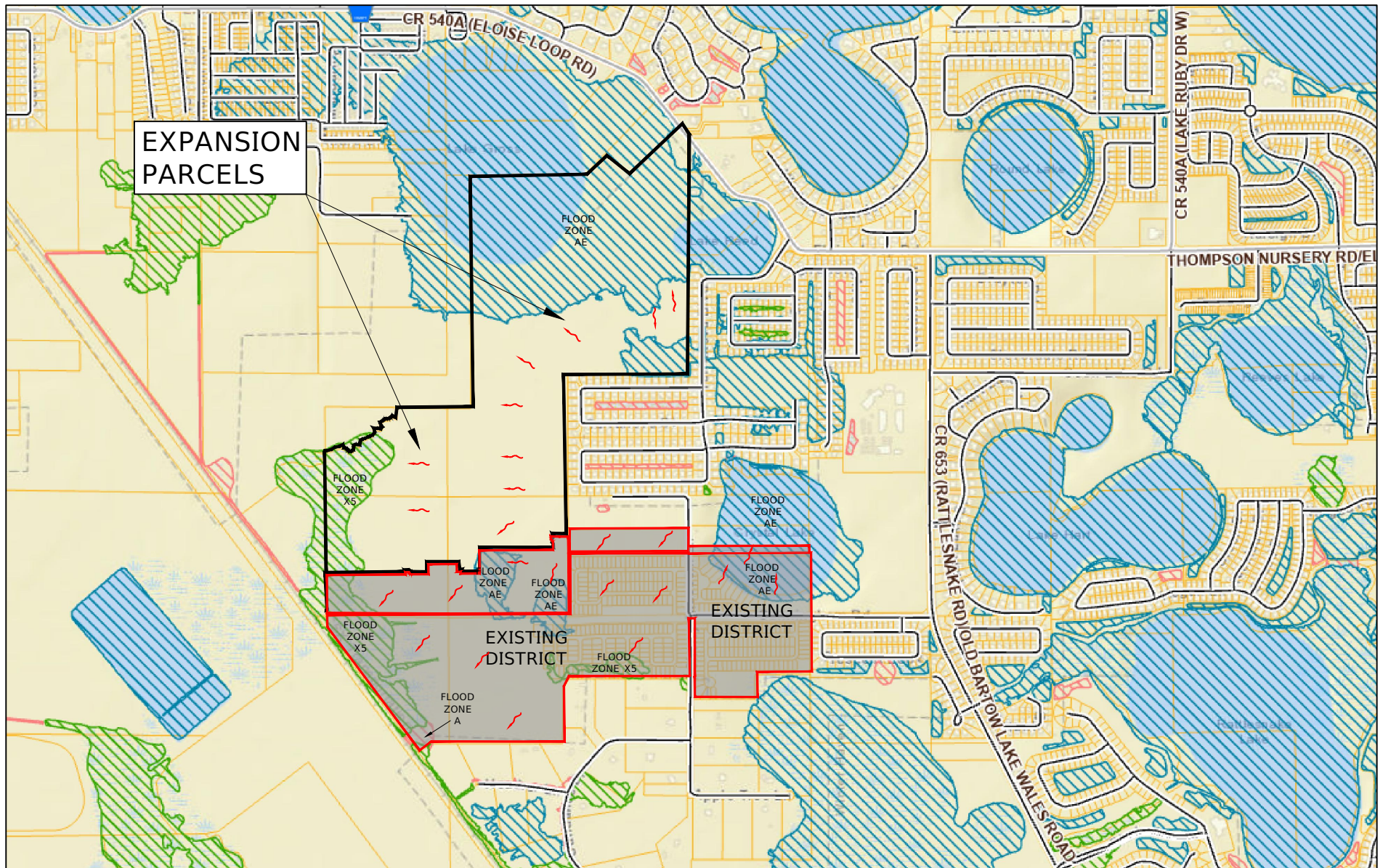
LEGEND

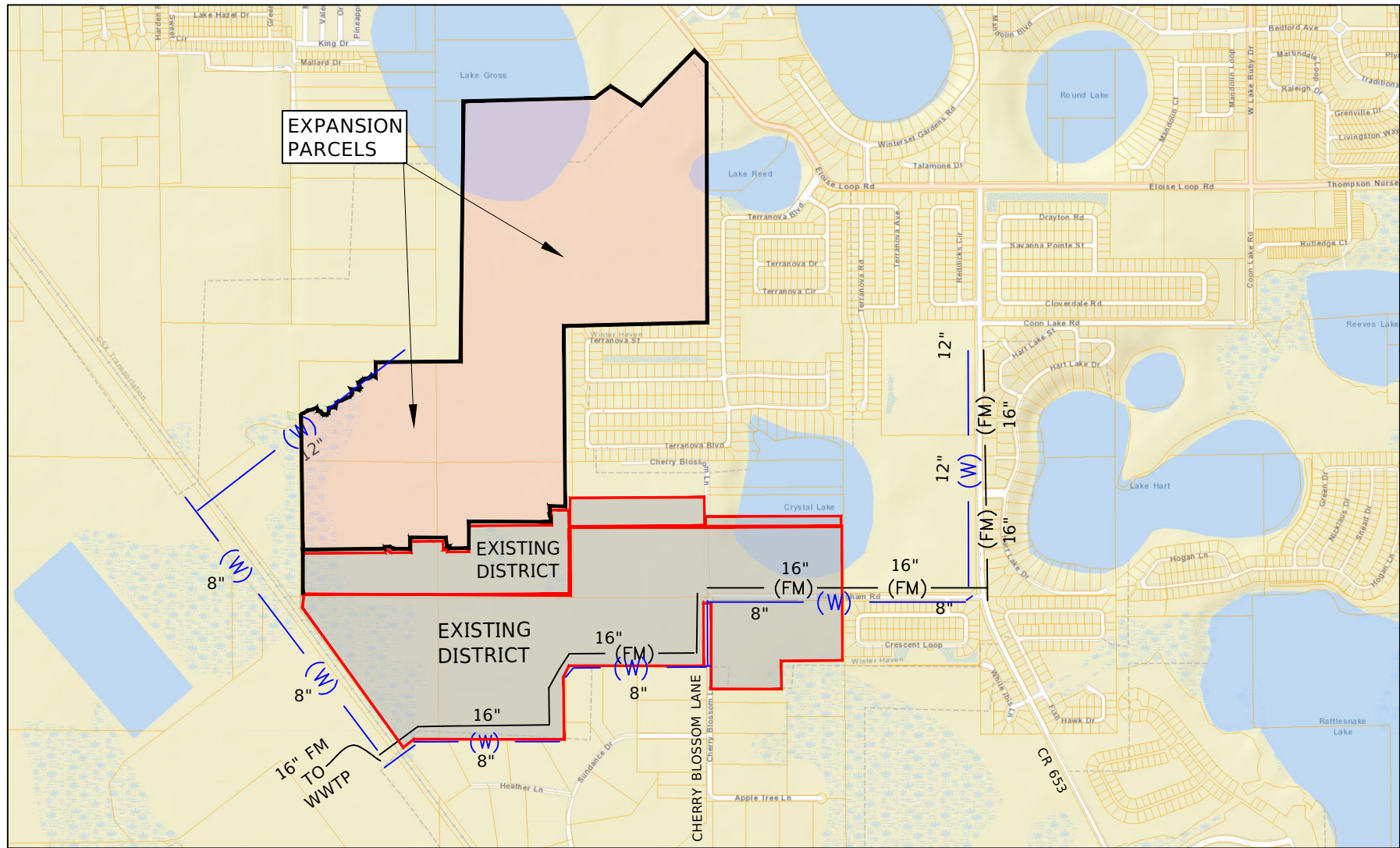
- RL - RESIDENTIAL LOW DENSITY
- RE - RESIDENTIAL ESTATE
- CON - CONSERVATION

COMPOSITE EXHIBIT 7 VILLAMAR CDD FUTURE LAND USE MAP CITY OF WINTER HAVEN



NO
 SCALE





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LEGEND

- (W) — EXISTING WATER MAIN AS NOTED
- (FM) — EXISTING FORCE MAIN AS NOTED

COMPOSITE EXHIBIT 8 VILLAMAR CDD WATER & FORCE MAINS



NO
 SCALE

Composite Exhibit 9
Villamar Community Development District
Summary of Probable Cost

<u>Number of Lots</u>	<u>334</u>	<u>281</u>	<u>140</u>	<u>200</u>	<u>271</u>	<u>242</u>	<u>1468</u>
<u>Infrastructure</u> ⁽¹⁾⁽⁹⁾	<u>Phase 1 - Existing</u> <u>2019-2020</u>	<u>Phase 2 -Existing</u> <u>2020-2022</u>	<u>Phase 3 -Existing</u> <u>2021-2023</u>	<u>Phase 4 -Expansion</u> <u>2022-2024</u>	<u>Phase 5 -Expansion</u> <u>2023-2025</u>	<u>Phase 6 -Expansion</u> <u>2024-2026</u>	<u>Total</u>
Offsite Improvements ⁽⁵⁾⁽⁶⁾	\$ 340,000.00	\$ 310,000.00	\$ 455,000.00	\$ 1,050,000.00	\$ 250,000.00	\$ 250,000.00	\$ 2,655,000.00
Stormwater Management ⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾	\$ 4,170,000.00	\$ 3,767,500.00	\$ 925,000.00	\$ 1,300,000.00	\$ 1,750,000.00	\$ 1,600,000.00	\$ 13,512,500.00
Utilities (Water, Sewer, & Street Lighting) ⁽⁵⁾⁽⁶⁾⁽⁸⁾	\$ 2,000,000.00	\$ 1,866,000.00	\$ 1,190,000.00	\$ 1,700,000.00	\$ 2,300,000.00	\$ 2,050,000.00	\$ 11,106,000.00
Roadway ⁽⁴⁾⁽⁵⁾⁽⁶⁾	\$ 1,500,000.00	\$ 1,204,000.00	\$ 625,000.00	\$ 890,000.00	\$ 1,200,000.00	\$ 1,100,000.00	\$ 6,519,000.00
Entry Feature & Signage ⁽⁶⁾⁽⁷⁾	\$ 105,000.00	\$ 95,000.00	\$ 50,000.00	\$ 90,000.00	\$ 80,000.00	\$ 90,000.00	\$ 510,000.00
Parks and Recreation Facilities ⁽¹⁾⁽⁶⁾	\$ 420,000.00	\$ 380,000.00	\$ 190,000.00	\$ 280,000.00	\$ 410,000.00	\$ 350,000.00	\$ 2,030,000.00
Contingency	\$ 420,000.00	\$ 360,000.00	\$ 340,000.00	\$ 539,000.00	\$ 599,000.00	\$ 490,000.00	\$ 2,748,000.00
TOTAL	\$ 8,955,000.00	\$ 7,982,500.00	\$ 3,775,000.00	\$ 5,849,000.00	\$ 6,589,000.00	\$ 5,930,000.00	\$ 39,080,500.00

Notes:

1. Infrastructure consists of offsite improvements, public roadway improvements, stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction, lot finishing in conjunction with home construction, which will be provided by the home builder.
3. Includes stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering of public roads.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2021 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. The CDD presently intends to purchase, install, and maintain the street lighting along the internal roadways within the CDD or enter into a Lighting Agreement with Tampa Electric for operation and maintenance of the street light poles and lighting service to the District. Only undergrounding of wire in public right-of-way and on District land will be funded with bond proceeds.
9. Estimates based on Master Infrastructure to support development of 1468 lots.

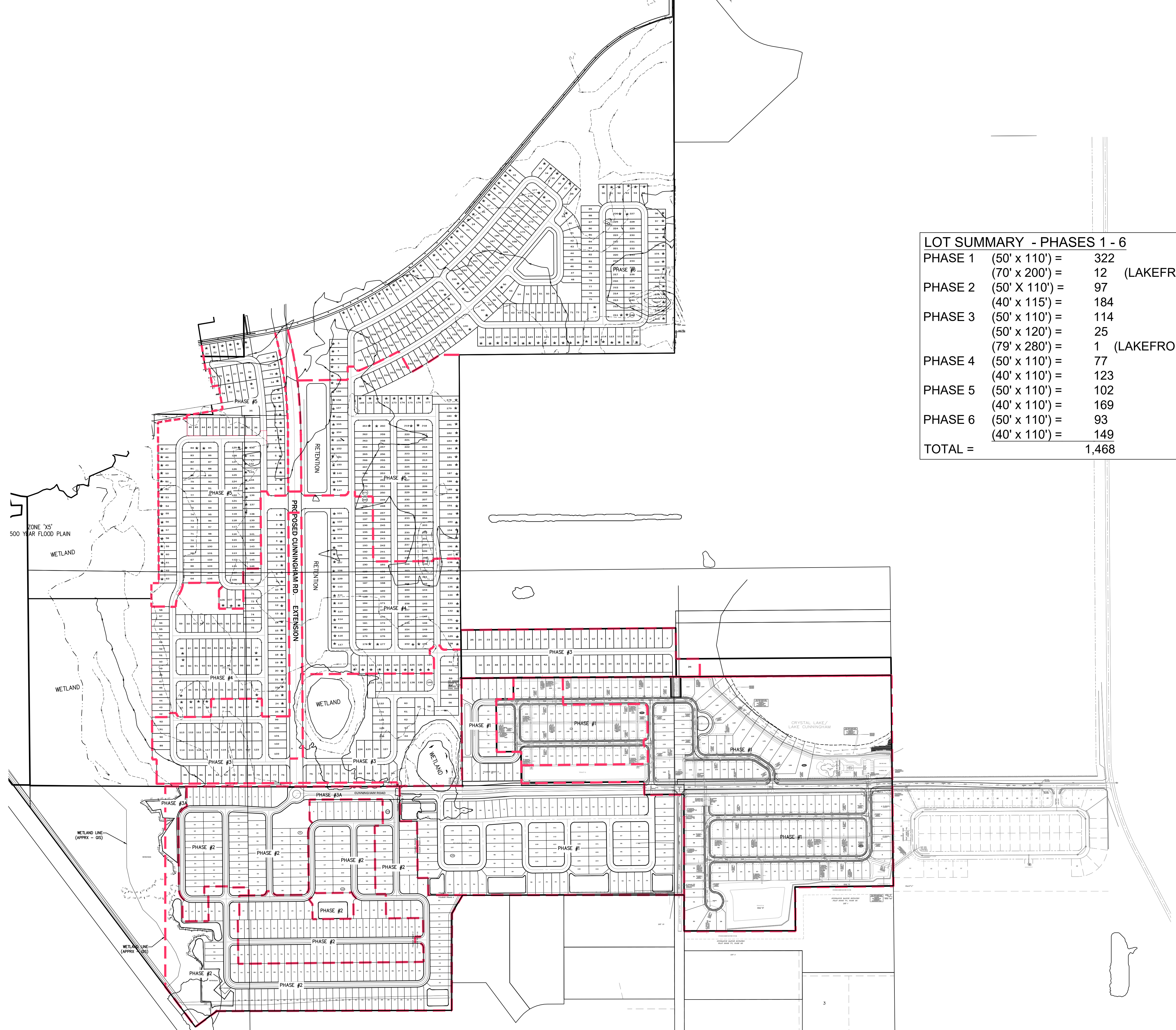
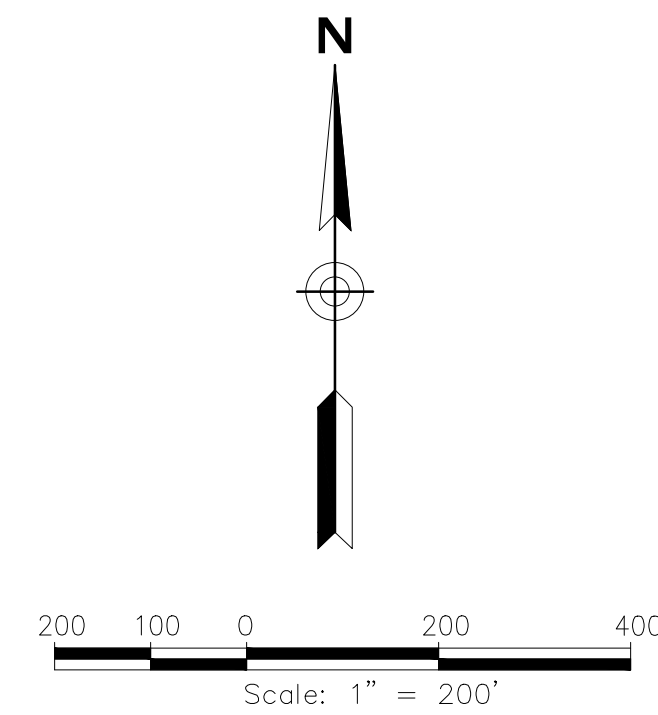
Composite Exhibit 9
Villamar Community Development District
Summary of Proposed District Facilities

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	Polk County/City of Winter Haven	District Bonds	Polk County/City of Winter Haven
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Winter Haven	District Bonds	City of Winter Haven
Street Lighting/Conduit	District	**District	District Bonds	**District
Roadway	District	District/City	District Bonds	District/City
Entry Feature & Signage	District	District	District Bonds	District
Parks & Recreation Facilities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

** Street lighting/conduit shall be owned and maintained by the District or the District shall enter into a lease with Tampa Electric.

VILLAMAR
MASTER SITE LAYOUT



LOT SUMMARY - PHASES 1 - 6			
PHASE 1	(50' x 110') =	322	
	(70' x 200') =	12	(LAKEFRONT)
PHASE 2	(50' X 110') =	97	
	(40' x 115') =	184	
PHASE 3	(50' x 110') =	114	
	(50' x 120') =	25	
	(79' x 280') =	1	(LAKEFRONT)
PHASE 4	(50' x 110') =	77	
	(40' x 110') =	123	
PHASE 5	(50' x 110') =	102	
	(40' x 110') =	169	
PHASE 6	(50' x 110') =	93	
	(40' x 110') =	149	
TOTAL =		1,468	

NOT VALID WITHOUT SEAL

DENNIS L. WOOD, P.E. #7646 (FL) DATE

MASTER SITE PLAN

SHT 1

VILLAMAR
OVERALL SITE
POLK COUNTY, FLORIDA

WOOD & ASSOCIATES
Engineering, LLC

OFFICE: (863) 940-2040
FAX: (863) 940-2044
CELL: (863) 862-0018

1925 BARTOW ROAD
LAKELAND, FL 33851
DENNIS WOOD, PROFESSIONAL ENGINEER
EMAIL: denniswoodengineering@gmail.com

REVISIONS

NO.

DATE

SECTION B

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY

FOR

VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

Date: April 14, 2021

Prepared by

**Governmental Management Services – Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Villamar Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Villamar Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The VillaMar Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$49,250,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the First Amendment to the Engineer’s Report dated April 13, 2021 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated December 5, 2018 (the “Master Report”). The Master Report established an assessment methodology the District Followed to allocate debt assessments to properties within the District benefitting from the District’s CIP. Such assessments secure repayment of the Bonds. The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$7,180,000 Capital Improvement Revenue Bonds, Series 2019 (“Series 2019 Bonds”), Supplemental Assessment Methodology report dated June 12, 2019 (“Series 2019 Supplemental Report”). The Series 2019 Supplemental Report applied the methodology to the details of the Series 2019 Bonds to allocate debt assessments (“Series 2019 Assessments”) to properties within the District to secure the repayment of the Series 2019 Bonds.

The District also previously adopted as a supplement to the Master Report, at the time of the issuance of the District’s \$6,500,000 Capital Improvement Revenue Bonds, Series 2020 (“Series 2020 Bonds”), Supplemental Assessment Methodology report dated November 12, 2020 (“Series 2020 Supplemental Report”). The Series 2020 Supplemental Report applied the methodology to the details of the Series 2020 Bonds to allocate debt assessments (“Series 2020 Assessments”) to properties within the District to secure the repayment of the Series 2020 Bonds.

The methodology established by the Master Report allocated debt assessments to planned future units of residential product types. Since adoption of the Master Report, there have been expansions to add new parcels within the District, such that not all of the assumed planned lots found in the Master Report represent the development planned for the District and so must be revised. Specifically, the revised development plan revises the unit mix to include additional 713 lots in Phase 4, Phase 5, and Phase 6 as indicated in the Engineers Report in Composite Exhibit 9.

This Amended and Restated Master Assessment Report amends and restates the original approved Master Report (collectively, the “Assessment Report”) and provides for an updated assessment methodology that reflects changes in the future development plan, including the new Phase 4, Phase 5, and Phase 6 lots. The revised development plan increases the total ERUs (hereinafter defined) planned for the District, thereby decreasing the maximum assessment levels of all of the product types. The Series 2019 Assessments and Series 2020 Assessments are not anticipated to be allocated to any of the new product types; however, the maximum principal for the Series 2019 Assessments and Series 2020 Assessments will be decreased to the levels provided herein.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. It is anticipated that the District will issue multiple series of Bonds to fund all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 435.63 acres in the City of Winter Haven within Polk County, Florida. The development program for the District currently envisions approximately 1,468 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.

- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$39,080,500. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$49,250,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$49,250,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$49,250,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sides in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$39,080,500. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$49,250,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are three product types within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities,

roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit

debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

TABLE 1
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	Phase 1 - Series 2019	Phase 2 - Series 2020	Phase 3 - Future Assessment Area	Phase 4 - Future Assessment Area	Phase 5 - Future Assessment Area	Phase 6 - Future Assessment Area	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	334	281	140	200	271	242	1,468	1.00	1,468
Total Units	334	281	140	200	271	242	1,468		1,468

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT PLAN COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$ 2,655,000
Stormwater Management	\$ 13,512,500
Utilities (Water, Sewer, & Street Lighting)	\$ 11,106,000
Roadway	\$ 6,519,000
Entry Feature	\$ 510,000
Parks and Amenities	\$ 2,030,000
Contingencies	\$ 2,748,000
	\$ 39,080,500

(1) A detailed description of these improvements is provided in the Engineer's Report dated April 13, 2021

TABLE 3
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 38,500,000
Debt Service Reserve	\$ 3,577,959
Capitalized Interest	\$ 5,910,000
Underwriters Discount	\$ 985,000
Cost of Issuance	\$ 220,000
Contingency	\$ 57,041
Par Amount*	\$ 49,250,000

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total		Total Improvements Costs Per Product Type	Improvement Costs Per Unit
				ERUs	ERUs		
Single Family	1,468	1.00	1,468	100.00%		\$ 38,500,000	\$ 26,226
Totals	1,468		1,468	100.00%		\$ 38,500,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY					
Land Use	No. of Units *	Total Improvements		Allocation of Par	
		Costs Per Product	Type	Debt Per Product	Type
Single Family	1,468	\$ 38,500,000	\$	49,250,000	\$
					33,549
Totals	1,468	\$ 38,500,000	\$	49,250,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY							
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	
Single Family	1,468	\$ 49,250,000	\$ 33,549	\$ 3,577,959	\$ 2,437	\$ 2,621	
Totals	1,468	\$ 49,250,000		\$ 3,577,959			

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
HIGHLAND SUMNER LLC	262923690586000010	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000020	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000030	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000040	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000050	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000060	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000070	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000080	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000090	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000100	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000110	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000120	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000130	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000140	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000150	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000160	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000170	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000180	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690586000190	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000200	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000210	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000220	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000230	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000240	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000250	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000260	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000270	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000280	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000290	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000300	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000310	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000320	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000330	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000340	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000350	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000360	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000370	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000380	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000390	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000400	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000410	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000420	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000430	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000440	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690586000450	SF	\$ 33,549	\$ 2,437	\$ 2,621

Owner**	Property ID #'s	Product Type	Total Per Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
D R HORTON INC	262923690587000680	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000690	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000700	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000710	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000720	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000730	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000740	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000750	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000760	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000770	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000780	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000790	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000800	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000810	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000820	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000830	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000840	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000850	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000860	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000870	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000880	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000890	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000900	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000910	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000920	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000930	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000940	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000950	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000960	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000970	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000980	SF	\$ 33,549	\$ 2,437	\$ 2,621
D R HORTON INC	262923690587000990	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC					
CLAYTON PROPERTIES GROUP INC	262923690587001000	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001010	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001020	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001030	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001040	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC					
HIGHLAND CASSIDY LLC	262923690587001050	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690587001060	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690587001070	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001080	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001090	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC					
HIGHLAND CASSIDY LLC	262923690587001100	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND CASSIDY LLC	262923690587001110	SF	\$ 33,549	\$ 2,437	\$ 2,621

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
HIGHLAND CASSIDY LLC	262923690587001120	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001130	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001140	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001150	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001160	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001170	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001180	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001190	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001200	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001210	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001220	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001230	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001240	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001250	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001260	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001270	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001280	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001290	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001300	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001310	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001320	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001330	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001340	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001350	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001360	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690587001370	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001380	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001390	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001400	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001410	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001420	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690587001430	SF	\$ 33,549	\$ 2,437	\$ 2,621

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	262923690587001440	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001450	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001460	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001470	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001480	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001490	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690587001500	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001510	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001520	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001530	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001540	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001550	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001560	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001570	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001580	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001590	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001600	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001610	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001620	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001630	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001640	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690588001650	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001660	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001670	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001680	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001690	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001700	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001710	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001720	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001730	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001740	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001750	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001760	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001770	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001780	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001790	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001800	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001810	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001820	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001830	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001840	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001850	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690588001860	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001870	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001880	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001890	SF	\$ 33,549	\$ 2,437	\$ 2,621
	262923690588001900	SF	\$ 33,549	\$ 2,437	\$ 2,621
CLAYTON PROPERTIES GROUP INC	262923690588001910	SF	\$ 33,549	\$ 2,437	\$ 2,621

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
HIGHLAND SUMNER LLC	262923690588001920	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001930	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001940	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001950	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001960	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001970	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001980	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588001990	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002000	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002010	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002020	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002030	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002040	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002050	SF	\$ 33,549	\$ 2,437	\$ 2,621
HIGHLAND SUMNER LLC	262923690588002060	SF	\$ 33,549	\$ 2,437	\$ 2,621
Total Platted Lots			\$ 11,205,381	\$ 814,059	\$ 875,332

Owner	Property ID #'s	Acres	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
VMAR DEV LLC	2629220000000012000	29.5	\$ 3,191,300	\$ 231,844	\$ 249,295
VMAR DEV LLC	26292300000000034000	36.01	\$ 3,895,549	\$ 283,007	\$ 304,309
VMAR DEV LLC	2629220000000011000	13.77	\$ 1,489,634	\$ 108,220	\$ 116,366
VMAR DEV LLC	26292300000000033000	20.04	\$ 2,167,920	\$ 157,497	\$ 169,352
VILLA MAR FG LLC	26292300000000031000	9.05	\$ 979,026	\$ 71,125	\$ 76,479
VILLA MAR FG LLC	2629230000000013000	3.31	\$ 358,075	\$ 26,014	\$ 27,972
VILLA MAR FG LLC	26292300000000033000	20.06	\$ 2,170,084	\$ 157,654	\$ 169,521
VILLA MAR FG LLC	2629220000000011000	26.82	\$ 2,901,378	\$ 210,782	\$ 226,647
VILLA MAR FG LLC	26291500000000022010	23.31	\$ 2,521,668	\$ 183,196	\$ 196,985
VILLA MAR FG LLC	26291400000000031020	169.81	\$ 18,369,986	\$ 1,334,560	\$ 1,435,010
		351.68	\$ 38,044,619	\$ 2,763,900	\$ 2,971,936
Totals			\$ 49,250,000	\$ 3,577,959	\$ 3,847,268

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30 years
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$ 3,577,959

* - See Metes and Bounds, attached as Exhibit A
** - Reflects Owner as of FY 2021 Assessment Roll

Prepared by: Governmental Management Services - Central Florida, LLC

VILLAMAR CDD

LEGAL DESCRIPTION OF DISTRICT AS AMENDED

PARCEL 1 (262922-000000-012010), PARCEL 2 (262923-000000-032010), PARCEL 3 (262923-000000-031010)

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N-00°44'39"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 662.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N-89°32'55"-E, ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 1307.27 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; THENCE S-00°45'04"-E, ALONG SAID WEST LINE, A DISTANCE OF 664.06 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE S-89°37'57"-W, ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°08'59"-W, ALONG THE WEST BOUNDARY OF SAID "SUNDANCE RANCH ESTATES", 678.40 FEET TO THE NORTH BOUNDARY OF LOT 13 OF SAID, "SUNDANCE RANCH ESTATES"; THENCE S-89°54'11"-W, ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES" AND THE NORTH BOUNDARY OF "SUNDANCE RANCH ESTATES PHASE TWO" AS RECORDED IN PLAT BOOK 80, PAGE 47, A DISTANCE OF 1305.26 FEET; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES PHASE TWO" THE FOLLOWING FOUR (4) COURSES: 1) S-30°21'23"-W, 129.09 FEET; THENCE 2) S-00°03'19"-E, 596.81 FEET; THENCE 3) S-89°50'21"-W, 1447.79 FEET; THENCE 4) S-53°01'53"-W, 163.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE N-36°58'07"-W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1688.64 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 22; THENCE N-00°35'04"-W, ALONG SAID WEST LINE 135.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE S-89°38'05"-E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1338.55 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 23; THENCE N-89°41'51"-E, ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1325.08 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE 60.00-FOOT-WIDE PLATTED RIGHT-OF-WAY FOR CHERRY BLOSSOM LANE AS SHOWN ON THE MAP OR PLAT OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF N-89°43'21"-E, 41.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY RIGHT-OF-WAY THEREOF S-00°05'12"-E, 60.48 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY S-89°23'59"-W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY N-00°05'12"-W, 61.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF S-89°40'31"-E, 19.00 FEET TO THE POINT OF BEGINNING.

PAGE 1 OF 5



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 4

VILLAMAR CDD

LEGAL DESCRIPTION OF DISTRICT AS AMENDED

PARCEL 4 (262923-000000-013030)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE N-89°33'25"-E, ALONG THE NORTH LINE OF SAID SOUTH ½ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ½; THENCE S-00°35'32"-E, ALONG THE EAST LINE THEREOF A DISTANCE OF 636.67 FEET TO THE NORTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE S-89°40'11"-W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1319.27 FEET; THENCE N-00°45'04"-W, 634.08 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 15.00 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

PARCEL 5 (262923-000000-013060)

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THE NORTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

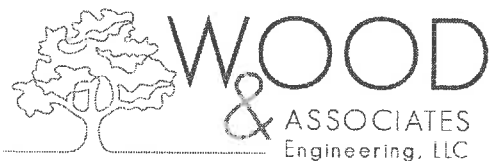
COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ FOR A **POINT OF BEGINNING**; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SOUTHWEST ¼ OF THE NORTHEAST ¼ S- 00°36'01"-E, A DISTANCE OF 632.69 FEET; THENCE RUN S- 89°23'59"- W, A DISTANCE OF 604.86 FEET; THENCE RUN S- 00°36'01"-E, A DISTANCE OF 270.00 FEET; THENCE RUN S-89°54'14"-W, A DISTANCE OF 685.00 FEET; THENCE RUN N-00°05'46"-W, A DISTANCE OF 901.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST ¼ OF NORTHEAST ¼; THENCE RUN ALONG SAID BOUNDARY LINE NORTH 89°36'57"-E, A DISTANCE OF 1281.91 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 6 (262923-000000-014010)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES: 1) S-89°22'39"-W, 604.74 FEET; THENCE 2) S-00°35'59"-E, 269.89 FEET; THENCE 3) S-89°50'55"-W, 684.91 FEET TO THE EASTERLY RIGHT-OF -WAY OF CHERRY BLOSSOM LANE AS DEPICTED ON THE AFOREMENTIONED PLAT OF "SUNDANCE RANCH ESTATES"; THENCE N-00°05'57"-E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 870.30 FEET TO THE SOUTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE N-89°40'11"-E, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1278.58 FEET; THENCE S-00°38'34"-E, 599.45 FEET TO THE POINT OF BEGINNING.

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1925 BARTOW ROAD LAKELAND, FL 33801
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**EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED**

AND

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23; THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ½ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°33'19"-W, 1321.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-00°35'58"-W, 120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 364.00 FEET TO THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH 364.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 N-89°28'44"-E, 1321.79 FEET TO THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, S-00°36'29"-E, 190.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 N-89°32'05"-E, 1322.80 FEET TO A POINT ON THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-89°32'05"-W, 1322.80 FEET TO THE **POINT OF BEGINNING**.

PAGE 3 OF 5



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EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
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AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°22'50" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET; THENCE NORTH 89°33'09" EAST, 260.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°33'09" EAST, 1266.68 FEET; THENCE NORTH 43°52'05" EAST, 1113.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 540A; THENCE SOUTH 39°04'22" EAST, ALONG SAID RIGHT-OF-WAY, 576.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE SOUTH 00°05'40" EAST (LEAVING SAID RIGHT-OF-WAY) ALONG SAID EAST BOUNDARY, 2530.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°33'17" WEST, 1325.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 00°11'45" EAST, 1329.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE SOUTH 00°45'14" EAST, 1323.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°40'22" WEST, 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°39'34" WEST, 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°36'26" WEST, 1328.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°31'55" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET; THENCE SOUTH 89°31'21" EAST, 1601.04 FEET; THENCE NORTH 00°22'50" WEST, 2547.05 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'07" WEST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 971.66 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°32'14" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 554.55 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°26'39" EAST, 133.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF A WETLANDS AREA; THENCE SOUTHWESTERLY ALONG SAID WETLANDS BOUNDARY THE FOLLOWING THIRTY-TWO (32) COURSES: 1.) NORTH 77°12'41" WEST, 17.17 FEET; THENCE 2.) NORTH 62°31'21" WEST, 36.60 FEET; THENCE 3.) SOUTH 31°18'03" WEST, 32.21 FEET; THENCE 4.) SOUTH 76°19'26" WEST, 38.02 FEET; THENCE 5.) NORTH 85°03'03" WEST, 22.47 FEET; THENCE 6.) SOUTH 54°51'09" WEST, 37.38 FEET; THENCE 7.) SOUTH 61°12'49" WEST, 31.42 FEET; THENCE 8.) SOUTH 25°29'45" EAST, 61.61 FEET; THENCE 9.) SOUTH 33°42'15" WEST, 24.70 FEET; THENCE 10.) NORTH 80°24'59" WEST, 94.47 FEET; THENCE 11.) SOUTH 49°32'39" EAST, 25.88 FEET; THENCE 12.) SOUTH 09°32'17" EAST, 26.43 FEET; THENCE 13.) SOUTH 28°13'51" WEST, 40.89 FEET; THENCE 14.) SOUTH 67°06'03" WEST, 62.35 FEET; THENCE 15.) SOUTH 66°42'29" WEST, 89.20 FEET; THENCE 16.) SOUTH 07°16'07" WEST, 60.33 FEET; THENCE 17.) NORTH 71°54'24" WEST, 32.29 FEET; THENCE 18.) SOUTH 83°42'17" WEST, 36.86 FEET; THENCE 19.) SOUTH 15°36'02" WEST, 14.95 FEET; THENCE 20.) SOUTH 03°41'00" EAST, 40.83 FEET; THENCE 21.) SOUTH 58°30'44" WEST, 43.06 FEET; THENCE 22.) NORTH 65°05'15" WEST, 26.78 FEET; THENCE 23.) NORTH 39°20'44" WEST, 37.68 FEET; THENCE 24.) NORTH 76°32'13" WEST, 25.01 FEET; THENCE 25.) NORTH 23°43'42" WEST, 38.94 FEET; THENCE 26.) SOUTH 41°51'44" WEST, 23.59 FEET; THENCE 27.) SOUTH 60°18'52" WEST, 28.86 FEET; THENCE 28.) NORTH 78°52'37" WEST, 20.99 FEET; THENCE 29.) SOUTH 74°47'01" WEST, 24.41 FEET; THENCE 30.) SOUTH 61°05'04" WEST, 34.70 FEET; THENCE 31.) SOUTH 71°35'41" WEST, 36.79 FEET; THENCE 32.) SOUTH 69°20'13" WEST, 35.28 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°33'39" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 514.16 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°32'14" EAST, ALONG SAID SOUTH BOUNDARY A DISTANCE OF 786.88 FEET TO THE **POINT OF BEGINNING**.

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1925 BARTOW ROAD LAKELAND, FL 33801
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EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

AND

LESS AND EXCEPT THE FOLLOWING:

PART OF: THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 22; AND THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 23, S-00°35'58"-E, 177.31 FEET TO THE **POINT OF BEGINNING.**

CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

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**EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED**

SECTION C

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "**Board**") of the VillaMar Community Development District (the "**District**") previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain infrastructure improvements within and without the boundary of the District (the "**Improvements**"), and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to Resolutions 2019-25, 2019-26 as amended and supplemented by 2019-29, 2019-32, 2019-39 and 2021-02 (collectively, the "**Assessment Resolutions**"); and

WHEREAS, the Board of City Commissioners of City of Winter Haven, Florida adopted Ordinance No. O-20-40, effective October 26, 2020, and Ordinance No. O-21-32, effective April 12, 2021 (together, the "**Expansion Ordinance**"), amending and supplementing Ordinance No., O-18-60, effective November 26, 2018 ("**Establishing Ordinance**" and together with the Expansion Ordinance, the "**Ordinance**"), amending the external boundaries of the District to include an additional 281.98 acres of land, more or less (the "**Expansion Parcels**"); and

WHEREAS, the District Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District's *Third Supplemental Engineer's Report for Capital Improvements*, dated _____ (the "**Third Supplemental Engineer's Report**"), attached hereto as **Exhibit A** and incorporated herein by reference, which amends and supplements the *Engineer's Report for Capital Improvements*, dated January 3, 2019 (the "**Master Engineer's Report**"), as supplemented by that *Supplemental Engineer's Report for Capital Improvements*, dated March 20, 2019 (the "**First Supplemental Engineer's Report**"), as further supplemented by that *Second Supplemental Engineer's Report for Capital Improvements*, dated November 3, 2020 (the "**Second Supplemental Engineer's Report**" and together with the Master Engineer's Report, the First Supplemental Engineer's Report and the Third Supplemental Engineer's Report, the "**Engineer's Report**"); and

WHEREAS, the Engineer's Report details the scope and cost of public Improvements necessary to serve the Expansion Parcels; and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the "**Assessments**") upon the Expansion Parcels; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcels, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the **Supplemental Assessment Methodology for Expansion Parcels**, dated _____, 2021 (the "**Third Supplemental Assessment Methodology**") , attached hereto as **Exhibit B** and incorporated herein by reference, which amends and supplements the *Master Assessment methodology*, dated January 3, 2019 (the "**Master Assessment Methodology**"), as supplemented by that *Supplemental Assessment Methodology for Phase 1*, dated June 12, 2019 (the "**First Supplemental Assessment Methodology**"), as further supplemented by that *Supplemental Assessment Methodology (Series 2020 Assessment Area)*, dated November 12, 2020 (the "**Second Supplemental Methodology**" and together with the Master Assessment Methodology, First Supplemental Assessment Methodology and the Third Supplemental Assessment Methodology, the "**Assessment Report**"), all of which are on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District Records Office**"); and

WHEREAS, the lands within the Expansion Parcels benefit from the entire Capital Improvement Plan described in the Engineer's Report, however, the District only anticipates issuing special assessment bonds in an amount which can be supported by developable lands within the Expansion Parcels ("**Bonds**"); and

WHEREAS, the District anticipates using the proceeds of the Bonds for the acquisition, construction or installation of the Improvements within the District; and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands within the Expansion Parcels to pay the costs of the Improvements will be in an amount necessary to secure repayment of the Bonds; and

WHEREAS, the District hereby determines that the Assessments to be levied on the Expansion Parcels will not exceed the benefit to the property improved as set forth in the Assessment Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements benefitting the Expansion Parcels as specified in the Assessment Report.

2. The nature and general location of, and plans and specifications for, the Improvements benefitting the Expansion Parcels are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements benefitting the Expansion Parcels is \$_____ (the "**Estimated Cost**").

4. The Assessments on the Expansion Parcels will defray approximately \$ [REDACTED], which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Report and **Exhibit B** attached hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

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

[Remainder of this page intentionally left blank]

PASSED AND ADOPTED this 14th day of April 2021.

Attest:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Third Supplemental Engineer's Report for Capital Improvements, dated*

Exhibit B: *Supplemental Assessment Methodology for Expansion Parcels, dated _____, 2021*

SECTION D

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, _____, AT ____:_____.M. AT THE OFFICES OF _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the VillaMar Community Development District (the “District”) has previously adopted Resolution 2021-__ entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE ASSESSMENT REPORT; ADOPTING AND CONFIRMING THE ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2021-____, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Office”).

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at ____:_____.m. on _____, _____, at the offices of _____

_____ for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of April 2021.

ATTEST:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillaMar Community Development District (the "District") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act") and was established by Ordinance No. O-18-70 ("Establishing Ordinance") of the Board of City Commissioners of City of Winter Haven, Florida ("City"), as amended by that Ordinance No. O-20-40 of the City, effective October 26, 2020 and further amended by that Ordinance No. O-21-32 of the City, effective April 12, 2021 (together with Ordinance No. O-20-40, the "Expansion Ordinance"); and

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "Uniform Method"); and

WHEREAS, effective October 26, 2020 and April 12, 2021, the boundaries of the District were subsequently amended by Expansion Ordinance to add approximately 281.98 additional acres of land within the boundaries of the District (the "Expansion Parcels"); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2021, at _____: _____ a/p.m. at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880, for the purpose of hearing comment and objections to the District's intent to utilize the Uniform Method with respect to the Expansion Parcels.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

[CONTINUE ON TO NEXT PAGE]

PASSED AND ADOPTED this 14th day of April 2021.

ATTEST:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION C

VillaMar CDD

Field Management Report



April 14th, 2021
Clayton Smith
Field Services Manager
GMS

In Progress

Amenity

- + Entry sign and lettering is installed.
- + Landscaping and sod are in progress.
- + New pool and playground are being scheduled for final conveyance.
- + Electronic access and Wifi systems are being coordinated and installed.
- + Pool contractors have started scheduled maintenance.



Maintenance Overview

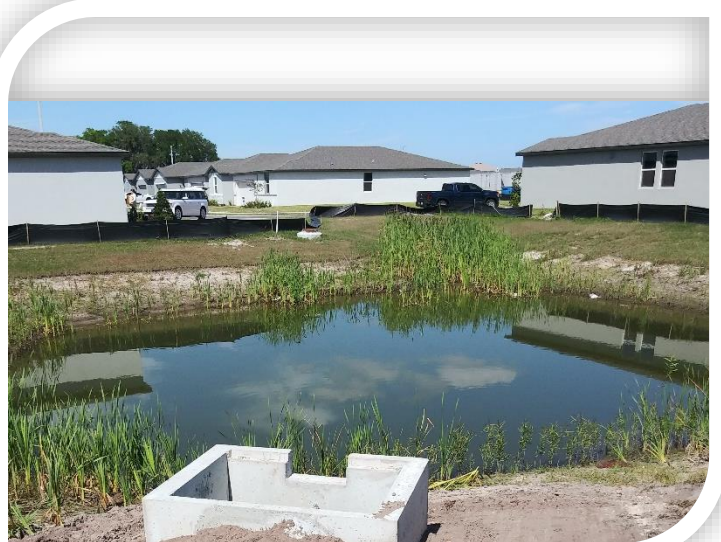
Landscaping

- + Irrigation testing complete and timers set correctly.
- + Irrigated areas are doing well.
- + Unirrigated areas have been hit by dry season but are expected to bounce back in rainy season.



Ponds

- + Ponds have been reviewed with contractors and proposals are being reviewed for cleanup



Upcoming

Cleanup

- + Clean up tree cluster and removal of impeding fence at the boundary of new phases.
- + Removal of trash and construction debris from main thoroughfare.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 1

Villamar CDD - Lake Map

Corso Loop

Winter Haven, FL 33884

Lakefront Area

.52 AC

Lake 7

.28 AC

Lake 6

.18 AC

Lake 5

.29 AC

Lake 4

.4 AC

Lake 3

.1 AC

Lake 2

1.67 AC



SECTION (a)



Waterway Maintenance Program
VillaMar Community Development District
WINTER HAVEN, FL



Friday, April 2, 2021

VillaMar Community Development District

Marshall Tindall
205 CUNNINGHAM RD
WINTER HAVEN, FL 33884

Dear Marshall Tindall:

Following is the quote that you requested for professional lake management services and additional information on the many services that we provide.

Your program is designed to promote an environmentally balanced aquatic ecosystem, using cost effective methods.

Benefits of Aquagenix Programs are:

- * Optional stocking of Bass, Bream and Channel Catfish.
- * Research for the introduction of the Triploid Grass Carp to assist in biological weed control.
- * The creation of aquatic sanctuary areas, which may be left for aesthetic value and wildlife benefit, if desired.
- * Control of algae and undesirable water weeds.
- * Border grass and brush control (to the water's edge).
- * Bacteria Monitoring and water analysis.
- * Post Treatment Management Reports indicating details of work performed.

Other services available from our company include:

- * Wetland Planting
- * Decorative Fountains / Aeration Systems / Fountain Service
- * Blue Dye / Water Clarity Treatment
- * Turbidity Curtains / Weed Barriers
- * Waterway and Wetland Consulting



Advantages of doing business with us are:

- * Ten million dollars of insurance coverage, with pollution control coverage, to adequately protect you and your organization.
- * Radio-equipped fleet of trucks and supervisor's vehicles for quick response to customer calls (usually the same working day).
- * Fiberglass skiffs and four wheel drive maintenance vehicles with spray systems.
- * Computerized water analysis and property management service records for use in meetings and submission to government agencies, when required.
- * An educational library, literature and staff biologists to give video, slide and movie presentations to interested groups.
- * Our field crews wear neat, collared uniforms with our company name embroidered on the shirts for security identification.
- * Our trucks, boats and spray vehicles are clearly identified with our name, seal and telephone numbers.

Attached is an agreement covering the services you require and a copy of our Insurance Certificate, and Service Guide.

If, at any time, you are not fully satisfied with our service cancellation clause is included in the agreement.

Neat, clean waterways enhance real estate values, sales potential and are pleasing!

Our company's goal is to work toward a growth pattern of natural balance, allowing beneficial aquatic plants to propagate while controlling filamentous algae and other rapidly growing noxious weeds.

Properly managed waterways will maintain water quality, clarity, and provide an environmental and recreational asset to the property owners at the least cost of maintenance.

Please sign agreement and return the original to our office for immediate scheduling of service.

We look forward to the opportunity of serving you.

Respectfully yours,

Aquagenix
Enclosure



AQUATIC MANAGEMENT AGREEMENT

This agreement, proposal #123991 dated 4/2/2021, is made between AQUAGENIX and CUSTOMER:

VillaMar Community Development District
Marshall Tindall
Governmental Management Services-CFL
219 East Livingston Street
Orlando, FL 32801 (407) 841-5524

Both CUSTOMER and AQUAGENIX agree to the following terms and conditions:

1. General Conditions:

AQUAGENIX will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s):

7 Ponds & Lakefront located in WINTER HAVEN, FL.

2. Contract Term:

The term of this Agreement shall be 1 Year(s) or as otherwise provided by Contract Addendum.

3. Contract Services:

CUSTOMER agrees to pay Aquagenix the following amounts during the term of this Agreement for these specific water management services.

Algae and Aquatic Weed Control	Included
Border Grass and Brush Control to Water's Edge	Included
Water Testing (see addendum 13a)	Included
Bacteria Testing	Included
Aquatics Consulting	Included
Fish Stocking (Bass and Bream)	Optional
Management Reporting	Included
Biological Control Agent Permit Applications (Triploid Grass Carp, Mosquito Fish)	Included
Blue Dye to be added monthly	Included
Trash removal along borders of lakes during regular visits	Included

Submersed Vegetation Control Done On A Work Order Basis Only

Total Annual Program Investment Annual: \$6,349.20 Monthly: \$529.10

1 inspections per Month with treatment as necessary

**Triploid Grass Carp stocking subject to required approval of Fish Wildlife Conservation Commission
Created For VillaMar Community Development District (407) 892-0136 — Fax: (407) 892-0156

Aquagenix is a subsidiary of DeAngelo Brothers, Inc.



Scheduled Visits

January 1	February 1	March 1	April 1	May 1	June 1
July 1	August 1	September 1	October 1	November 1	December 1

4. Starting Date:

The starting day of this Agreement is the first day of the month in which services are first provided without regard to the actual days unless otherwise agreed to in writing, by both parties. Services shall be continuous without interruption.

5. Schedule of Payment:

\$529.10 shall be due and payable upon execution of this Agreement; the balance shall be payable in advance as outlined in Paragraph 3 above. CUSTOMER agrees to pay Aquagenix within thirty (30) days after date of invoice at Aquagenix's home office. Failure to pay any amount when due shall constitute a default under this Agreement.

6. Limited Offer:

The offer contained in this Agreement is valid for thirty (30) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.

7. Safety:

Aquagenix agrees to use specialized equipment and products, which in its sole discretion, will provide safe and effective results for the specific site(s).

8. Address Change:

In the event that AQUAGENIX or CUSTOMER undergoes a change in address, notification to the other party shall be made by first class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

9. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to Aquagenix, 100 N Conahan Dr, Hazleton, PA 18201. Aquagenix reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.

- a. "Date of Termination" will be defined as: one (1) month after the last day of the month in which "Notice of Cancellation" was received by Aquagenix in accordance with Paragraphs 9b and 9c.
- b. In the event that your account is not settled in full at the same time as your cancellation letter is received, Aquagenix will continue to bill you until the contract expires. Settlement in full includes payment for one months service after the end of the month in which the cancellation letter is received by Aquagenix.
- c. Payment in full shall be defined as payment to Aquagenix through the effective "Date of Termination" as determined by the procedure outlined above in Paragraphs 9a and 9b.



10. Insurance:

Aquagenix agrees to maintain, at its sole expense, the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. Upon written request, CUSTOMER may be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

11. Automatic Renewal:

Unless other-wise agreed upon by both parties, this Agreement shall automatically renew for a term equal to its original term, unless a "Notice of Cancellation" has been received as outlined in Paragraph 9. The contract amount may be adjusted at a rate of 4% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

12. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that Aquagenix may at its sole discretion seek any or all of the following remedies:

- Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the total contract amount through the end of its term (less previously paid payments) as liquidated and agreed upon damage.
- Imposition of "Collections Charge" for monies due. If this action is deemed necessary, in the sole judgement of Aquagenix, CUSTOMER agrees to pay Aquagenix's reasonable attorney fees (including those on appeal), court costs, collection costs and all other expenses incurred by Aquagenix resulting from this collection activity.
- Filing of a mechanics lien on property for all monies due plus interest, costs and attorneys fees.

13. Addenda:

- Water testing and bacteria monitoring shall be conducted at the sole discretion of Aquagenix for the specific purpose of improving the Aquatic Weed Control Program results.
- Work as requested by CUSTOMER such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra work will be invoiced separately at our current hourly equipment and labor rates.

14. Contract Documents:

This Agreement constitutes the entire Agreement of Aquagenix and the CUSTOMER. In the event that any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both Aquagenix and CUSTOMER.

Michael W. Wright
AQUAGENIX
Michael W. Wright
PRINT NAME
4/2/2021
DATE

CUSTOMER

PRINT NAME

DATE



Waterway Survey Chart

4/2/2021 02:19 PM

Customer Name VillaMar Community Development District

Inspection Date	Waterway Number	Average Depth (In Feet Deep)	Surface Cover (In Acres)	Perimeter (Linear Feet)
4/2/2021	Lakefront Area	5.00	0.52	
	Lake 2	5.00	1.67	
	Lake 3	3.00	0.10	
	Lake 4	4.00	0.40	
	Lake 5	4.00	0.29	
	Lake 6	4.00	0.18	
	Lake 7	4.00	0.28	
7 Waterways for VillaMar Community Development District		4.14	3.44	

SECTION (b)

Aquatic Weed Management, Inc.
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Estimate

Date 3/31/2021
Estimate # 974

Name / Address
Villa Mar CDD Governmental Management Services, Central 9145 Narcoossee Rd., Ste A206 Orlando, FL 32827

P.O. #
Terms

Due Date 3/31/2021
Other

Description	Qty	Rate	Total
Stormwater pond and shoreline herbicide maintenance Monthly pond herbicide maintenance on 6 ponds and 1 shoreline. Priced as \$/treatment. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level of ponds. Shoreline treatments will target emerged vegetation only. Treatments for submerged species, if necessary, will be contracted separately. Price also includes "reasonable" trash collection (meaning trash that can be reached from shore utilizing trash tongs). Free call-backs as needed.		450.00	450.00
Thank you for your business!			Subtotal \$450.00
			Sales Tax (0.0%) \$0.00
			Total \$450.00

waterweed1@aol.com

863-412-1919
863-438-0087

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Checks

February 23, 2021 to April 6, 2021

Compl

Bank	Date	Check No.'s	Amount
General Fund	2/24/21	122	\$ 340,645.39
	2/26/21	123	\$ 1,109.68
	3/5/21	124-127	\$ 3,792.12
	3/18/21	128-135	\$ 13,699.54
	4/6/21	136-138	\$ 139,185.11
			<hr/>
			\$ 498,431.84
			<hr/>
			\$ 498,431.84

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/24/21	00014	2/24/21 02242021	202102 300-20700-10000		*	340,645.39	
			ASSESSMENT TRANSFER-SER19				
				VILLAMAR CDD C/O USBANK			340,645.39 000122
2/26/21	00016	1/31/21 1044489	202101 310-51300-48000		*	427.48	
			NOT BOS MTG 1/6/21				
		1/31/21 1044489	202101 310-51300-48000		*	682.20	
			NOT CDD MTG 1/20/21				
				THE LEDGER NEWS CHIEF			1,109.68 000123
3/05/21	00010	1/13/21 BW011320	202101 310-51300-11000		*	200.00	
			BOS MEETING 01/13/21				
				BRIAN WALSH			200.00 000124
3/05/21	00003	12/17/20 119148	202011 310-51300-49100		*	230.81	
			COURT REPORTER FEE				
		12/21/20 120074	202012 310-51300-49100		*	916.00	
			FOLLOW-UP REGARDING PARCE				
		1/30/21 120071	202012 310-51300-31500		*	2,045.31	
			PREPARE DOC TO DISTRICT				
				HOPPING GREEN & SAMS			3,192.12 000125
3/05/21	00008	1/13/21 LS011320	202101 310-51300-11000		*	200.00	
			BOS MEETING 01/13/21				
				LAUREN SCHWENK			200.00 000126
3/05/21	00004	1/13/21 RH011320	202101 310-51300-11000		*	200.00	
			BOS MEETING 01/13/21				
				RENNIE HEATH			200.00 000127
3/18/21	00010	3/02/21 BW030220	202103 310-51300-11000		*	200.00	
			SUPERVISOR FEES 03/02/21				
				BRIAN WALSH			200.00 000128
3/18/21	00009	3/01/21 47	202103 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES MARCH 21				
		3/01/21 47	202103 310-51300-35100		*	75.00	
			INFO TECHNOLOGY MARCH 21				
		3/01/21 47	202103 310-51300-31300		*	541.67	
			DISSEM AGENT SERVICES MAR				
		3/01/21 47	202103 310-51300-51000		*	.60	
			OFFICE SUPPLIES				
		3/01/21 47	202103 310-51300-42000		*	14.73	
			POSTAGE				
		3/01/21 47	202103 310-51300-42500		*	4.20	
			COPIES				

VMCD VILLAMAR CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/01/21 48	202103 320-53800-12000		*	625.00	
			FIELD MANAGEMENT MARCH 21				
				GOVERNMENTAL MANAGEMENT SERVICES			4,177.87 000129
3/18/21 00003		1/31/21 120772	202101 310-51300-31500		*	3,640.50	
			GENERAL COUNSEL JAN 21				
				HOPPING GREEN & SAMS			3,640.50 000130
3/18/21 00008		3/02/21 LS030220	202103 310-51300-11000		*	200.00	
			SUPERVISOR FEES 03/02/21				
				LAUREN SCHWENK			200.00 000131
3/18/21 00025		3/02/21 PM030220	202103 310-51300-11000		*	200.00	
			SUPERVISOR FEES 03/02/21				
				PATRICK MARONE			200.00 000132
3/18/21 00015		2/01/21 3400	202102 320-53800-46200		*	2,330.00	
			LAWN MAINTENANCE FEB 21				
		3/01/21 3492	202103 320-53800-46200		*	2,330.00	
			LAWN MAINTENANCE MARCH 21				
				PRINCE & SONS INC.			4,660.00 000133
3/18/21 00004		3/02/21 RH030220	202103 310-51300-11000		*	200.00	
			SUPERVISOR FEES 03/02/21				
				RENNIE HEATH			200.00 000134
3/18/21 00016		2/28/21 1045206	202102 310-51300-48000		*	421.17	
			NOT OF REG B/MEET FEB 21				
				THE LEDGER NEWS CHIEF			421.17 000135
4/06/21 00003		1/31/21 120773	202101 310-51300-49100		*	561.00	
			BOUNDARY AMEND S20 JAN21				
		1/31/21 120776	202101 310-51300-49100		*	2,031.00	
			BOUNDARY AMEND S21 JAN21				
		3/30/21 121278	202102 310-51300-31500		*	2,379.80	
			PETITION/RESOL/AMENITY				
		3/30/21 121279	202102 310-51300-49100		*	2,643.68	
			2021 BOUNDARY AMEND-FEB21				
				HOPPING GREEN & SAMS			7,615.48 000136
4/06/21 00027		3/31/21 03312021	202103 330-53800-48600		*	1,078.86	
			PLYGRND/FURN LEASE-MAR21				
		4/01/21 04012021	202104 330-53800-48600		*	1,078.87	
			PLYGRND/FURN LEASE-APR21				
				WHFS, LLC			2,157.73 000137

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/06/21	00026	2/25/21	PAYAPP6 202104 300-20700-10100 FR#1 PAY APP THRU 2/25/21	HENKELMAN CONSTRUCTION INC	*	129,411.90	
							129,411.90 000138
						TOTAL FOR BANK A	498,431.84
						TOTAL FOR REGISTER	498,431.84

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
February 28, 2021



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund Series 2019
5	Debt Service Fund Series 2020
6	Capital Projects Fund Series 2019
7	Capital Projects Fund Series 2020
8-9	Month to Month
10	Long Term Debt Report
11	Assesment Receipt Schedule

VillaMar
Community Development District
Combined Balance Sheet
February 28, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 224,227	\$ -	\$ -	\$ 224,227
<u>Series 2019</u>				
Reserve	\$ -	\$ 415,717	\$ -	\$ 415,717
Revenue	\$ -	\$ 348,158	\$ -	\$ 348,158
Prepayment	\$ -	\$ 18,490	\$ -	\$ 18,490
Construction	\$ -	\$ -	\$ 264	\$ 264
<u>Series 2020</u>				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 5	\$ -	\$ 5
Interest	\$ -	\$ 105,482	\$ -	\$ 105,482
Construction	\$ -	\$ -	\$ 4,470,919	\$ 4,470,919
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 224,227	\$ 1,256,752	\$ 4,471,183	\$ 5,952,162
Liabilities:				
Accounts Payable	\$ 45,362	\$ -	\$ -	\$ 45,362
Retainage Payable	\$ -	\$ -	\$ 41,237	\$ 41,237
Total Liabilities	\$ 45,362	\$ -	\$ 41,237	\$ 86,600
Fund Balances:				
Unassigned	\$ 178,865	\$ -	\$ -	\$ 178,865
Assigned for Debt Service 2019	\$ -	\$ 782,365	\$ -	\$ 782,365
Assigned for Debt Service 2020	\$ -	\$ 474,387	\$ -	\$ 474,387
Assigned for Capital Projects 2019	\$ -	\$ -	\$ (40,973)	\$ (40,973)
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 4,470,919	\$ 4,470,919
Total Fund Balances	\$ 178,865	\$ 1,256,752	\$ 4,429,946	\$ 5,865,563
Total Liabilities & Fund Balance	\$ 224,227	\$ 1,256,752	\$ 4,471,183	\$ 5,952,162

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Assessments - Tax Roll	\$ 217,984	\$ 185,998	\$ 185,998	\$ -
Assessments - Direct Bill	\$ 82,527	\$ 61,895	\$ 61,895	\$ -
Developer Contributions	\$ -	\$ -	\$ 60,000	\$ 60,000
Boundary Amendment Contribution	\$ -	\$ -	\$ 13,063	\$ 13,063
Total Revenues	\$ 300,511	\$ 247,894	\$ 320,956	\$ 73,063

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
Engineering	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Attorney	\$ 25,000	\$ 10,417	\$ 12,484	\$ (2,067)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 3,083	\$ (583)
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 2,350	\$ 979	\$ 375	\$ 604
Telephone	\$ 250	\$ 104	\$ 7	\$ 97
Postage & Delivery	\$ 850	\$ 354	\$ 190	\$ 164
Insurance	\$ 5,700	\$ 5,700	\$ 5,947	\$ (247)
Printing & Binding	\$ 1,000	\$ 417	\$ 27	\$ 389
Legal Advertising	\$ 10,000	\$ 4,167	\$ 5,775	\$ (1,608)
Other Current Charges	\$ 998	\$ 416	\$ 627	\$ (211)
Boundary Amendment Expenses	\$ -	\$ -	\$ 10,660	\$ (10,660)
Office Supplies	\$ 500	\$ 208	\$ 11	\$ 198
Travel Per Diem	\$ 550	\$ 229	\$ -	\$ 229
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,673	\$ 61,820	\$ 65,183	\$ (3,362)

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 12,500	\$ 5,208	\$ 3,125	\$ 2,083
Landscape Maintenance	\$ 37,960	\$ 15,817	\$ 11,650	\$ 4,167
Landscape Replacement	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Streetlights	\$ 11,340	\$ 4,725	\$ 1,514	\$ 3,211
Electric	\$ 1,620	\$ 675	\$ 1,786	\$ (1,111)
Water & Sewer	\$ 648	\$ 270	\$ 27,825	\$ (27,555)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Amenity Expenses				
Amenity - Electric	\$ 10,800	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,880	\$ -	\$ -	\$ -
Playground Lease	\$ 7,875	\$ -	\$ -	\$ -
Internet	\$ 675	\$ -	\$ -	\$ -
Pest Control	\$ 540	\$ -	\$ -	\$ -
Janitorial Services	\$ 7,500	\$ -	\$ -	\$ -
Security Services	\$ 7,500	\$ -	\$ -	\$ -
Pool Maintenance	\$ 14,625	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 750	\$ -	\$ -	\$ -
Contingency	\$ 5,625	\$ -	\$ -	\$ -
Total Operations and Maintenance Expenses	\$ 160,838	\$ 40,445	\$ 45,900	\$ (5,455)
Total Expenditures	\$ 299,511	\$ 102,265	\$ 111,082	\$ (8,817)
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer Out	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 209,874	
Fund Balance - Beginning	\$ -		\$ (31,009)	
Fund Balance - Ending	\$ -		\$ 178,865	

VillaMar
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Assessments	\$ 450,869	\$ 345,552	\$ 345,552	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 3,122	\$ 51,297
Prepayments	\$ -	\$ -	\$ 51,297	\$ 3,122
Interest	\$ -	\$ -	\$ 15	\$ 15
Total Revenues	\$ 450,869	\$ 345,552	\$ 399,986	\$ 54,435
Expenditures:				
Interest - 11/1	\$ 159,547	\$ 159,547	\$ 159,547	\$ 0
Special Call - 11/1	\$ 100,000	\$ 100,000	\$ 280,000	\$ (180,000)
Interest - 2/1	\$ -	\$ -	\$ 517	\$ (517)
Special Call - 2/1	\$ -	\$ -	\$ 45,000	\$ (45,000)
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 159,547	\$ -	\$ -	\$ -
Total Expenditures	\$ 534,094	\$ 259,547	\$ 485,064	\$ (225,517)
Excess Revenues (Expenditures)	\$ (83,225)		\$ (85,078)	
Fund Balance - Beginning	\$ 293,473		\$ 867,443	
Fund Balance - Ending	\$ 210,248		\$ 782,365	

VillaMar
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 474,382	\$ (474,382)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 474,382	\$ (474,382)
Excess Revenues (Expenditures)	\$ -		\$ 474,387	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 474,387	

VillaMar
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted		Prorated Budget		Actual		
	Budget		Thru 02/28/21		Thru 02/28/21		Variance
<u>Revenues</u>							
Developer Contributions	\$	-	\$	-	\$	655,764	\$ 655,764
Interest	\$	-	\$	-	\$	0	\$ 0
Total Revenues	\$	-	\$	-	\$	655,764	\$ 655,764
<u>Expenditures:</u>							
Capital Outlay	\$	-	\$	-	\$	228,827	\$ (228,827)
Total Expenditures	\$	-	\$	-	\$	228,827	\$ (228,827)
Excess Revenues (Expenditures)	\$	-			\$	426,937	
Fund Balance - Beginning	\$	-			\$	(467,911)	
Fund Balance - Ending	\$	-			\$	(40,973)	

VillaMar
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 61	\$ 61
Total Revenues	\$ -	\$ -	\$ 61	\$ 61
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,046,184	\$ (1,046,184)
Capital Outlay-COI	\$ -	\$ -	\$ 314,225	\$ (314,225)
Total Expenditures	\$ -	\$ -	\$ 1,360,409	\$ (1,360,409)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 6,025,618	\$ 6,025,618
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,025,618	\$ 6,025,618
Excess Revenues (Expenditures)	\$ -		\$ 4,665,270	
Fund Balance - Beginning	\$ -		\$ (194,351)	
Fund Balance - Ending	\$ -		\$ 4,470,919	

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 1,981	\$ 173,276	\$ 5,337	\$ 5,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,998
Assessments - Direct Bill	\$ -	\$ 41,263	\$ -	\$ -	\$ 20,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,895
Developer Contributions	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Boundary Amendment Contribution	\$ -	\$ -	\$ 1,717	\$ 11,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,063
Total Revenues	\$ -	\$ 43,244	\$ 234,993	\$ 16,682	\$ 26,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,956
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 1,200	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,444	\$ 2,974	\$ 2,045	\$ 3,641	\$ 2,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,484
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 917	\$ 417	\$ 417	\$ 792	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,083
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,583
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Telephone	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Postage & Delivery	\$ 36	\$ 63	\$ 65	\$ 16	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190
Insurance	\$ 5,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,947
Printing & Binding	\$ -	\$ 4	\$ 10	\$ 9	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Legal Advertising	\$ 3,792	\$ 452	\$ -	\$ 1,110	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,775
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627
Boundary Amendment Expenses	\$ 2,778	\$ 231	\$ 916	\$ 4,092	\$ 2,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,660
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 26,925	\$ 8,600	\$ 7,167	\$ 13,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,183

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,125
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ 103	\$ -	\$ 1,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,514
Electric	\$ 1,616	\$ 52	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,786
Water & Sewer	\$ 64	\$ 27,627	\$ 134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,825
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Expenses													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 4,635	\$ 30,634	\$ 3,311	\$ 2,955	\$ 4,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,900
Total Expenditures	\$ 31,560	\$ 39,233	\$ 10,478	\$ 16,328	\$ 4,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	111,082
Other Financing Sources/(Uses)													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (31,560)	\$ 4,011	\$ 224,515	\$ 354	\$ 21,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	209,874

VillaMar

Community Development District

Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	3.750%, 4.000%, 4.625%, 4.875%%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$415,713	
RESERVE FUND BALANCE	\$415,717	
BONDS OUTSTANDING - 06/25/19		\$7,180,000
LESS: SPECIAL CALL - 08/01/20		(\$290,000)
LESS: SPECIAL CALL - 11/1/20		(\$280,000)
LESS: SPECIAL CALL - 2/1/21		(\$45,000)
CURRENT BONDS OUTSTANDING		\$6,565,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.625%, 3.200%, 3.750%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$368,900	
RESERVE FUND BALANCE	\$368,900	
BONDS OUTSTANDING - 11/24/20		\$6,500,000
CURRENT BONDS OUTSTANDING		\$6,500,000

VillaMar
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

\$ 234,391.18 \$ 435,456.99 \$ 669,848.17
\$ 217,983.80 \$ 404,975.00 \$ 629,657.28

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2019 Debt		
							O&M Portion	Service Portion	Total
11/23/20	ACH	\$6,016.59	(\$115.52)	(\$240.66)	\$0.00	\$5,660.41	\$1,980.67	\$3,679.74	\$5,660.41
12/01/20	ACH	\$2,005.53	(\$38.50)	(\$80.22)	\$0.00	\$1,886.81	\$660.23	\$1,226.58	\$1,886.81
12/11/20	ACH	\$140,387.10	(\$2,695.43)	(\$5,615.40)	\$0.00	\$132,076.27	\$46,215.72	\$85,860.55	\$132,076.27
12/18/20	ACH	\$391,078.35	(\$7,508.71)	(\$15,642.90)	\$0.00	\$367,926.74	\$128,743.78	\$239,182.96	\$367,926.74
12/31/20	1% Fee Adj	(\$6,698.48)	\$0.00	\$0.00	\$0.00	(\$6,698.48)	(\$2,343.91)	(\$4,354.57)	(\$6,698.48)
01/15/21	ACH	\$16,044.24	(\$311.26)	(\$481.28)	\$0.00	\$15,251.70	\$5,336.83	\$9,914.87	\$15,251.70
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$37.73	\$37.73	\$13.20	\$24.53	\$37.73
02/16/21	ACH	\$16,044.24	(\$314.47)	(\$320.90)	\$0.00	\$15,408.87	\$5,391.82	\$10,017.05	\$15,408.87
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 564,877.57	\$ (10,983.89)	\$ (22,381.36)	\$ 37.73	\$ 531,550.05	\$ 185,998.34	\$ 345,551.71	\$ 531,550.05

89%	Net Percent Collected
\$ 629,657.28	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Highland Cassidy, LLC 2020-01					
			Net Assessments	\$82,526.89	\$82,526.89
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
11/23/20	12/1/20	1010	\$41,263.45	\$41,263.45	\$41,263.45
2/18/21	2/1/21	1028	\$20,631.72	\$20,631.72	\$20,631.72
	5/1/21		\$20,631.72		
			\$ 82,526.89	\$ 61,895.17	\$ 61,895.17

VMAR Dev, LLC 2020-02					
			Net Assessments	\$120,934.38	\$120,934.38
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2020 Debt Service Fund
	12/1/20		\$60,467.19		
	2/1/21		\$30,223.60		
	5/1/21		\$30,233.60		
			\$ 120,924.39	\$ -	\$ -

SECTION 3

SECTION (a)

Requisition	Payee/Vendor	Amount
11	VMAR Dev, LLC	\$ 10,000.00
27	VMar Dev	\$ 3,000.00
28	QGS Development, Inc.	\$ 500,801.86
29	VMAR Dev, LLC	\$ 3,000.00
30	Atlantic TNG	\$ 15,085.00
31	Ferguson Waterworks	\$ 419,674.95
32	Atlantic TNG	\$ 5,843.00
33	Ferguson Waterworks	\$ 16,794.41
TOTAL		\$ 974,199.22