

VillaMar
Community Development District

Meeting Agenda

May 12, 2021

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 5, 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, May 12, 2021** at **3:15 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

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

Meeting ID: 937 1483 2548

Zoom Video Link: <https://zoom.us/j/93714832548>

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 April 14, 2021 Board of Supervisors Meeting and the April 28, 2021 Continued Board of Supervisors Meeting
4. Assessment Items for Boundary Amendment
 - A. Presentation of Amended and Restated Master 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
5. 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
6. Staff Reports

¹ Comments will be limited to three (3) minutes

- A. Attorney
- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Voters – 53
 - iv. Ratification of Summary of Series 2020 Requisitions #34 to #36; #38 to #41; #44 to #46
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. 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 April 14, 2021 Board of Supervisors Meeting and the April 28, 2021 Continued Board of Supervisors Meeting. A copy of the minutes are enclosed for your review.

The fourth order of business are the Assessment Items for Boundary Amendment. Section A is the Presentation of the Amended and Restated Master 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 fifth 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 sixth order of business is Staff Reports. Section C is the Field Managers Report. 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 Presentation of Number of Voters. Sub-Section 4 is the Ratification of Summary of Series 2020 Requisitions #34 to #36; #38 to #41; #44 to #46. 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, **April 14, 2021** at 3:15 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Lauren Schwenk
Brian Walsh
Patrick Marone

Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

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

District Manager, GMS
Hopping Green & Sams
GMS
District Engineer

The following is a summary of the discussions and actions taken at the April 14, 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, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 2, 2021
Board of Supervisors Meeting**

Ms. Burns presented the March 2, 2021 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Minutes of the March 2, 2021 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates

i. Consideration of Resolution 2021-10 Adopting Amenity Policies and Rates

Ms. Burns noted that this was talked about in the last meeting and the public hearing date was set for today. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Opening the Public Hearing on the Adoption of Amenity Policies and Rates, was approved.

The hearing was advertised in the paper. Resolution 2021-10 adopting Amenity Policies and Rates was provided to the Board in the agenda package. The rules have not changed. There will be two access cards given to each household. The rates are attached as Exhibit 'A' and the nonresident user fee will be \$2,500. Lost keycards that must be replaced will cost \$30 per card. There being no questions about the resolution, Ms. Burns asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-10 Adopting Amenity Policies and Rates, was approved.

Ms. Burns then asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-11 Setting the Public Hearing and Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 14, 2021)

Ms. Burns noted that the proposed budget is included in the agenda package attached as Exhibit 'A'. Included for Board review is the addition of a third bond issuance that is included

due to the admin fees. Field services include a full year of landscaping, including additional areas that will be brought on. Amenity operations is included for a full year because that is estimated to open soon. The figures are based off actual contracts with estimates for included utilities. There is an included ERU of 1 for all the platted lots and a lower ERU of .25 for the unplatted lots. Ms. Burns explained that because the unplatted lots only gets the benefit of the admin expenses which is about 25-26% of the budget, it has a lower ERU. On the field expenses, the platted lots benefit from the landscaping and the amenity facility. On the unplatted parcels, no one is using the amenity facility and they are not landscaping those areas. Ms. Rigoni asked Ms. Buns, based on her analysis if she believes the allocation of assessments are fairly and reasonably allocated and Ms. Burns answered yes. The suggested date for the public hearing is July 14, 2021.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-11 Setting the Public Hearing and Approving the Proposed Fiscal Year 2022 Budget for July 14, 2021, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns stated that the boundary amendment was approved on April 12th. She is looking for a motion to authorize counsel to record the notice of the boundary amendment.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Authorization for Counsel to Record the Notice of Boundary Amendment, was approved.

SEVENTH ORDER OF BUSINESS

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**

This item was tabled for the engineer to make some changes and will be continued to the next meeting.

EIGHTH ORDER OF BUSINESS

**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**

In correspondence with the engineer making changes to the boundary amendment, he will also make changes to the methodology. This item will be tabled and continued until those changes have been made.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to report to the Board.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith presented the field manager's report for the Board. Completed and in progress items for the amenity include:

- Entry sign and lettering install complete
- Landscape and sod in progress
- 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

The irrigation testing for landscaping is complete and the timers have been set correctly. The areas that are not connected to the irrigation system have been affected by the dry season, but he expects them to bounce back with the expected rain fall. Ponds have been reviewed by contractors and proposals are being reviewed for cleanup.

i. Consideration of Quotes to Maintain Lake Bank and Ponds on South Side of Property

a) Aquagenix

b) Aquatic Weed Management, Inc.

c) Solitude Lake Maintenance

Mr. Smith presented three quotes for pond maintenance for the Boards review. Based on price range, his suggestion was Solitude Lake Maintenance at a price of \$150 per month and a \$435 one-time cleaning fee which he believes would be beneficial.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Proposal for Lank Bank and Ponds on South Side of Property from Solitude Lake Maintenance for \$150 Per Month, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reported the check register totaled \$49,431.81 through April 6th. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Marone, with all in favor, the Check Register totaling \$49,431.81, 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 Requisition Summaries

a) Summary of Series 2020 Requisitions #11 and #27 to #33

Ms. Burns stated that she was looking for a motion to ratify the Series 2020 Requisitions #11 and #27 through #33.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisitions #11 and #27 through #33, 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

Continuation of Meeting

The meeting was continued to April 28, 2021 at 9:15 a.m.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the meeting was continued.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The continued meeting of the Board of Supervisors of the VillaMar Community Development District was held on Wednesday, **April 28, 2021** at 9:15 a.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Brian Walsh *via Zoom*
Patrick Marone

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Michelle Rigoni *via Zoom*
Clayton Smith
Marshall Tindall

District Manager, GMS
Hopping Green & Sams
GMS
GMS

The following is a summary of the discussions and actions taken at the April 28, 2021 VillaMar Community Development District's Continued 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.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2021-11
Approving the Proposed Fiscal Year 2022
Budget (Suggested Date: July 14, 2021),
Declaring Special Assessments, and
Setting the Public Hearings on the Fiscal
Year 2022 Budget and the Imposition of
Operations & Maintenance Assessments**

Ms. Burns noted that the budget had not changed. She stated that they realized after the meeting that Phase 2 had an unplatted ERU last year and it is going to a platted ERU lot this year, so they have an increase. The overall budget and assessment amount for platted lots is not increasing, but that Phase's assessments are increasing.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-11 Approving the Proposed Fiscal Year 2022 Budget Declaring Special Assessments and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith stated they are coordinating to get the aquatic vendor in place, and they continue to monitor the site.

D. District Manager's Report

Ms. Burns had nothing further to report.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED 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 2- Amended District Legal

EXHIBIT 3- District Boundary Map

EXHIBIT 4- Zoning Map

EXHIBIT 5- Future Land Use Map

EXHIBIT 6- Utility Location Map

EXHIBIT 7- Drainage Flow Pattern Map

EXHIBIT 8- Summary of Opinion of Probable Costs

EXHIBIT 9 - Summary of Proposed District Facilities

EXHIBIT 10 – Proposed Site Plan

**AMENDED AND RESTATED MASTER ENGINEER’S REPORT
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Amended and Restated Master Engineer’s Report is to provide engineering support for the expanded boundaries of the Villamar Community Development District (“CDD” or the “District”).

The original District boundaries contained Phase 1 and Phase 2, consisting of approximately 153.65 acres, as contemplated by the original master Engineer’s Report for Capital Improvements, dated January 3, 2019, as supplemented by that Supplemental Engineer’s Report for Capital Improvements, dated March 20, 2019 (combined the original phasing to two (2) phases and providing for developmental plan changes), and further supplemented by that Second Supplemental Engineer’s Report for Capital Improvements, dated November 3, 2020 (updating development plan for Phase 2). Phase 1 and Phase 2 remain unchanged by this report.

The expanded CDD includes the addition of Phase 3 consisting of 140 lots, 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 1,468 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 consists of approximately 435.63 acres more or less, and is expected to consist of 1,468 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” or the “City”) on November 26, 2018 (approximately 153.65 acres), further amended by the City Ordinance No. O-20-40, approved by the City Commission on October 26, 2020 (adding approximately 45.905 acres) , as further amended by the City Ordinance No. O-21-32, approved by the City Commission on April 12, 2021 (adding

approximately 236.07 acres), expanding the District boundary to the current total of 435.63 acres,

more or less. 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 1,468 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 system of improvements comprising the District's 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.

All improvements financed by the District will be on land owned, or subject to a permanent easement in favor of, the District or another government entity.

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 a public 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 the incremental cost of undergrounding the system. The District plans to fund the incremental cost of undergrounding the electric conduit for the installation of the street lighting along the internal roadways within the CDD. These lights will be owned and maintained by TECO after dedication, with the District funding maintenance services from funds other than bond proceeds. All improvements funded by the District will be owned and operated by the District or another governmental entity.

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 that is to be used for buffering purposes. 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

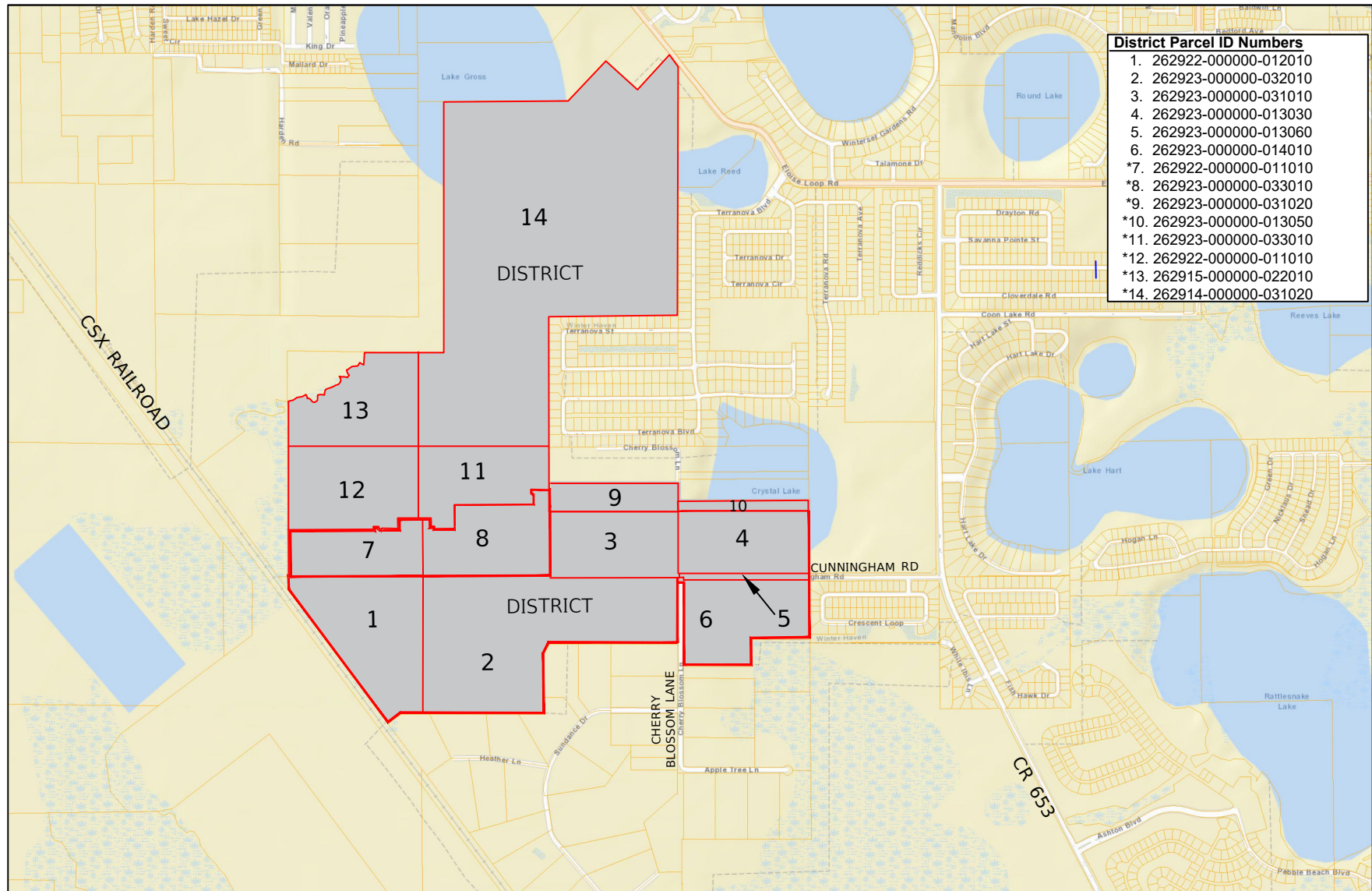
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements,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

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
 Ordinance Nos. O-20-40, adopted October 26,
 2020, and O-21-32, adopted April 12, 2021.



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 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.

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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EXHIBIT 2
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**.

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EXHIBIT 2
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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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EXHIBIT 2
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.**

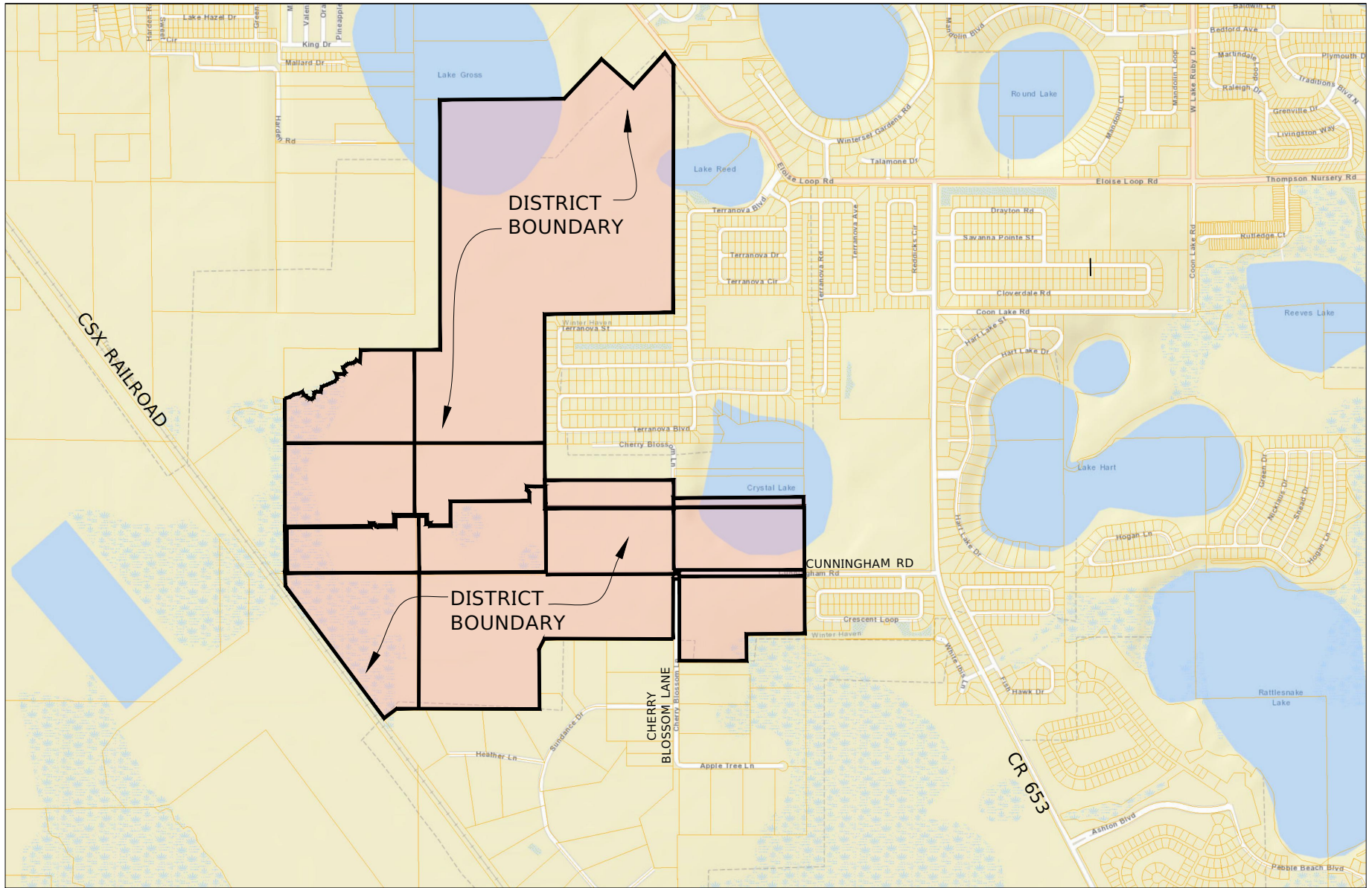
CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

PAGE 5 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 2
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

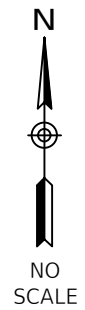


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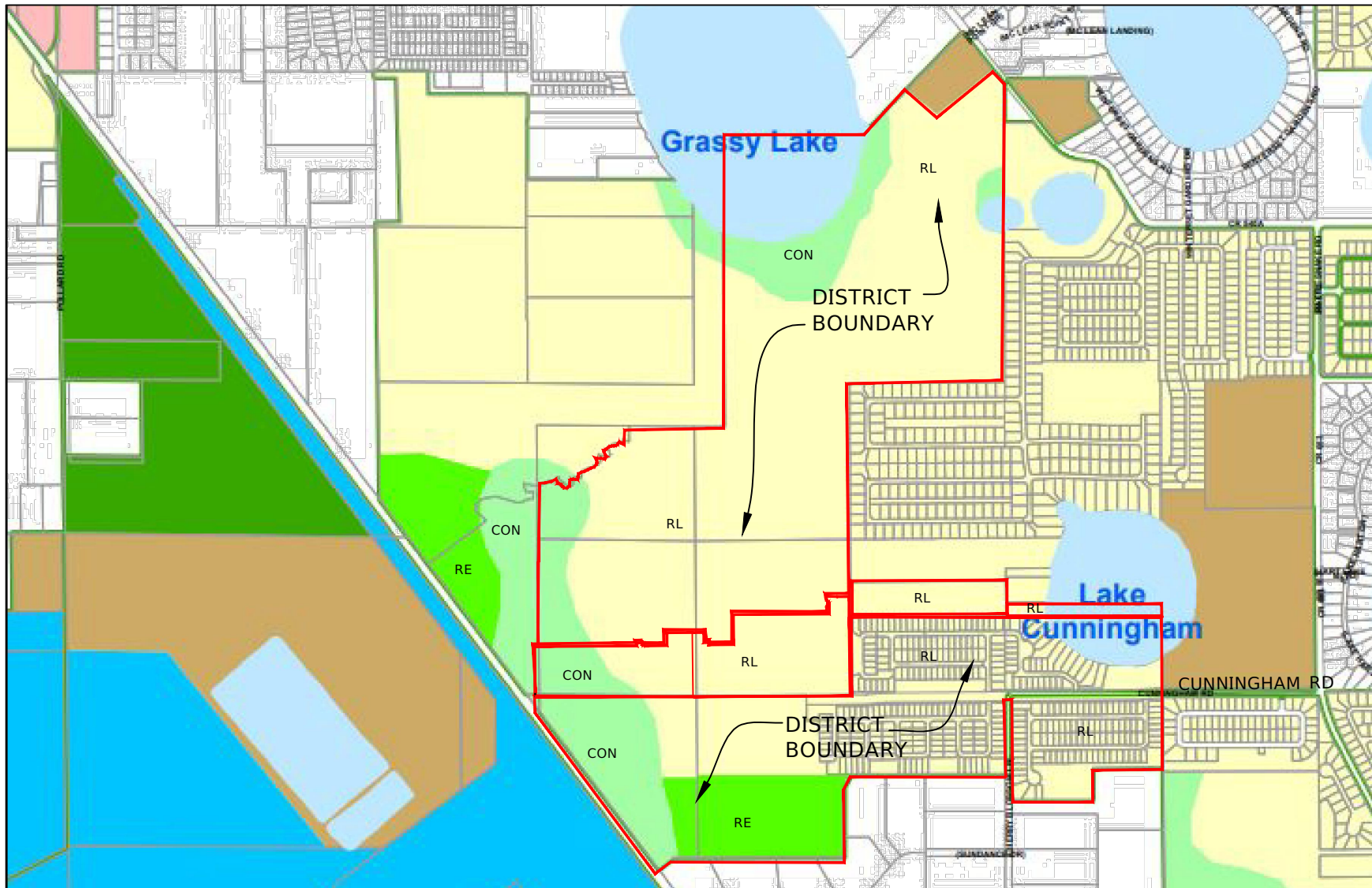
EXHIBIT 3
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
DISTRICT BOUNDARY MAP



NO
SCALE



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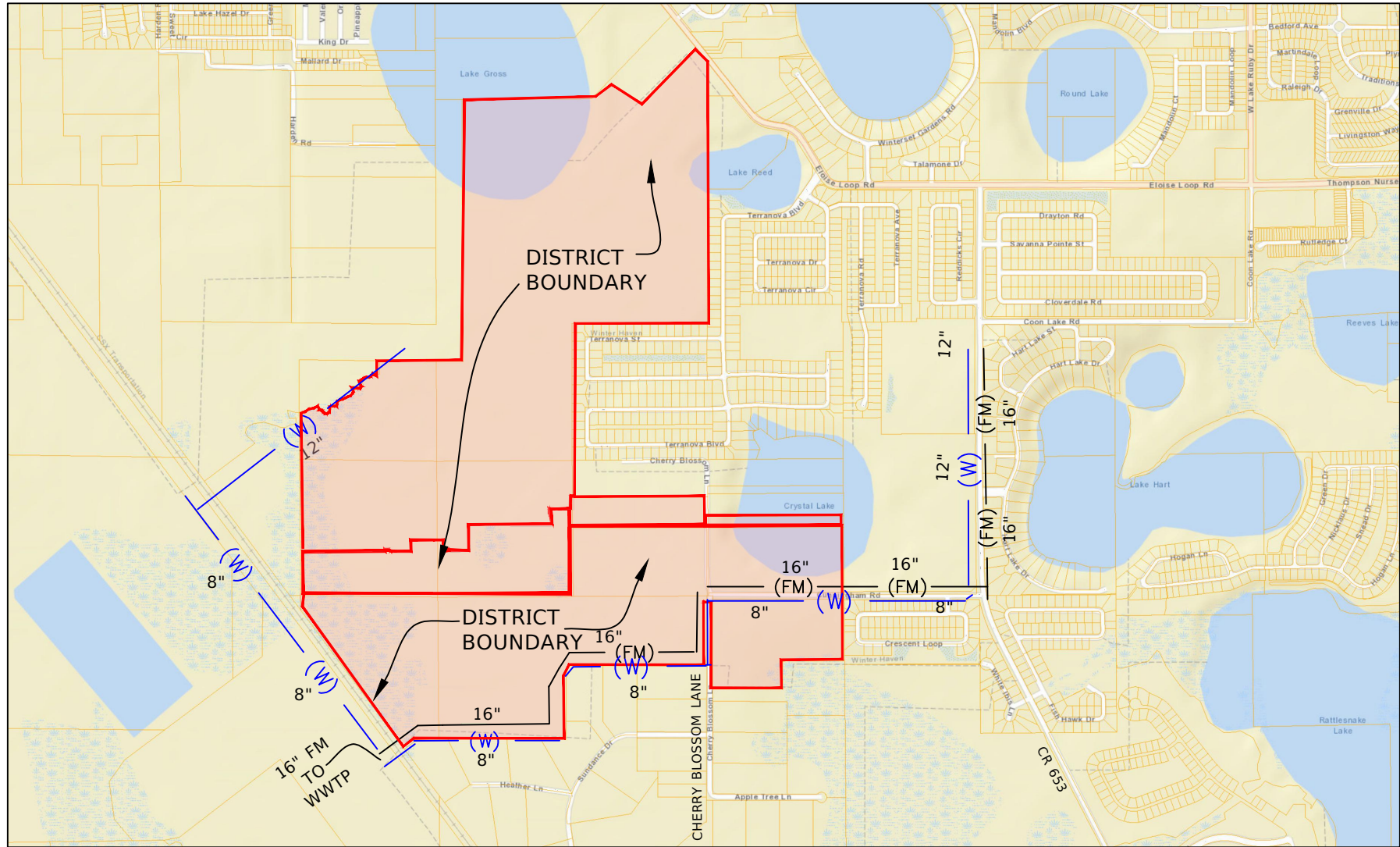
LEGEND

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

COMPOSITE EXHIBIT 5 VILLAMAR CDD FUTURE LAND USE MAP CITY OF WINTER HAVEN



NO
 SCALE



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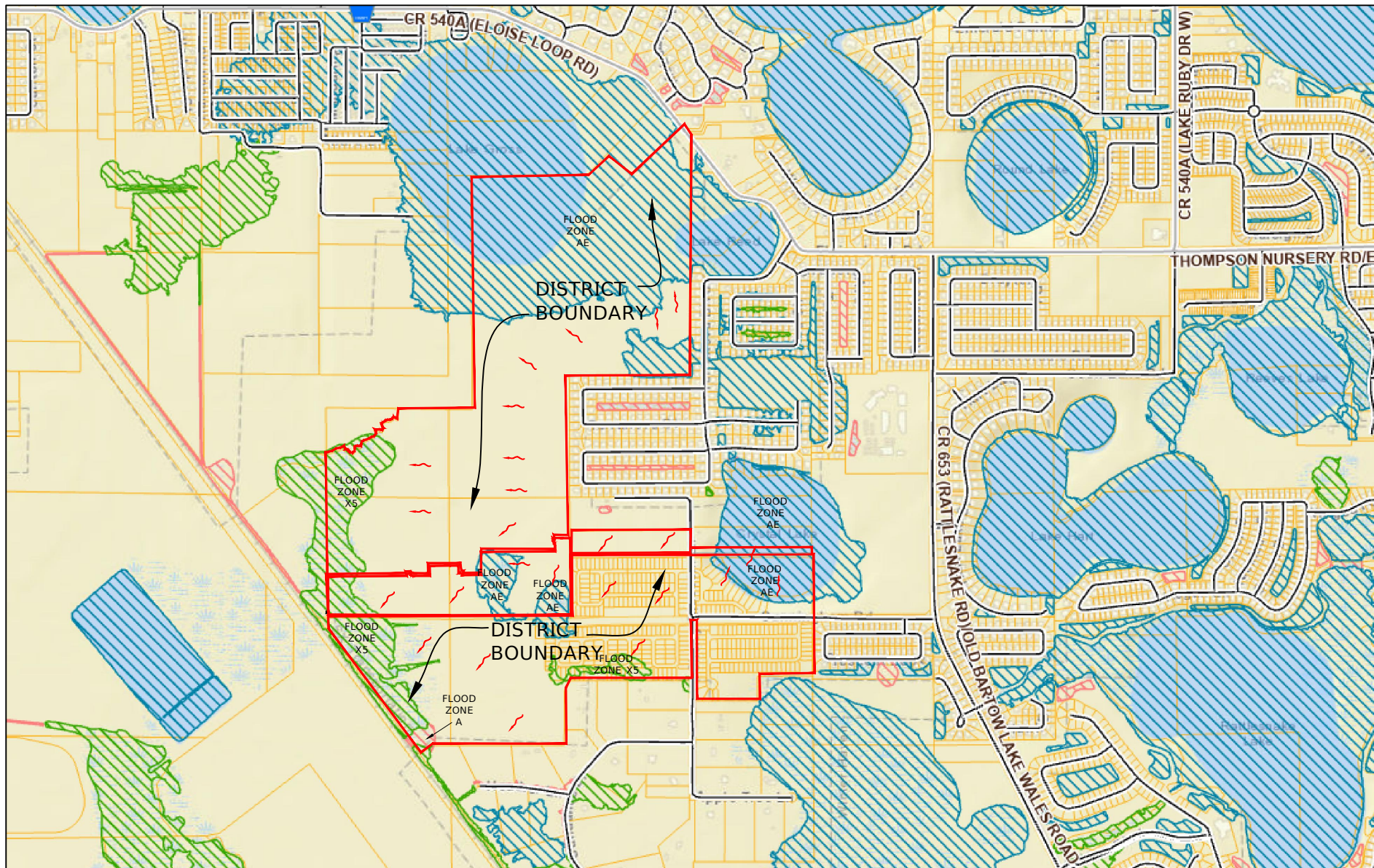
LEGEND


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

COMPOSITE EXHIBIT 6 VILLAMAR CDD WATER & FORCE MAINS



NO
 SCALE



LEGEND
 Drainage Flow

COMPOSITE EXHIBIT 7 VILLAMAR CDD DRAINAGE MAP

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Composite Exhibit 8
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</u> <u>2019-2020</u>	<u>Phase 2</u> <u>2020-2022</u>	<u>Phase 3</u> <u>2021-2023</u>	<u>Phase 4</u> <u>2022-2024</u>	<u>Phase 5</u> <u>2023-2025</u>	<u>Phase 6</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.

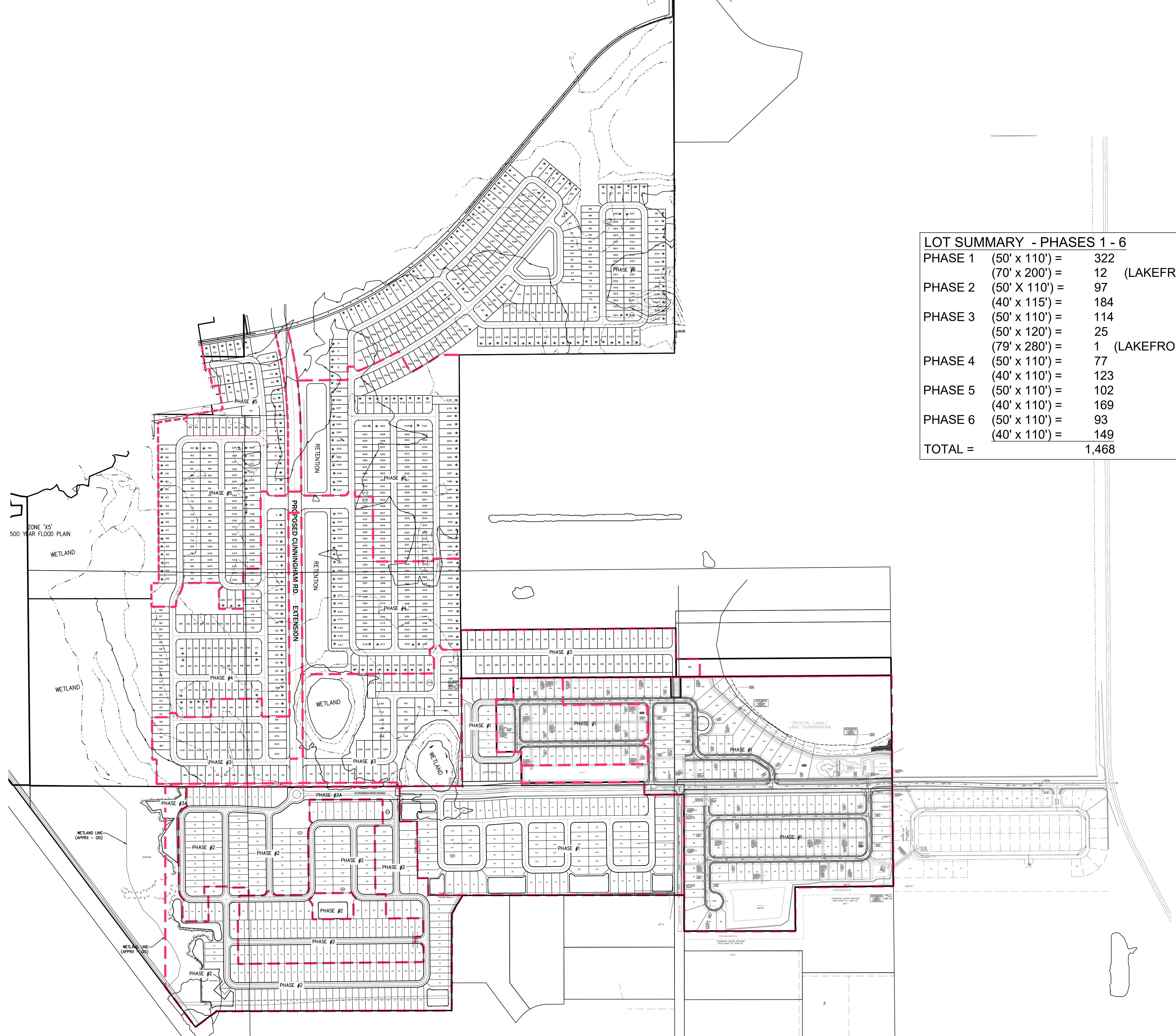
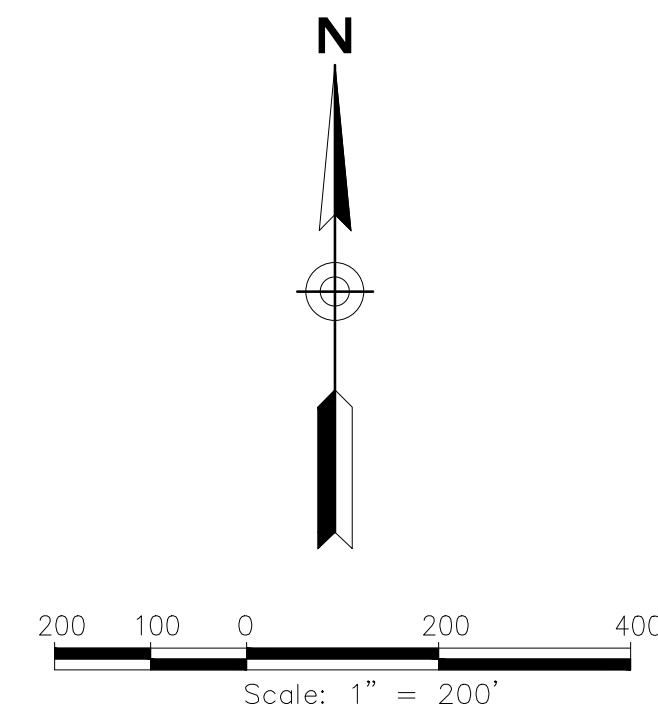
Composite Exhibit 9
Villamar Community Development District
Summary of Proposed District Facilities

<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		REVISIONS	
DENNIS L. WOOD, P.E. #7646 (FL) DATE		NO.	DATE
MASTER SITE PLAN			
SHT 1			
VILLAMAR OVERALL SITE POLK COUNTY, FLORIDA		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	
WOOD & ASSOCIATES Engineering, LLC			

SECTION B

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 12, 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 \$50,000,000 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 Amended and Restated Master 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 \$50,000,000. 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 \$50,000,000 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 \$50,000,000 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 \$50,000,000. 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 50' 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 - 40'	0	184	0	123	169	149	625	0.80	500
Single Family - 50'	322	97	139	77	102	93	830	1.00	830
Single Family - 70'	12	0	1	0	0	0	13	1.40	18
Total Units	334	281	140	200	271	242	1,468		1,348

(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

<p>TABLE 2</p> <p>VILLAMAR COMMUNITY DEVELOPMENT DISTRICT</p> <p>CAPITAL IMPROVEMENT PLAN COST ESTIMATES</p> <p>AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY</p>
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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
	<u>\$ 39,080,500</u>

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Total
Construction Funds	\$ 39,080,500
Debt Service Reserve	\$ 3,632,446
Capitalized Interest	\$ 6,000,000
Underwriters Discount	\$ 1,000,000
Cost of Issuance	\$ 220,000
Contingency	\$ 67,054
Par Amount*	\$ 50,000,000

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 ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	625	0.80	500	37.09%	\$ 14,493,584	\$ 23,190
Single Family - 50'	830	1.00	830	61.56%	\$ 24,059,350	\$ 28,987
Single Family - 70'	13	1.40	18	1.35%	\$ 527,566	\$ 40,582
Totals	1,468		1,348	100.00%	\$ 39,080,500	

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

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 Costs Per Product Type	Per Product Type - Prior to Developer Contribution	Developer Contribution	Allocation of Par Debt Per Product Type - Prior to Developer Contribution	Par Debt Per Unit
Single Family - 40'	625	\$ 14,493,584	\$ 21,287,466	\$ -	\$ 21,287,466	\$ 34,060
Single Family - 50'	830	\$ 24,059,350	\$ 35,337,193	\$ 7,067,439	\$ 28,269,755	\$ 34,060
Single Family - 70'	13	\$ 527,566	\$ 774,864	\$ 332,084	\$ 442,779	\$ 34,060
Totals	1,468	\$ 39,080,500	\$ 57,399,523	\$ 7,399,523	\$ 50,000,000	

* 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 - After Developer Contribution	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 40'	625	\$ 21,287,466	\$ 34,060	\$ 1,546,511	\$ 2,474	\$ 2,661
Single Family - 50'	830	\$ 28,269,755	\$ 34,060	\$ 2,053,767	\$ 2,474	\$ 2,661
Single Family - 70'	13	\$ 442,779	\$ 34,060	\$ 32,167	\$ 2,474	\$ 2,661
Totals	1,468	\$ 50,000,000		\$ 3,632,446		

(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

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	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000020	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000030	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000040	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000050	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000060	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000070	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000080	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000090	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000100	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000110	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000120	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000130	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000140	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000150	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000160	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000170	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000180	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000190	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000200	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000210	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000220	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000230	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000240	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000250	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000260	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000270	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000280	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000290	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000300	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000310	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000320	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000330	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000340	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000350	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000360	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000370	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000380	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000390	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000400	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000410	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000420	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000430	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000440	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000450	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000460	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000470	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000480	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000490	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000500	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000510	SF	\$ 34,060	\$ 2,474	\$ 2,661

[illegible]

[illegible]

er**	Property ID #'s	Product Type	Total Par Debt	Net Annual Debt	Gross Annual	
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)	
	D R HORTON INC	262923690587000920	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000930	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000940	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000950	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000960	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000970	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587000980	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587000990	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001000	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001010	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001020	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001030	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001040	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001050	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001060	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001070	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001080	SF	\$ 34,050	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001090	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001100	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001110	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001120	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001130	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001140	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001150	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001160	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001170	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001180	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001190	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001200	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001210	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001220	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001230	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001240	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001250	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001260	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001270	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001280	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001290	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001300	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001310	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001320	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001330	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001340	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001350	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001360	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001370	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001380	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001390	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001400	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001410	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001420	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001430	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001440	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001450	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001460	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001470	SF	\$ 34,060	\$ 2,474	\$ 2,661

Owner**	Property ID #'s	Product Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	262923690587001480	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690587001490	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690587001500	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001510	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001520	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001530	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001540	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001550	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001560	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001570	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001580	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001590	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001600	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001610	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001620	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001630	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001640	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001650	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001660	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001670	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001680	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001690	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001700	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001710	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001720	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001730	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001740	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001750	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001760	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001770	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001780	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001790	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001800	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001810	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001820	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001830	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001840	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001850	SF	\$ 34,060	\$ 2,474	\$ 2,661

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
HIGHLAND SUMNER LLC	262923690588001860	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001870	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001880	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001890	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001900	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001910	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001920	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001930	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001940	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001950	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001960	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001970	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001980	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001990	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002000	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002010	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002020	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002030	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002040	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002050	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002060	SF	\$ 34,060	\$ 2,474	\$ 2,661
Total Platted Lots			\$ 11,376,022	\$ 826,456	\$ 888,662

Owner	Property ID #'s	Acres	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
VMAR DEV LLC	262922000000012000	29.5	\$ 831,402	\$ 60,400	\$ 64,947
VMAR DEV LLC	262923000000034000	36.01	\$ 1,014,875	\$ 73,730	\$ 79,279
VMAR DEV LLC	262922000000011000	13.77	\$ 388,082	\$ 28,194	\$ 30,316
VMAR DEV LLC	262923000000033000	20.04	\$ 564,790	\$ 41,031	\$ 44,120
VILLA MAR FG LLC	262923000000031000	9.05	\$ 255,057	\$ 18,530	\$ 19,924
VILLA MAR FG LLC	262923000000013000	3.31	\$ 93,286	\$ 6,777	\$ 7,287
VILLA MAR FG LLC	262923000000033000	20.06	\$ 565,354	\$ 41,072	\$ 44,164
VILLA MAR FG LLC	262922000000011000	26.82	\$ 755,872	\$ 54,913	\$ 59,047
VILLA MAR FG LLC	262915000000022010	23.31	\$ 656,949	\$ 47,727	\$ 51,319
VILLA MAR FG LLC	262914000000031020	169.81	\$ 4,785,778	\$ 347,682	\$ 373,851
			351.68	\$ 9,911,444	\$ 720,056
Totals			\$ 21,287,466	\$ 1,546,511	\$ 1,662,915

(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	\$ 1,546,511

* - See Metes and Bounds, attached as Exhibit A

** - Reflects Owner as of FY 2021 Assessment Roll

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 *Amended and Restated Master Engineer's Report for Capital Improvements*, dated April 13, 2021 (the "**Amended and Restated 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 Amended and Restated 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 *Amended and Restated Master Assessment Methodology*, dated May 12, 2021 (the “**Amended and Restated 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 Amended and Restated 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 12th day of May 2021.

Attest:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Master Engineer's Report for Capital Improvements*, dated April 13, 2021

Exhibit B: *Amended and Restated Master Assessment Methodology*, dated May 12, 2021

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

**AMENDED AND RESTATED 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 2- Amended District Legal

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EXHIBIT 4- Zoning Map

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EXHIBIT 6- Utility Location Map

EXHIBIT 7- Drainage Flow Pattern Map

EXHIBIT 8- Summary of Opinion of Probable Costs

EXHIBIT 9 - Summary of Proposed District Facilities

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**AMENDED AND RESTATED MASTER ENGINEER’S REPORT
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this Amended and Restated Master Engineer’s Report is to provide engineering support for the expanded boundaries of the Villamar Community Development District (“CDD” or the “District”).

The original District boundaries contained Phase 1 and Phase 2, consisting of approximately 153.65 acres, as contemplated by the original master Engineer’s Report for Capital Improvements, dated January 3, 2019, as supplemented by that Supplemental Engineer’s Report for Capital Improvements, dated March 20, 2019 (combined the original phasing to two (2) phases and providing for developmental plan changes), and further supplemented by that Second Supplemental Engineer’s Report for Capital Improvements, dated November 3, 2020 (updating development plan for Phase 2). Phase 1 and Phase 2 remain unchanged by this report.

The expanded CDD includes the addition of Phase 3 consisting of 140 lots, 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 1,468 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 consists of approximately 435.63 acres more or less, and is expected to consist of 1,468 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” or the “City”) on November 26, 2018 (approximately 153.65 acres), further amended by the City Ordinance No. O-20-40, approved by the City Commission on October 26, 2020 (adding approximately 45.905 acres) , as further amended by the City Ordinance No. O-21-32, approved by the City Commission on April 12, 2021 (adding

approximately 236.07 acres), expanding the District boundary to the current total of 435.63 acres,

more or less. 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 1,468 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 system of improvements comprising the District's 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.

All improvements financed by the District will be on land owned, or subject to a permanent easement in favor of, the District or another government entity.

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 a public 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 the incremental cost of undergrounding the system. The District plans to fund the incremental cost of undergrounding the electric conduit for the installation of the street lighting along the internal roadways within the CDD. These lights will be owned and maintained by TECO after dedication, with the District funding maintenance services from funds other than bond proceeds. All improvements funded by the District will be owned and operated by the District or another governmental entity.

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 that is to be used for buffering purposes. 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

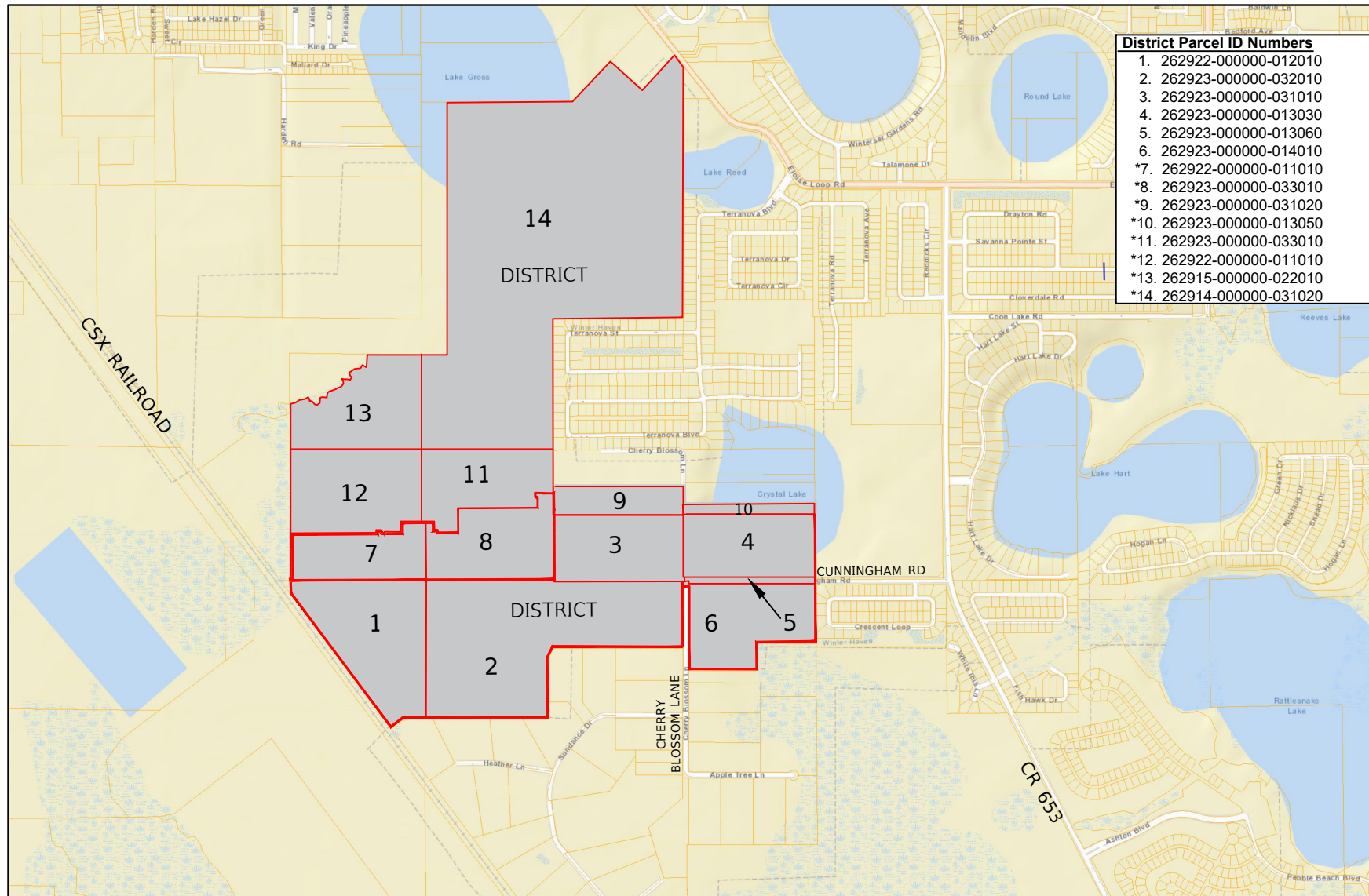
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements,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

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.



1925 BARTOW ROAD LAKELAND, FL 33801
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 EMAIL: INFO@WOODCIVIL.COM

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

* Approved and added to the District by the City
 Ordinance Nos. O-20-40, adopted October 26,
 2020, and O-21-32, adopted April 12, 2021.



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



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EXHIBIT 2
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**.

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EXHIBIT 2
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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**.

PAGE 4 OF 5



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EXHIBIT 2
VILLAMAR CDD
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.**

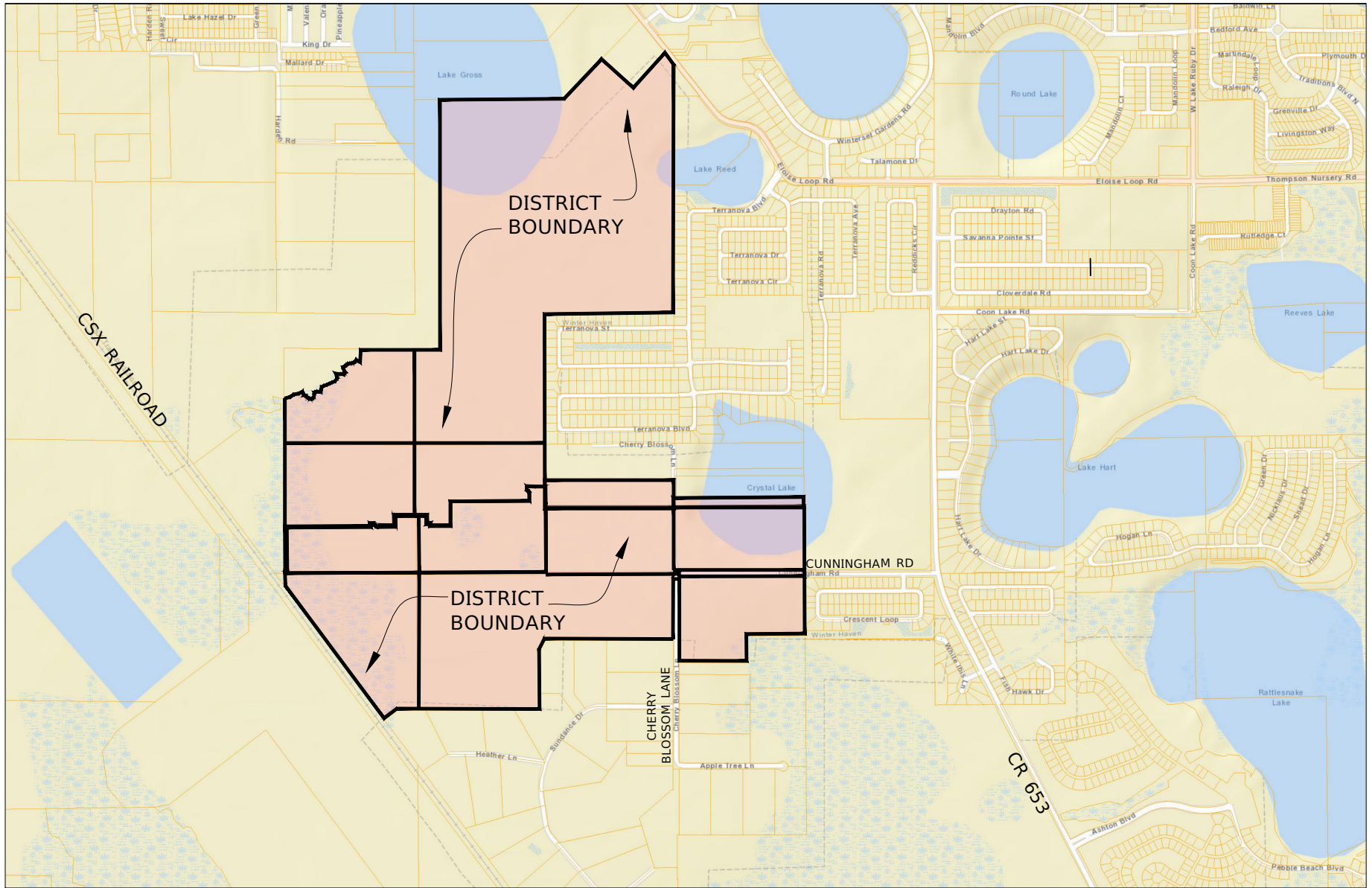
CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

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EXHIBIT 2
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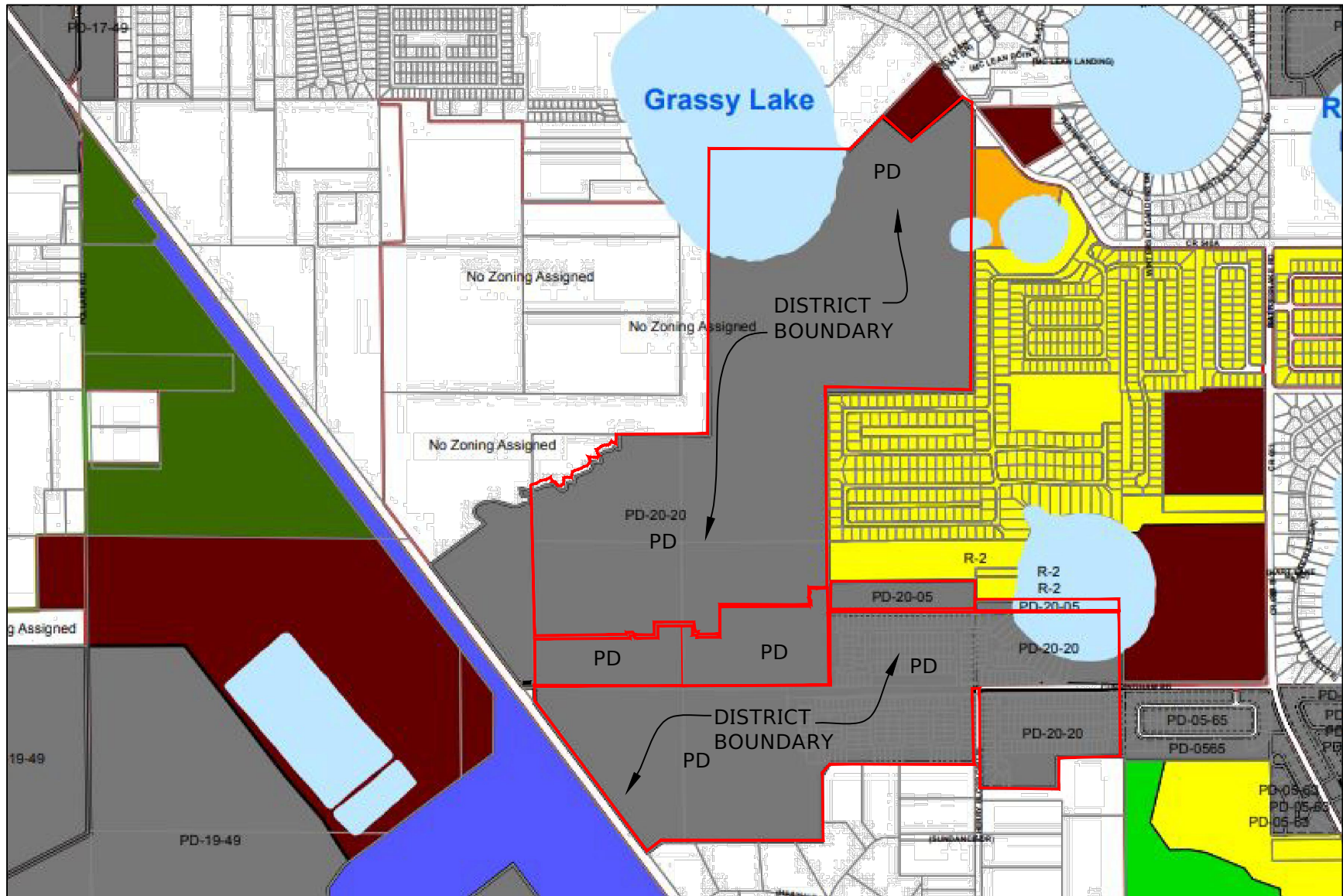
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EXHIBIT 3

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT DISTRICT BOUNDARY MAP



NO
SCALE



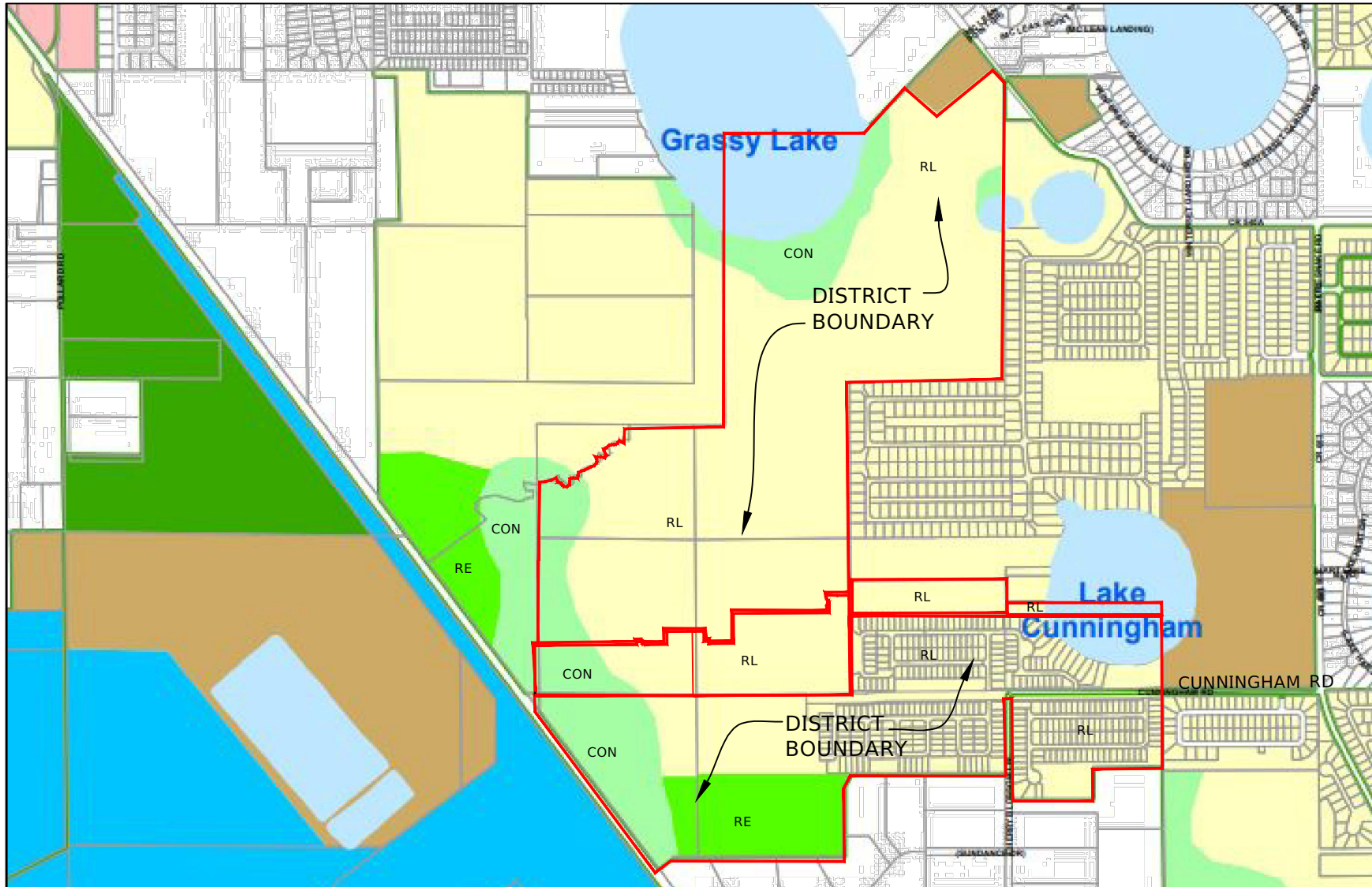
LEGEND

PD - PLANNED DEVELOPMENT

COMPOSITE EXHIBIT 4 VILLAMAR CDD ZONING MAP CITY OF WINTER HAVEN

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





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

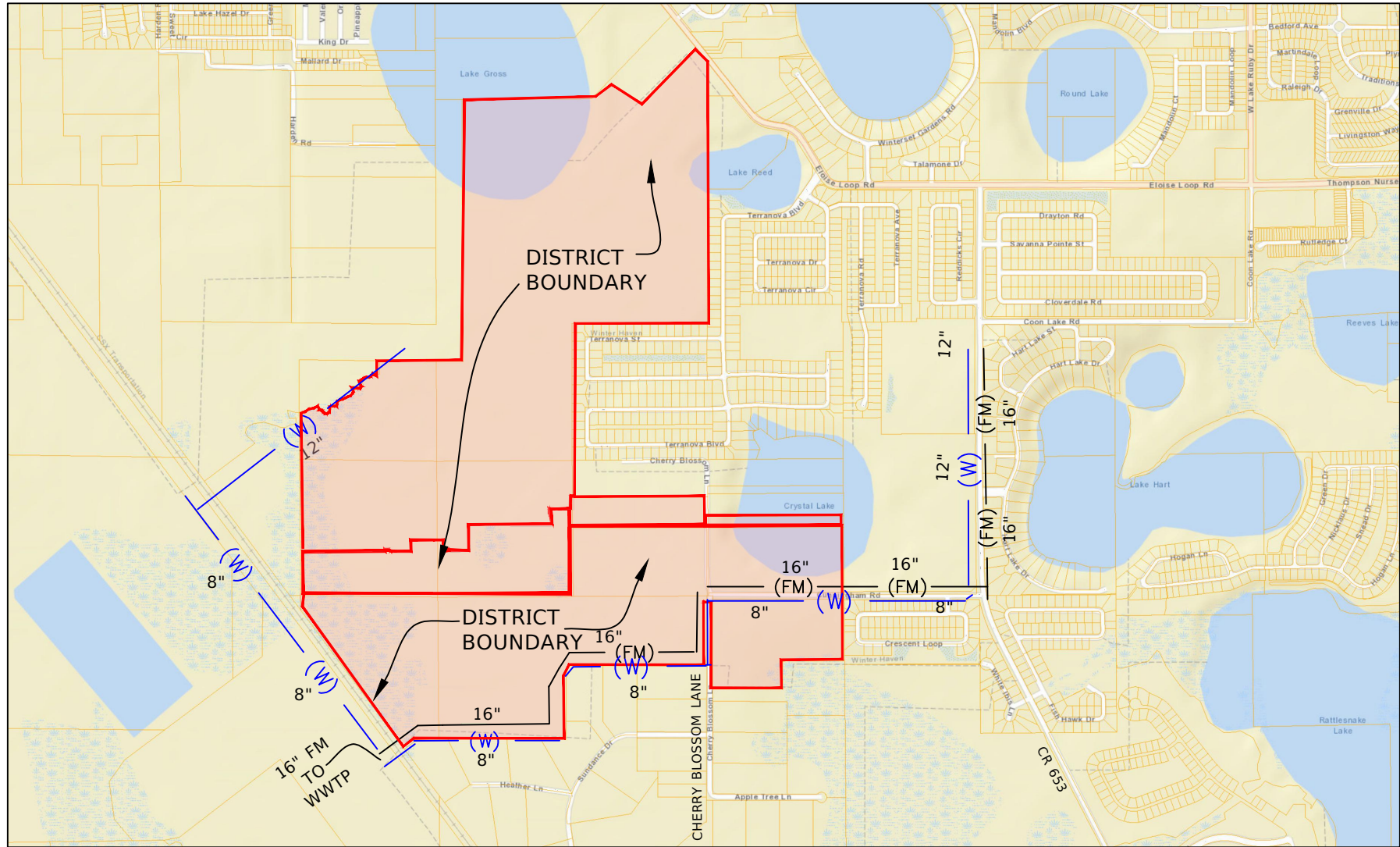
LEGEND

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

COMPOSITE EXHIBIT 5 VILLAMAR CDD FUTURE LAND USE MAP CITY OF WINTER HAVEN



NO
 SCALE



1925 BARTOW ROAD LAKELAND, FL 33801
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 EMAIL: INFO@WOODCIVIL.COM

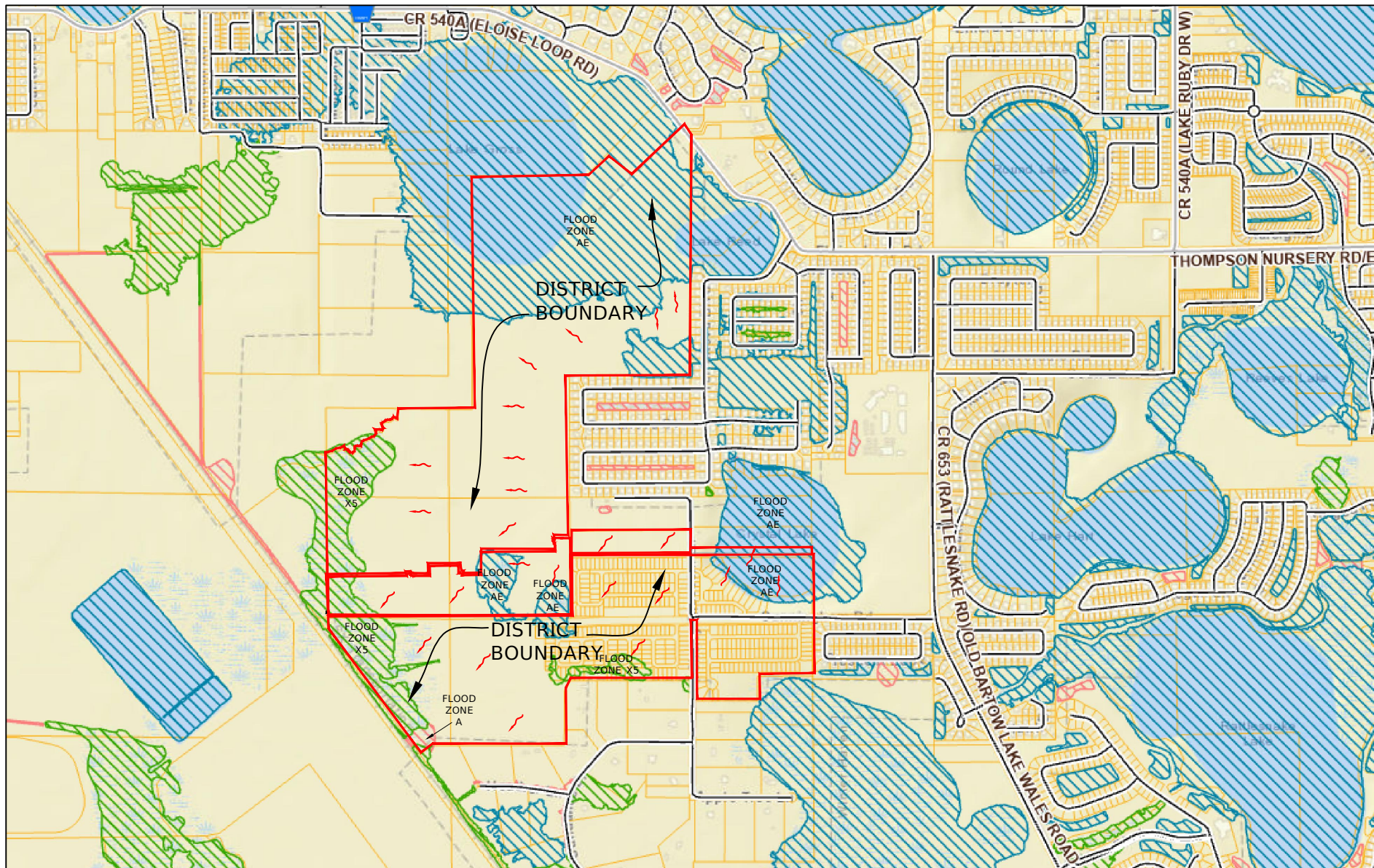
LEGEND


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

COMPOSITE EXHIBIT 6 VILLAMAR CDD WATER & FORCE MAINS



NO
 SCALE



LEGEND
 Drainage Flow

COMPOSITE EXHIBIT 7 VILLAMAR CDD DRAINAGE MAP

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



Composite Exhibit 8
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</u> <u>2019-2020</u>	<u>Phase 2</u> <u>2020-2022</u>	<u>Phase 3</u> <u>2021-2023</u>	<u>Phase 4</u> <u>2022-2024</u>	<u>Phase 5</u> <u>2023-2025</u>	<u>Phase 6</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.

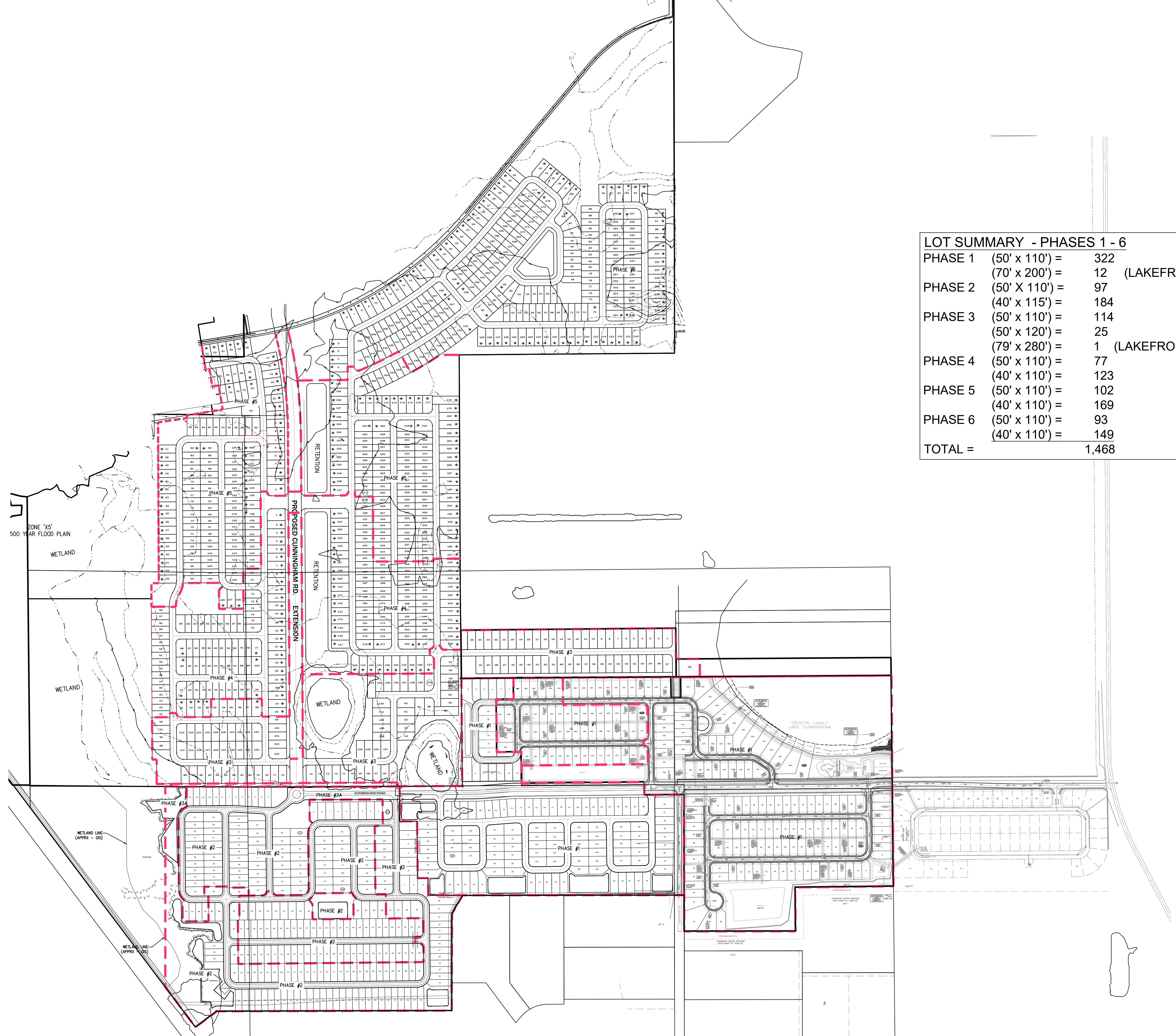
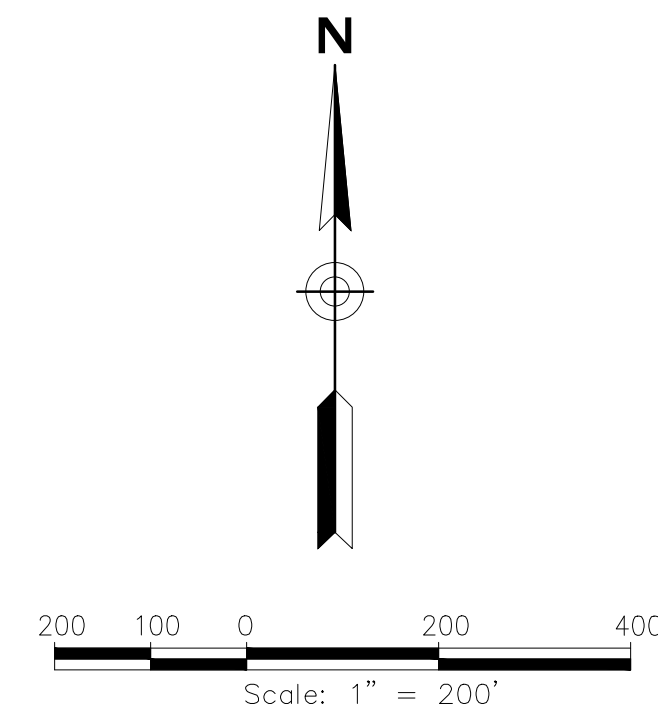
Composite Exhibit 9
Villamar Community Development District
Summary of Proposed District Facilities

<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		REVISIONS	
DENNIS L. WOOD, P.E. #7646 (FL) DATE		NO.	DATE
MASTER SITE PLAN			
SHT 1			
VILLAMAR OVERALL SITE POLK COUNTY, FLORIDA		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	
WOOD & ASSOCIATES Engineering, LLC			

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY**

FOR

**VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 12, 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 \$50,000,000 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 Amended and Restated Master 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 \$50,000,000. 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 \$50,000,000 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 \$50,000,000 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 \$50,000,000. 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 50' 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 - 40'	0	184	0	123	169	149	625	0.80	500
Single Family - 50'	322	97	139	77	102	93	830	1.00	830
Single Family - 70'	12	0	1	0	0	0	13	1.40	18
Total Units	334	281	140	200	271	242	1,468		1,348

(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
	<u>\$ 39,080,500</u>

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

Prepared by: Governmental Management Services - Central Florida, LLC

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

Description	Total
Construction Funds	\$ 39,080,500
Debt Service Reserve	\$ 3,632,446
Capitalized Interest	\$ 6,000,000
Underwriters Discount	\$ 1,000,000
Cost of Issuance	\$ 220,000
Contingency	\$ 67,054
Par Amount*	\$ 50,000,000

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 ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	625	0.80	500	37.09%	\$ 14,493,584	\$ 23,190
Single Family - 50'	830	1.00	830	61.56%	\$ 24,059,350	\$ 28,987
Single Family - 70'	13	1.40	18	1.35%	\$ 527,566	\$ 40,582
Totals	1,468		1,348	100.00%	\$ 39,080,500	

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

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 Costs Per Product Type	Per Product Type - Prior to Developer Contribution	Developer Contribution	Allocation of Par Debt Per Product Type - Prior to Developer Contribution	Par Debt Per Unit
Single Family - 40'	625	\$ 14,493,584	\$ 21,287,466	\$ -	\$ 21,287,466	\$ 34,060
Single Family - 50'	830	\$ 24,059,350	\$ 35,337,193	\$ 7,067,439	\$ 28,269,755	\$ 34,060
Single Family - 70'	13	\$ 527,566	\$ 774,864	\$ 332,084	\$ 442,779	\$ 34,060
Totals	1,468	\$ 39,080,500	\$ 57,399,523	\$ 7,399,523	\$ 50,000,000	

* 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 - After Developer Contribution	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 40'	625	\$ 21,287,466	\$ 34,060	\$ 1,546,511	\$ 2,474	\$ 2,661
Single Family - 50'	830	\$ 28,269,755	\$ 34,060	\$ 2,053,767	\$ 2,474	\$ 2,661
Single Family - 70'	13	\$ 442,779	\$ 34,060	\$ 32,167	\$ 2,474	\$ 2,661
Totals	1,468	\$ 50,000,000		\$ 3,632,446		

(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

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	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000020	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000030	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000040	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000050	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000060	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000070	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000080	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000090	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000100	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000110	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000120	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000130	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000140	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000150	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000160	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000170	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000180	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690586000190	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000200	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000210	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000220	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000230	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000240	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000250	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000260	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000270	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000280	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000290	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000300	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000310	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000320	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000330	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000340	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000350	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000360	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000370	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000380	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000390	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000400	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000410	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000420	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000430	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000440	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000450	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000460	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000470	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000480	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000490	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000500	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND CASSIDY LLC	262923690586000510	SF	\$ 34,060	\$ 2,474	\$ 2,661

[illegible]

[illegible]

er**	Property ID #'s	Product Type	Total Par Debt	Net Annual Debt	Gross Annual	
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)	
	D R HORTON INC	262923690587000920	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000930	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000940	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000950	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000960	SF	\$ 34,060	\$ 2,474	\$ 2,661
	D R HORTON INC	262923690587000970	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587000980	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587000990	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001000	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001010	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001020	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001030	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001040	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001050	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001060	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001070	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001080	SF	\$ 34,050	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001090	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001100	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001110	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND CASSIDY LLC	262923690587001120	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001130	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001140	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001150	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001160	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001170	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001180	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001190	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001200	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001210	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001220	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001230	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001240	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001250	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001260	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001270	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001280	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001290	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001300	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001310	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001320	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001330	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001340	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001350	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001360	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001370	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001380	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001390	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001400	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001410	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001420	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001430	SF	\$ 34,060	\$ 2,474	\$ 2,661
	CLAYTON PROPERTIES GROUP INC	262923690587001440	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001450	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001460	SF	\$ 34,060	\$ 2,474	\$ 2,661
	HIGHLAND SUMNER LLC	262923690587001470	SF	\$ 34,060	\$ 2,474	\$ 2,661

Owner**	Property ID #'s	Product Type	Total Par Debt	Net Annual Debt	Gross Annual
			Allocated	Assessment Allocation	Debt Assessment Allocation (1)
CLAYTON PROPERTIES GROUP INC	262923690587001480	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690587001490	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690587001500	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001510	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001520	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001530	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001540	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001550	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001560	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001570	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001580	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001590	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001600	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001610	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001620	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001630	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001640	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001650	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001660	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001670	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001680	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001690	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001700	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001710	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001720	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001730	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001740	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001750	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001760	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001770	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001780	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001790	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001800	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001810	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001820	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001830	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001840	SF	\$ 34,060	\$ 2,474	\$ 2,661
	262923690588001850	SF	\$ 34,060	\$ 2,474	\$ 2,661

Owner**	Property ID #'s	Product Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
HIGHLAND SUMNER LLC	262923690588001860	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001870	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001880	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001890	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001900	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001910	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001920	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001930	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001940	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001950	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001960	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001970	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001980	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588001990	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002000	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002010	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002020	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002030	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002040	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002050	SF	\$ 34,060	\$ 2,474	\$ 2,661
HIGHLAND SUMNER LLC	262923690588002060	SF	\$ 34,060	\$ 2,474	\$ 2,661
Total Platted Lots			\$ 11,376,022	\$ 826,456	\$ 888,662

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	\$ 831,402	\$ 60,400	\$ 64,947
VMAR DEV LLC	2629230000000034000	36.01	\$ 1,014,875	\$ 73,730	\$ 79,279
VMAR DEV LLC	2629220000000011000	13.77	\$ 388,082	\$ 28,194	\$ 30,316
VMAR DEV LLC	2629230000000033000	20.04	\$ 564,790	\$ 41,031	\$ 44,120
VILLA MAR FG LLC	2629230000000031000	9.05	\$ 255,057	\$ 18,530	\$ 19,924
VILLA MAR FG LLC	2629230000000013000	3.31	\$ 93,286	\$ 6,777	\$ 7,287
VILLA MAR FG LLC	2629230000000033000	20.06	\$ 565,354	\$ 41,072	\$ 44,164
VILLA MAR FG LLC	2629220000000011000	26.82	\$ 755,872	\$ 54,913	\$ 59,047
VILLA MAR FG LLC	2629150000000022010	23.31	\$ 656,949	\$ 47,727	\$ 51,319
VILLA MAR FG LLC	2629140000000031020	169.81	\$ 4,785,778	\$ 347,682	\$ 373,851
			351.68	\$ 9,911,444	\$ 720,056
Totals			\$ 21,287,466	\$ 1,546,511	\$ 1,662,915

(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	\$ 1,546,511

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

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 2021-12 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 2021-12, 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 12th day of May 2021.

ATTEST:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

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 12th day of May 2021.

ATTEST:

**VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

VillaMar CDD

Field Management Report

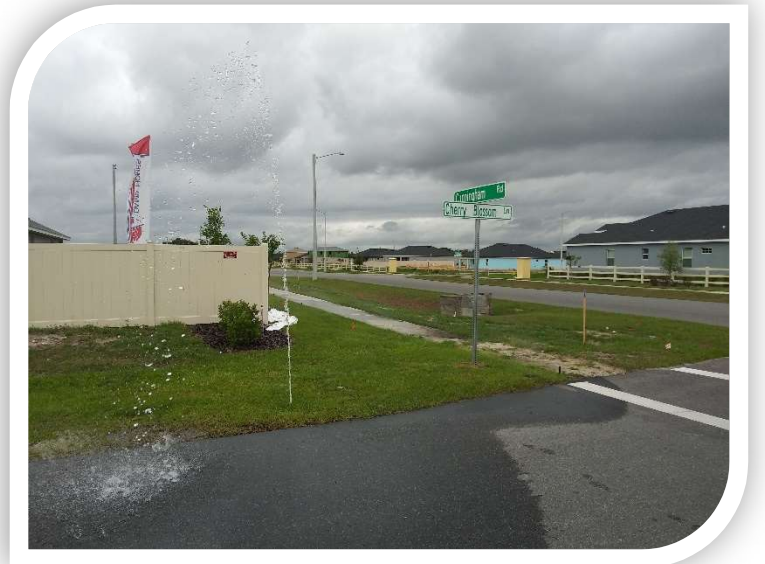


May12th, 2021
Clayton Smith
Field Services Manager
GMS

Complete

Fence Repair and Site Maintenance

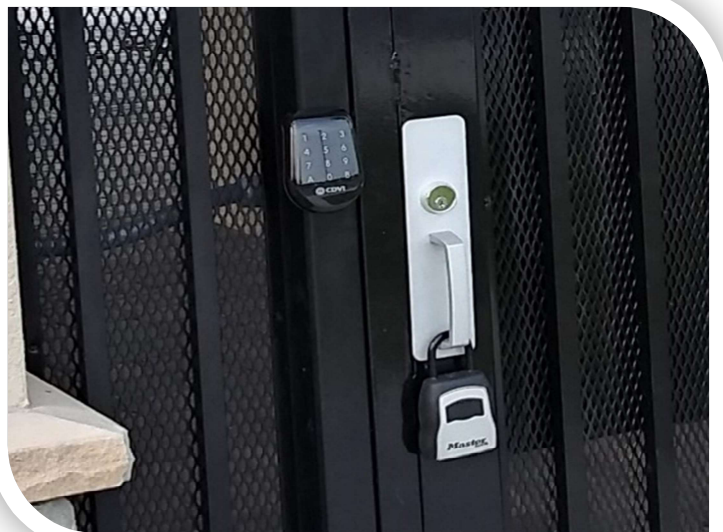
- + Long stretch of fence along Cherry Blossom and some other sections along Benevento Dr. were repaired after heavy storms.
- + Irrigation Repairs were completed in several areas where heads were driven over.
- + Removal of trash and construction debris from main thoroughfare.



Complete

Amenity Review

- + Comprehensive site review around amenity in preparation for upcoming opening.
- + Electronic access installed.
- + Diagnosed and fixed washout on backside of fence.
- + Sod areas will need replaced
- + A few minor action items identified.



In Progress

Amenity Wi-Fi

- ✚ We are making final preparation with Spectrum to get the internet installed.



Site Cleanup

- ✚ Tree cluster was bush hogged. Removal of fence and barbed wire is in progress.
- ✚ Trash and Debris was removed in other areas.



Upcoming

Amenity Grand Opening



- ✚ Final preparations are being made to open the amenity and notify the residents.
- ✚ All contractors have started servicing the amenity (Janitorial, Pool, Landscape)
- ✚ Some items were added including temporary trash cans.
- ✚ Some furniture has been delivered.
- ✚ Expected opening date is 5/12/21.

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 D

SECTION 1

VillaMar

Community Development District

Summary of Checks

April 7, 2021 to May 4, 2021

Compl

Bank	Date	Check No.'s	Amount
General Fund	4/9/21	139	\$ 4,388.80
	4/16/21	140	\$ 2,144.68
	4/19/21	141	\$ 4,281.79
	4/27/21	142	\$ 60,779.38
	4/29/21	143-147	\$ 3,222.43
			<hr/>
			\$ 74,817.08
			<hr/>
			\$ 74,817.08

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/05/21	PAGE	1		
*** CHECK DATES		04/07/2021 - 05/04/2021		***		VILLAMAR CDD - GENERAL FUND											
						BANK A VILLAMAR CDD											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/09/21	00016	4/05/21 LH352737	202103 310-51300-49100	BOUNDARY AMENDMENT MAR 21	*	4,388.80	
				THE LEDGER NEWS CHIEF			4,388.80 000139
4/16/21	00028	3/23/21 FLFLJ681	202104 300-20700-10100	CABLE SERVICES	*	2,144.68	
				FRONTIER COMMUNICATIONS			2,144.68 000140
4/19/21	00009	4/01/21 50	202104 310-51300-34000	MANAGEMENT FEES APRIL 21	*	2,916.67	
		4/01/21 50	202104 310-51300-35100	INFO TECHNOLOGY APRIL 21	*	75.00	
		4/01/21 50	202104 310-51300-31300	DISSEM AGENT SVC APRIL 21	*	541.67	
		4/01/21 50	202104 310-51300-51000	OFFICE SUPPLIES	*	2.77	
		4/01/21 50	202104 310-51300-42000	POSTAGE	*	111.38	
		4/01/21 50	202104 310-51300-42500	COPIES	*	9.30	
		4/01/21 51	202104 320-53800-12000	FIELD MANAGEMENT APRIL 21	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,281.79 000141
4/27/21	00014	4/27/21 04272021	202104 300-20700-10000	FY21 DEBT ASSESS TRNSFR	*	60,779.38	
				VILLAMAR CDD C/O USBANK			60,779.38 000142
4/29/21	00010	4/14/21 BW041420	202104 310-51300-11000	SUPERVISOR FEES 4/14/21	*	200.00	
				BRIAN WALSH			200.00 000143
4/29/21	00003	4/21/21 121782	202103 310-51300-31500	GENERAL COUNSEL MARCH 21	*	1,713.59	
				HOPPING GREEN & SAMS			1,713.59 000144
4/29/21	00008	4/14/21 LS041420	202104 310-51300-11000	SUPERVISOR FEES 4/14/21	*	200.00	
				LAUREN SCHWENK			200.00 000145
4/29/21	00025	4/14/21 PM041420	202104 310-51300-11000	SUPERVISOR FEES 4/14/21	*	200.00	
				PATRICK MARONE			200.00 000146
4/29/21	00016	3/31/21 1045938	202103 310-51300-48000	NOT OF RULE DEV-AMENITY	*	908.84	
				THE LEDGER NEWS CHIEF			908.84 000147
TOTAL FOR BANK A						74,817.08	
VMCD VILLAMAR CDD KCOSTA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						74,817.08	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
March 31, 2021



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VillaMar
Community Development District
Combined Balance Sheet
March 31, 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	\$ 293,615	\$ -	\$ -	\$ 293,615
<u>Series 2019</u>				
Reserve	\$ -	\$ 415,719	\$ -	\$ 415,719
Revenue	\$ -	\$ 348,462	\$ -	\$ 348,462
Prepayment	\$ -	\$ 43,115	\$ -	\$ 43,115
Construction	\$ -	\$ -	\$ 264	\$ 264
<u>Series 2020</u>				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 8	\$ -	\$ 8
Interest	\$ -	\$ 105,482	\$ -	\$ 105,482
Construction	\$ -	\$ -	\$ 3,515,060	\$ 3,515,060
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due from Developer	\$ 7,882	\$ -	\$ 131,557	\$ 139,439
Due from General Fund	\$ -	\$ 58,186	\$ -	\$ 58,186
Total Assets	\$ 301,498	\$ 1,339,870	\$ 3,646,880	\$ 5,288,248
Liabilities:				
Accounts Payable	\$ 15,706	\$ -	\$ -	\$ 15,706
Due to Debt Service	\$ 58,186	\$ -	\$ -	\$ 58,186
Contracts Payable	\$ -	\$ -	\$ 131,557	\$ 131,557
Retainage Payable	\$ -	\$ -	\$ 41,237	\$ 41,237
Total Liabilities	\$ 73,891	\$ -	\$ 172,794	\$ 246,685
Fund Balances:				
Unassigned	\$ 227,606	\$ -	\$ -	\$ 227,606
Assigned for Debt Service 2019	\$ -	\$ 865,481	\$ -	\$ 865,481
Assigned for Debt Service 2020	\$ -	\$ 474,389	\$ -	\$ 474,389
Assigned for Capital Projects 2019	\$ -	\$ -	\$ (40,973)	\$ (40,973)
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 3,515,060	\$ 3,515,060
Total Fund Balances	\$ 227,606	\$ 1,339,870	\$ 3,474,087	\$ 5,041,563
Total Liabilities & Fund Balance	\$ 301,498	\$ 1,339,870	\$ 3,646,880	\$ 5,288,248

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues				
Assessments - Tax Roll	\$ 217,984	\$ 217,318	\$ 217,318	\$ -
Assessments - Direct Bill	\$ 82,527	\$ 61,895	\$ 61,895	\$ -
Developer Contributions	\$ -	\$ -	\$ 60,000	\$ 60,000
Boundary Amendment Contribution	\$ -	\$ -	\$ 20,945	\$ 20,945
Total Revenues	\$ 300,511	\$ 279,213	\$ 360,158	\$ 80,945

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
Engineering	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
Attorney	\$ 25,000	\$ 12,500	\$ 14,197	\$ (1,697)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,300	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 3,000	\$ 3,625	\$ (625)
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 2,350	\$ 1,175	\$ 450	\$ 725
Telephone	\$ 250	\$ 125	\$ 7	\$ 118
Postage & Delivery	\$ 850	\$ 425	\$ 205	\$ 220
Insurance	\$ 5,700	\$ 5,700	\$ 5,947	\$ (247)
Printing & Binding	\$ 1,000	\$ 500	\$ 32	\$ 468
Legal Advertising	\$ 10,000	\$ 5,000	\$ 6,684	\$ (1,684)
Other Current Charges	\$ 998	\$ 499	\$ 747	\$ (248)
Boundary Amendment Expenses	\$ -	\$ -	\$ 15,049	\$ (15,049)
Office Supplies	\$ 500	\$ 250	\$ 11	\$ 239
Travel Per Diem	\$ 550	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,673	\$ 71,362	\$ 76,667	\$ (5,305)

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 12,500	\$ 6,250	\$ 3,750	\$ 2,500
Landscape Maintenance	\$ 37,960	\$ 18,980	\$ 13,980	\$ 5,000
Landscape Replacement	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Streetlights	\$ 11,340	\$ 5,670	\$ 3,968	\$ 1,702
Electric	\$ 1,620	\$ 810	\$ 1,830	\$ (1,020)
Water & Sewer	\$ 648	\$ 324	\$ 269	\$ 55
Sidewalk & Asphalt Maintenance	\$ 500	\$ 250	\$ -	\$ 250
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Amenity Expenses				
Amenity - Electric	\$ 10,800	\$ -	\$ -	\$ -
Amenity - Water	\$ 2,880	\$ -	\$ -	\$ -
Playground Lease	\$ 7,875	\$ -	\$ 1,079	\$ (1,079)
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	\$ 48,534	\$ 24,876	\$ 23,658
Total Expenditures	\$ 299,511	\$ 119,896	\$ 101,543	\$ 18,353
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer Out	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 258,615	
Fund Balance - Beginning	\$ -		\$ (31,009)	
Fund Balance - Ending	\$ -		\$ 227,606	

VillaMar
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues				
Assessments	\$ 450,869	\$ 403,737	\$ 403,737	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 3,426	\$ 75,921
Prepayments	\$ -	\$ -	\$ 75,921	\$ 3,426
Interest	\$ -	\$ -	\$ 17	\$ 17
Total Revenues	\$ 450,869	\$ 403,737	\$ 483,102	\$ 79,365
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)		\$ (1,962)	
Fund Balance - Beginning	\$ 293,473		\$ 867,443	
Fund Balance - Ending	\$ 210,248		\$ 865,481	

VillaMar
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ -	\$ -	\$ 8	\$ 8
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)	\$ -		\$ 474,389	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 474,389	

VillaMar
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 787,321	\$ 787,321
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 787,321	\$ 787,321
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 360,384	\$ (360,384)
Total Expenditures	\$ -	\$ -	\$ 360,384	\$ (360,384)
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 March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 83	\$ 83
Total Revenues	\$ -	\$ -	\$ 83	\$ 83
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,002,065	\$ (2,002,065)
Capital Outlay-COI	\$ -	\$ -	\$ 314,225	\$ (314,225)
Total Expenditures	\$ -	\$ -	\$ 2,316,290	\$ (2,316,290)
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)	\$ -		\$ 3,709,411	
Fund Balance - Beginning	\$ -		\$ (194,351)	
Fund Balance - Ending	\$ -		\$ 3,515,060	

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	\$ 31,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,318
Assessments - Direct Bill	\$ -	\$ 41,263	\$ -	\$ -	\$ 20,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,895
Developer Contributions	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Boundary Amendment Contribution	\$ -	\$ -	\$ 1,717	\$ 11,345	\$ -	\$ 7,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,945
Total Revenues	\$ -	\$ 43,244	\$ 234,993	\$ 16,682	\$ 26,037	\$ 39,202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,158
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 1,200	\$ 600	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,444	\$ 2,974	\$ 2,045	\$ 3,641	\$ 2,380	\$ 1,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,197
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 917	\$ 417	\$ 417	\$ 792	\$ 542	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,625
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Telephone	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Postage & Delivery	\$ 36	\$ 63	\$ 65	\$ 16	\$ 11	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205
Insurance	\$ 5,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,947
Printing & Binding	\$ -	\$ 4	\$ 10	\$ 9	\$ 5	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32
Legal Advertising	\$ 3,792	\$ 452	\$ -	\$ 1,110	\$ 421	\$ 909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,684
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 121	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 747
Boundary Amendment Expenses	\$ 2,778	\$ 231	\$ 916	\$ 4,092	\$ 2,644	\$ 4,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,049
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 26,925	\$ 8,600	\$ 7,167	\$ 13,373		\$ 11,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,667

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	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Landscape Maintenance	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,980
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fertilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	103	\$ -	1,411	2,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,968
Electric	\$ 1,616	\$ 52	\$ 118	\$ -	\$ -	45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,830
Water & Sewer	\$ 64	\$ 64	\$ 134	\$ -	\$ -	7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	269
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Expenses													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	1,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,079
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 4,635	\$ 3,071	\$ 3,311	\$ 2,955	\$ 4,366	\$ 6,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,876
Total Expenditures	\$ 31,560	\$ 11,670	\$ 10,478	\$ 16,328	\$ 4,366	\$ 18,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	101,543
Other Financing Sources/(Uses)													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (31,560)	\$ 31,574	\$ 224,515	\$ 354	\$ 21,671	\$ 21,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	258,615

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	\$415,719	
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

							34.99%	65.01%	100.00%
							2019 Debt		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	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
03/15/21	ACH	\$92,254.38	(\$1,826.63)	(\$922.76)	\$0.00	\$89,504.99	\$31,319.31	\$58,185.68	\$89,504.99
TOTAL		\$ 657,131.95	\$ (12,810.52)	\$ (23,304.12)	\$ 37.73	\$ 621,055.04	\$ 217,317.65	\$ 403,737.39	\$ 621,055.04

104%	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



RECEIVED

MAY 03 2021

BY: _____

April 21, 2021

Samantha Hoxie – Recording Secretary
VillaMar CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

RE: VillaMar Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **53** registered voters within the VillaMar Community Development District. This number of registered voters in said District is as of **April 15, 2021**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

SECTION 4

Requisition	Payee/Vendor	Amount
34	VMar Dev	\$ 3,000.00
35	Ferguson Waterworks	\$ 13,179.32
36	QGS Development, Inc.	\$ 384,074.94
37	VOIDED	\$ -
38	Tampa Electric	\$ 148,255.81
39	Henkelman Construction	\$ 154.00
40	County Materials	\$ 8,814.14
41	VMar Dev	\$ 3,000.00
44	VMar Dev	\$ 3,000.00
45	Hopping, Green & Sams	\$ 3.15
46	Ferguson Waterworks	\$ 41,256.50
	TOTAL	\$ 604,737.86