

VillaMar
Community Development District

Meeting Agenda

August 11, 2021

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

August 4, 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, August 11, 2021**, at **3:15 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Join Link: <https://us06web.zoom.us/j/83577560523>

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

Meeting ID: 835 7756 0523

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 July 14, 2021, Board of Supervisors Meeting and the July 20, 2021 Continued Meeting
4. Ratification of Fee Agreement with KE Law Group (*to be provided under separate cover*)
5. Consideration of Conveyance Documents
6. Consideration of Resolution 2021-21 Re-Designating the Registered Agent for the District
7. Acceptance of the Fiscal Year 2020 Audit Report
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Consideration of Proposal to Add a Bike Rack at the Amenity Center
- ii. Consideration of Proposal for Security Camera System
- iii. Consideration of Proposal for New Toilet Paper Dispensers at the Amenity Center (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Ratification of Series 2020 Requisitions #70 and #71
- iv. Ratification of Fiscal Year 2021 Funding Requests #1 to #6

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

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, **July 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
Roy Van Wyk
Marshall Tindall
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 July 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 was one member of the public present via zoom. She asked if there were any public comments. There being none, the next item followed.

THIRD ORDER OF BUSINESS Approval of Minutes of the May 12, 2021 Board of Supervisors Meeting

Ms. Burns presented the May 12, 2021 Board of Supervisors meeting minutes. She noted Ms. Rigoni had made a couple of comments prior to the meeting, and she asked for approval subject to the changes made.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Minutes of the May 12, 2021 Board of Supervisors Meeting Subject to Inclusion of Counsel Comments, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2021-15 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns stated that the budget was attached as Exhibit 'A', and she listed changes that occurred since the Board had last seen the budget. Those changes included a significant increase in water bills due to an underestimation, noting that a few other line items had been reduced to compensate the increase. She noted that the platted lot amount was \$586.80 and the unplatted lot amount was \$146.70. She asked if the Board had any comments or questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-15 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds, was approved.

Ms. Burns 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.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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, was approved.

i. Consideration of Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns noted that the resolution was included in the agenda, along with the tax bill on the amount that was previously adopted. Ms. Burns asked if there were any questions or comments, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Resolution 2021-16 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns 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.

C. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

Ms. Burns asked for a motion to open the public hearing.

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

i. Presentation of Amended and Restated Master Engineer's Report

Mr. Wood gave a brief overview of the report, noting that modifications had been made such as including a total of 6 phases and the increase of the boundary acreage to 435.63 acres. He also added that Phase 3 included 140 lots with 21 40' lots and 19 50' lots, Phase 4 included 200 lots with 123 40' lots and 77 50' lots, Phase 5 consisted of 271 with 164 40' lots and 107 50' lots, and Phase 6 included 242 lots 149 40' lots and 9 50' lots. He noted that the total expanded CDD include 1,468 single-family lots. He also pointed out Exhibit 'A' where the costs were broken down for each of those phases with the total being \$39,080,500.

Mr. Van Wyk asked if the amended report was consistent with the original Engineer's Report, to which Mr. Woods answered yes. Mr. Van Wyk also asked if the improvements provided a benefit to the lands within the District, as well as if the costs in the report were reasonable, to which Mr. Woods answered yes.

Ms. Burns asked if there were any other questions, and hearing none, asked for a motion to approve. Ms. Rigoni noted that she believed the unit counts were incorrect for some of the phases due to some of the lots being owned by other entities, and the Board noted for the record that the public hearing would be continued to the following Tuesday at 1:00 p.m. at the same location until the numbers were corrected.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Continuation of the Public Hearing to Tuesday, July 20, 2021, at 1 p.m. at the same location, was approved.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Amended and Restated Master Engineer's Report, was approved in substantial form.

ii. Presentation of Amended and Restated Master Assessment Methodology

This item was tabled until the next meeting

iii. Consideration of Resolution 2021-17 Levying Special Assessments on Boundary Amendment Parcels

This item was tabled until the next meeting.

iv. Consideration of Amended and Restated Notice of Special Assessments

This item was tabled until the next meeting.

D. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad valorem Assessments on Boundary Amendment Parcels

Ms. Burns asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2021-18 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels

Ms. Burns asked if there were any comments on the uniform method, and hearing none, explained that the resolution presented would allow the District to collect assessments on the tax bill for the boundary amendment. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-18 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels, was approved.

Ms. Burns 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 2021-19
Designating a Date, Time, and Location
for a Landowner's Meeting and Election**

Ms. Burns suggested the Public Hearing for November 2, 2021 at 3:15 p.m. at the same location.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-19 Designating a Date, Time, and Location for a Landowner's Meeting and Election, for November 2, 2021 at 3:15 p.m., was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-20
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2020 Meetings**

Ms. Burns presented the resolution and suggested the second Wednesday at 3:15 p.m. at the same location.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-20 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2020 Meetings, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from AMTEC
for Fiscal Year 2020 Arbitrage Rebate
Services**

Ms. Burns presented the proposal, noting that it was \$450 annually while also adding that AMTEC was performing the Series 2019 report. She asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Proposal from AMTEC for Fiscal Year 2020 Arbitrage Rebate Services, totaling \$450 annually, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal Letter for Services from Hopping, Green & Sams for 2021 Bond Issuance

Ms. Burns presented the proposal and noted that the price was a fixed amount for \$45,000. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Proposal Letter for Services from Hopping, Green & Sams for 2021 Bond Issuance, was approved.

NINTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement for Phase 4 with Clayton Properties Group, Inc.

Ms. Burns presented the agreement and noted that they would be reimbursed out of the future bond issuance. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Construction Funding Agreement for Phase 4 with Clayton Properties Group, Inc., was approved.

TENTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement for Phase 4 with Clayton Properties Group, Inc.

Ms. Burns noted that the agreement would grant the District a temporary non-exclusive construction and access easement for the easement area, adding that it would last until the project was completed or until the District dissolved it. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Temporary Construction and Access Easement Agreement for Phase 4 with Clayton Properties Group, Inc., was approved.

ELEVENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Report from AMTEC for Series 2019
Bonds**

Ms. Burns presented the report, pointing out page 4 with the tables outlined. She asked for a motion to accept the report.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Arbitrage Rebate Report from AMTEC for Series 2019 Bonds, was approved.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

Mr. Wood had nothing further.

C. Field Manager's Report

i. Consideration of Proposals for Pond Maintenance

a) Solitude Lake Management

Mr. Tindall presented the proposal from Solitude Lake Management for a total of \$266.

b) Aquagenix

Mr. Tindall presented the proposal from Aquagenix for a total of \$529.10.

c) Aquatic Weed Management, Inc.

Mr. Tindall presented the proposal from Solitude Lake Management for a total of \$450.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Proposal from Solitude Lake Management totaling \$266, was approved.

ii. Consideration of Proposals for Pest Control

a) Orkin

b) Massey Services, Inc.

Mr. Tindall presented both proposals for pest control for the Board, and they decided that Massey Services, Inc. was the better option.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Proposal from Massey Services, Inc. for Pest Control, was approved.

iii. Consideration of Proposal for Permanent Garbage Cans at Amenity *(to be provided under separate cover)*

Mr. Tidwell presented the proposal, noting that the total amount would be \$1,572.74 for 6 permanent trashcan installations.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Proposal for Permanent Garbage Cans from GMS for \$1,572.74, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reported the check register through July 7th totaled \$153,701.26. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Check Register totaling \$153,701.26, was approved.

ii. Balance Sheet and Income Statement

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

iii. Ratification of Series 2019 Requisition #145

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Series 2020 Requisition #145.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisition #145, was ratified.

iv. Ratification of Summary of Series 2020 Requisitions #42 to #43; #47 to #69

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Series 2020 Requisitions #42-#43 and #47-#69.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisitions #42-#43 and #47-#69, were ratified.

v. Ratification of Kearney Change Order #1 for Phase 4

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Kearney Change Order #1 for Phase 4.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Kearney Change Order #1 for Phase 4, was ratified.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

She asked if there were any supervisors requests or audience comments. Hearing none, the next item followed

FIFTEENTH ORDER OF BUSINESS

Continuation of Meeting to July 20th at 1:00 p.m.

The meeting was continued to Tuesday, July 20th at 1:00 p.m.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the meeting was Continued to July 20th at 1:00 p.m.

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, **July 20, 2021** at 1:00 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Rennie Heath	Chairman
Brian Walsh	Assistant Secretary
Patrick Marone	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Dennis Wood <i>via Zoom</i>	District Engineer

The following is a summary of the discussions and actions taken at the July 20, 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, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Van Wyk stated that he had left Hopping Green and Sams and joined KE Law Group. Mr. Heath signed a letter directing HGS to transfer all client documents to KE Law Group.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Directing HGS to transfer all client documents to KE Law Group, was ratified.

THIRD ORDER OF BUSINESS

Public Hearings

**A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment
Parcels**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Amended and Restated Master Engineer's Report

Mr. Wood presented the amended and restated Master Engineer's report. Mr. Van Wyk asked if the amended report was consistent with the original Engineer's Report, to which Mr. Woods answered yes. Mr. Van Wyk also asked if the improvements provided a benefit to the lands within the District, as well as if the costs in the report were reasonable, to which Mr. Woods answered yes. Ms. Burns asked if there were any other questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Amended and Restated Master Engineer's Report, was approved.

ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns presented the amended and restated Master Assessment methodology. Mr. Van Wyk asked for the record if the benefit received by the parcels was greater than or equal to the assessment burden being placed on the parcels by the improvement costs, and if the assessments were fairly and reasonably apportioned across the various product types, to which Ms. Burns answered yes.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

**iii. Consideration of Resolution 2021-17 Levying Special Assessments on
Boundary Amendment Parcels**

Ms. Burns reviewed Resolution 2021-17 for the Board.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Resolution 2021-17 Levying Special Assessments on Boundary Amendment Parcels, was approved.

iv. Consideration of Amended and Restated Notice of Special Assessments

Ms. Burns reviewed the amended and restated Notice of Special Assessments.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Amended and Restated Notice of Special Assessments, was approved.

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

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk asked that the Board approve a motion authorizing the Chair to enter into an agreement with KE Law Group.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Authorizing the Chairman to Enter into an Agreement with KE Law Group, was approved.

B. Engineer

Mr. Wood had nothing further.

C. Field Manager's Report

There being none, the next item followed.

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**

Ms. Burns asked if there were any supervisors requests or audience comments. Hearing none, the next item followed

SEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

WARRANTY BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that _____, LLC., a Florida limited liability company, with a mailing address of 346 East Central Boulevard, Winter Haven, Florida 33880, (hereinafter referred to as the "SELLER") for and in consideration of the sum of Ten Dollars (\$10.00) and such other valuable consideration provided to SELLER by the **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government located in Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter referred to as "the BUYER"), the receipt and sufficiency of which are hereby acknowledged by the SELLER, has granted, bargained, sold, transferred and delivered to the BUYER, its successors, heirs, executors, administrators and assigns forever, the following described property, assets and rights as shown in **Exhibit A** attached hereto and incorporated herein by reference (hereinafter referred to as "PROPERTY"):

Any and all stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said lakes; all water and sewer lines, pump stations, fire hydrants, valves; street lighting; park and recreation facilities; landscaping; electrical facilities; subdivision entrance signs and features; roadway improvements, including curbs and gutters, and associated work product, all located on portions of the real property known as:

TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop, Emanuelle Drive, Viena Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 1, as recorded in Plat Book 176, Pages 50-58, Public Records of Polk County, Florida.

TO HAVE AND TO HOLD the same unto the BUYER, its executors, administrators and assigns forever.

SELLER hereby covenants with BUYER, its successors and assigns, that (i) SELLER is the lawful owner of the property, (ii) the property is free from all encumbrances, (iii) SELLER is unaware of any liens or encumbrances and covenants to timely address any such liens or encumbrances if and when filed, (iv) SELLER has good right to sell the property, and (v) the SELLER will warrant and defend the sale of the property hereby made unto the BUYER, its successors and assigns, against the lawful claims and demands of all persons whosoever.

The SELLER represents to the BUYER that the SELLER has no knowledge of any latent or patent defects in the Property. The SELLER hereby assigns, transfers and conveys to the BUYER any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, bonds, claims and other forms of indemnification; provided, however, that SELLER agrees and understands that acceptance of this instrument and conveyance by BUYER does not relieve SELLER of responsibility for ensuring that all punch-list items, if any, are resolved. By execution of this document, the SELLER affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of

BUYER's limitations on liability provided in Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

"GRANTOR"

Signed, sealed and delivered
in the presence of:

_____, LLC
a Florida limited liability company

BY: _____, LLC
a Florida limited liability company

ITS: Manager

Print Name: _____

By: _____
Its: Manager

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by _____, as Manager of _____, LLC, a Florida limited liability company, the Manager of Orchid Grove, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit A

TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop, Emanuelle Drive, Viena Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of VILLAMAR PHASE 1, as recorded in Plat Book 176, Pages 50-58, Public Records of Polk County, Florida.

PREPARED BY AND RETURN TO:
Roy Van Wyk, Esquire
KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF _____
COUNTY OF _____

I, Warren K. (Rennie) Heath, II ("Affiant"), on being duly sworn, state:

1. I am the Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company (collectively, the "Company").
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Towne Park Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A
LEGAL DESCRIPTION OF PROPERTY

**TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop,
Emanuelle Drive, Viena Drive, together with all Private
Wall/Fence/Landscape Easements, and all other Drainage & Access and
Maintenance Easements of Villamar Phase 1, as recorded in Plat Book
176, Pages 50-58, Public Records of Polk County, Florida.**

AFFIDAVIT OF NON-FOREIGN STATUS
(FIRPTA)

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Warren K. (Rennie) Heath, II ("Affiant") who after first being duly sworn deposes and states as follows:

1. That Affiant understands and acknowledges that the United States Foreign Investment in Real Property Tax Act, as amended by the Tax Reform Act of 1984 (Section 1445 of the Internal Revenue Code) provides that a transferee (buyer) of a United States real property interest (as defined in Section 897(c) of the Internal Revenue Code) must withhold tax if the transferor is a foreign person.

2. That Affiant is Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC (the "**Seller**"), which Seller may be the owner of a United States real property interest (the "**Property**") attached hereto as **Exhibit A**.

3. That Seller is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations).

4. The Seller's address and United States taxpayer identifying number are as follows:

Tax ID No.: _____
_____ [address associated with Tax ID]

5. Affiant understands that this affidavit may be disclosed to the Internal Revenue Service and that any false statement made herein could be punished by fine, imprisonment, or both.

6. Under penalties of perjury, Affiant declares that he or she has examined the affidavit, and to the best of his knowledge and belief, it is true, correct, and complete.

[Signatures on next page]

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: Warren K. (Rennie) Heath, II
Title: Manager of Heath Construction and
Management, LLC, Manager of Highland
Sumner, LLC

Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop, Emanuelle Drive, Viena Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 1, as recorded in Plat Book 176, Pages 50-58, Public Records of Polk County, Florida.

OWNER'S AFFIDAVIT

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Warren K. (Rennie) Heath, II ("Affiant") as Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 East Central Avenue, Winter Haven, Florida, 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that HIGHLAND SUMNER, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop, Emanuelle Drive, Viena Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 1, as recorded in Plat Book 176, Pages 50-58, Public Records of Polk County, Florida.

2. That the above described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: Warren K. (Rennie) Heath, II
Title: Manager of Heath Construction and
Management, LLC, Manager of Highland
Sumner, LLC

Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
KE LAW GROUP, PLLC.
P.O, Box 6386
Tallahassee, Florida 32314

Parcel Nos:

26-29-23-690587-001520

26-29-23-690587-001590

26-29-23-690587-001550

26-29-23-690587-001560

26-29-23-690587-001581

26-29-23-690587-001582

26-29-23-690587-001530

26-29-23-690587-001510

26-29-23-690587-001541

26-29-23-690587-001570

26-29-23-690587-001600

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of _____, 2021, by _____, LLC, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street , Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

TRACTS A, B, C, D, E, F, G, H, and I, Vittorio Drive, Corso Loop, Emanuele Drive, Viena Drive, together with all Private

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 1, as recorded in Plat Book 176, Pages 50-58, Public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered

_____, LLC, a Florida limited liability company.

in the presence of:

BY:

ITS: Manager

Print Name: _____

By: _____
Its: Manager

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by _____, as Manager of _____, LLC, a Florida limited liability company, the Manager of _____, LLC, a

Florida limited liability company, for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Witnesses:

Name: _____

By: _____

Print Name: Warren K. Heath II

Title: Chairman

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2021, by Warren K. Heath II as
Chairman of VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit
of local government established under Chapter 190 of the Florida Statutes, on behalf of the
District.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ____ OR Produced Identification _____

Type of Identification Produced: _____

PREPARED BY AND RETURN TO:

Roy Van Wyk, Esquire
KE LAW GROUP, PLLC.
P.O, Box 6386
Tallahassee, Florida 32314

Parcel Nos:

26-29-23-690586-001360

26-29-23-690587-001570

26-29-23-690586-001370

26-29-23-690586-001320

26-29-23-690586-001310

26-29-23-690586-001350

26-29-23-690586-001340

26-29-23-690586-001330

26-29-23-690586-001380

26-29-23-690588-002070

26-29-23-690586-001290

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of _____, 2021, by _____, LLC, a Florida limited liability company, with a mailing address of 346 East Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street , Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as:

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittorio Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered

_____, LLC, a Florida limited liability company.

in the presence of:

BY:

ITS: Manager

Print Name:_____

By: _____
Its: Manager

Print Name:_____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by _____, as Manager of _____, LLC, a Florida limited liability company, the Manager of _____, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of
Notary Public)

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of _____, 2021.

Signed, sealed and delivered
in the presence of:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Witnesses:

Name: _____

By: _____

Print Name: Warren K. Heath II

Title: Chairman

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2021, by Warren K. Heath II as
Chairman of VILLAMAR COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit
of local government established under Chapter 190 of the Florida Statutes, on behalf of the
District.

(SEAL)

Signature of Notary Public

Name of Notary Public
(Typed, Printed or Stamped)

Personally Known ____ OR Produced Identification _____

Type of Identification Produced: _____

WARRANTY BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that _____, LLC., a Florida limited liability company, with a mailing address of 346 East Central Boulevard, Winter Haven, Florida 33880, (hereinafter referred to as the "SELLER") for and in consideration of the sum of Ten Dollars (\$10.00) and such other valuable consideration provided to SELLER by the **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government located in Polk County, Florida, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter referred to as "the BUYER"), the receipt and sufficiency of which are hereby acknowledged by the SELLER, has granted, bargained, sold, transferred and delivered to the BUYER, its successors, heirs, executors, administrators and assigns forever, the following described property, assets and rights as shown in **Exhibit A** attached hereto and incorporated herein by reference (hereinafter referred to as "PROPERTY"):

Any and all stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls and control structures between said lakes; all water and sewer lines, pump stations, fire hydrants, valves; street lighting; park and recreation facilities; landscaping; electrical facilities; subdivision entrance signs and features; roadway improvements, including curbs and gutters, and associated work product, all located on portions of the real property known as:

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittorio Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

TO HAVE AND TO HOLD the same unto the BUYER, its executors, administrators and assigns forever.

SELLER hereby covenants with BUYER, its successors and assigns, that (i) SELLER is the lawful owner of the property, (ii) the property is free from all encumbrances, (iii) SELLER is unaware of any liens or encumbrances and covenants to timely address any such liens or encumbrances if and when filed, (iv) SELLER has good right to sell the property, and (v) the SELLER will warrant and defend the sale of the property hereby made unto the BUYER, its successors and assigns, against the lawful claims and demands of all persons whosoever.

The SELLER represents to the BUYER that the SELLER has no knowledge of any latent or patent defects in the Property. The SELLER hereby assigns, transfers and conveys to the BUYER any and all rights against any and all firms or entities which may have caused such latent or patent defects, including, but not limited to, any and all warranties, bonds, claims and other forms of indemnification; provided, however, that SELLER agrees and understands that acceptance of this instrument and conveyance by BUYER does not relieve SELLER of responsibility for ensuring that all punch-list items, if any, are resolved. By execution of this document, the SELLER affirmatively represents that it has the contractual right, consent and lawful authority of any and all

forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of BUYER's limitations on liability provided in Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

_____, LLC
a Florida limited liability company

BY: _____, LLC
a Florida limited liability company

ITS: Manager

Print Name: _____

By: _____
Its: Manager

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by _____, as Manager of _____, LLC, a Florida limited liability company, the Manager of Orchid Grove, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

Exhibit A

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittoro Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

PREPARED BY AND RETURN TO:
Roy Van Wyk, Esquire
KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED**

STATE OF _____
COUNTY OF _____

I, Warren K. (Rennie) Heath, II ("Affiant"), on being duly sworn, state:

1. I am the Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company (collectively, the "Company").
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the "Property") or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Towne Park Community Development District (the "District") for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A
LEGAL DESCRIPTION OF PROPERTY

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittorio Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

AFFIDAVIT OF NON-FOREIGN STATUS
(FIRPTA)

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Warren K. (Rennie) Heath, II ("Affiant") who after first being duly sworn deposes and states as follows:

1. That Affiant understands and acknowledges that the United States Foreign Investment in Real Property Tax Act, as amended by the Tax Reform Act of 1984 (Section 1445 of the Internal Revenue Code) provides that a transferee (buyer) of a United States real property interest (as defined in Section 897(c) of the Internal Revenue Code) must withhold tax if the transferor is a foreign person.

2. That Affiant is Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC (the "**Seller**"), which Seller may be the owner of a United States real property interest (the "**Property**") attached hereto as **Exhibit A**.

3. That Seller is not a foreign person (as that term is defined in the Internal Revenue Code and Income Tax Regulations).

4. The Seller's address and United States taxpayer identifying number are as follows:

Tax ID No.: _____
_____ [address associated with Tax ID]

5. Affiant understands that this affidavit may be disclosed to the Internal Revenue Service and that any false statement made herein could be punished by fine, imprisonment, or both.

6. Under penalties of perjury, Affiant declares that he or she has examined the affidavit, and to the best of his knowledge and belief, it is true, correct, and complete.

[Signatures on next page]

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: Warren K. (Rennie) Heath, II
Title: Manager of Heath Construction and
Management, LLC, Manager of Highland
Sumner, LLC

Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

EXHIBIT A

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittorio Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

OWNER'S AFFIDAVIT

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Warren K. (Rennie) Heath, II ("Affiant") as Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company (the "Company" or "Owner"), with a principal address of 346 East Central Avenue, Winter Haven, Florida, 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that HIGHLAND SUMNER, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described as follows:

TRACTS A, B, C, D, E, F, G, H, I, J and K, Vittorio Drive, Yumori Street, Zambrana Court, Viena Drive, Benevento Drive, together with all Private Wall/Fence/Landscape Easements, and all other Drainage & Access and Maintenance Easements of Villamar Phase 2, as recorded in Plat Book 177, Pages 9-16, Public Records of Polk County, Florida.

2. That the above described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: Warren K. (Rennie) Heath, II
Title: Manager of Heath Construction and
Management, LLC, Manager of Highland
Sumner, LLC

Date: _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021 by Warren K. (Rennie) Heath, II, Manager of Heath Construction and Management, LLC, Manager of Highland Sumner, LLC, a Florida limited liability company, on behalf of company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION VI

RESOLUTION 2021-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jill Burns is hereby designated as the Registered Agent for the VillaMar Community Development District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Winter Haven, Polk County, and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 11th day of August 2021

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

**VillaMar
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

VillaMar Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
VillaMar Community Development District
Winter Haven, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of VillaMar Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

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Private Companies practice Section

Member FICPA



To the Board of Supervisors
VillaMar Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of VillaMar Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 14, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering VillaMar Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 14, 2021

**VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of VillaMar Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$1,579,130 (net position). Net investment in capital assets was \$1,924,072. Restricted net position was \$323,328 and unrestricted net position was \$(668,270).
- ◆ Governmental activities revenues totaled \$2,410,570 while governmental activities expenses totaled \$436,458.

**VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 70,244	\$ 26,427
Restricted assets	831,825	4,014,417
Capital assets	8,395,946	3,906,566
Total Assets	9,298,015	7,947,410
Current liabilities	1,300,852	1,169,594
Non-current liabilities	6,418,033	7,172,798
Total Liabilities	7,718,885	8,342,392
Net Position		
Net investment in capital assets	1,924,072	-
Restricted	323,328	196,680
Unrestricted	(668,270)	(591,662)
Total Net Position	\$ 1,579,130	\$ (394,982)

The decrease in restricted assets and the increase in capital assets is related to the capital additions in the current year.

The decrease in non-current liabilities is related to the principal payment in the current year and the current portion included with current liabilities in the current year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 744,225	\$ -
Operating contributions	45,000	100,000
Capital contributions	1,604,973	-
General Revenues		
Investment earnings	16,372	20,514
Total Revenues	<u>2,410,570</u>	<u>120,514</u>
Expenses		
General government	92,160	86,929
Physical environment	13,607	-
Interest and other charges	330,691	428,567
Total Expenses	<u>436,458</u>	<u>515,496</u>
Change in Net Position	1,974,112	(394,982)
Net Position - Beginning of Period	<u>(394,982)</u>	<u>-</u>
Net Position - End of Period	<u>\$ 1,579,130</u>	<u>\$ (394,982)</u>

The increase in capital contributions is related to the capital project activity in the current year.

The decrease in interest and other charges is related to the cost of issuance in the prior year.

**VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019:

Description	Governmental Activities	
	2020	2019
Construction in progress	\$ 8,395,946	\$ 3,906,566

The activity for the year consisted of additions to construction in progress of \$4,489,380.

General Fund Budgetary Highlights

The final budget exceeded actual expenditures in the current year because landscape maintenance, engineering and fertilizer expenditures were less than anticipated.

The September 30, 2020 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

In June 2019, the District issued \$7,180,000 Special Assessment Bonds, Series 2019. These bonds were issued to finance a portion of the cost of the planning, financing, acquisition, construction, installation, and equipping of the Series 2019 Project. The balance outstanding on the Series 2019 Bonds at September 30, 2020 was \$6,890,000.

**VillaMar Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

VillaMar Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of VillaMar Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the VillaMar Community Development District's Finance Department at c/o Government Management Services, LLC, 219 E Livingston Street, Orlando, Florida, 32801.

VillaMar Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 5,569
Special assessments receivable	36,887
Due from developer	25,000
Prepaid expenses	2,788
Total Current Assets	<u>70,244</u>
Non-Current Assets	
Restricted Assets	
Investments	831,825
Capital Assets, Not Being Depreciated	
Construction in progress	8,395,946
Total Non-Current Assets	<u>9,227,771</u>
Total Assets	<u>9,298,015</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	39,365
Contracts/retainage payable	663,531
Bonds payable	465,000
Accrued interest	132,956
Total Current Liabilities	<u>1,300,852</u>
Non-Current Liabilities	
Bonds payable, net	6,418,033
Total Liabilities	<u>7,718,885</u>
NET POSITION	
Net investment in capital assets	1,924,072
Restricted for debt service	323,328
Unrestricted	(668,270)
Total Net Position	<u><u>\$ 1,579,130</u></u>

See accompanying notes to financial statements.

VillaMar Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Change in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental Activities					
General government	\$ (92,160)	\$ 36,325	\$ 39,211	\$ -	\$ (16,624)
Physical environment	(13,607)	5,363	5,789	1,604,973	1,602,518
Interest and other charges	(330,691)	702,537	-	-	371,846
Total Governmental Activities	<u>\$ (436,458)</u>	<u>\$ 744,225</u>	<u>\$ 45,000</u>	<u>\$ 1,604,973</u>	<u>1,957,740</u>
General Revenues					
Investment income					<u>16,372</u>
Change in Net Position					1,974,112
Net Position - October 1, 2019					<u>(394,982)</u>
Net Position - September 30, 2020					<u>\$ 1,579,130</u>

See accompanying notes to financial statements.

VillaMar Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 5,569	\$ -	\$ -	\$ 5,569
Assessments receivable	-	36,887	-	36,887
Due from developer	25,000	-	-	25,000
Prepaid expenses	2,788	-	-	2,788
Restricted assets				
Investments, at fair value	-	830,556	1,269	831,825
Total Assets	<u>\$ 33,357</u>	<u>\$ 867,443</u>	<u>\$ 1,269</u>	<u>\$ 902,069</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 39,365	\$ -	\$ -	\$ 39,365
Contracts and retainage payable	-	-	663,531	663,531
Total Liabilities	<u>39,365</u>	<u>-</u>	<u>663,531</u>	<u>702,896</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>25,000</u>	<u>-</u>	<u>-</u>	<u>25,000</u>
FUND BALANCES				
Nonspendable-prepaid expenses	2,788	-	-	2,788
Restricted:				
Debt service	-	867,443	-	867,443
Unassigned	<u>(33,796)</u>	<u>-</u>	<u>(662,262)</u>	<u>(696,058)</u>
Total Fund Balances	<u>(31,008)</u>	<u>867,443</u>	<u>(662,262)</u>	<u>174,173</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 33,357</u>	<u>\$ 867,443</u>	<u>\$ 1,269</u>	<u>\$ 902,069</u>

See accompanying notes to financial statements.

VillaMar Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 174,173
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	8,395,946
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(6,890,000)
Bond discount being amortized, net of accumulated amortization, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	6,967
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	25,000
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(132,956)</u>
Net Position of Governmental Activities	<u><u>\$ 1,579,130</u></u>

See accompanying notes to financial statements.

VillaMar Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 41,688	\$ 702,537	\$ -	\$ 744,225
Developer contributions	20,000	-	1,604,973	1,624,973
Investment income	-	4,752	11,620	16,372
Total Revenues	<u>61,688</u>	<u>707,289</u>	<u>1,616,593</u>	<u>2,385,570</u>
EXPENDITURES				
Current				
General government	92,160	-	-	92,160
Physical environment	13,607	-	-	13,607
Capital outlay	-	-	4,489,380	4,489,380
Debt service				
Principal	-	290,000	-	290,000
Interest	-	285,935	-	285,935
Total Expenditures	<u>105,767</u>	<u>575,935</u>	<u>4,489,380</u>	<u>5,171,082</u>
Excess of revenues over/(under) expenditures	<u>(44,079)</u>	<u>131,354</u>	<u>(2,872,787)</u>	<u>(2,785,512)</u>
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	105	-	105
Transfer out	-	-	(105)	(105)
Total other financing sources/(uses)	<u>-</u>	<u>105</u>	<u>(105)</u>	<u>-</u>
Net Change in Fund Balance	(44,079)	131,459	(2,872,892)	(2,785,512)
Fund Balances - October 1, 2019	<u>13,071</u>	<u>735,984</u>	<u>2,210,630</u>	<u>2,959,685</u>
Fund Balances - September 30, 2020	<u>\$ (31,008)</u>	<u>\$ 867,443</u>	<u>\$ (662,262)</u>	<u>\$ 174,173</u>

See accompanying notes to financial statements.

VillaMar Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds	\$ (2,785,512)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlay in the current period.	4,489,380
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities at the government-wide level.	290,000
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Governmental funds report bond discounts as expenditures. However, in the Statement of Activities, the cost is allocated as amortization expense.	(235)
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At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	25,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period.	(44,521)
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Change in Net Position of Governmental Activities	<u><u>\$ 1,974,112</u></u>
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See accompanying notes to financial statements.

VillaMar Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ -	\$ -	\$ 41,688	\$ 41,688
Developer contributions	260,126	260,126	20,000	(240,126)
Total Revenues	<u>260,126</u>	<u>260,126</u>	<u>61,688</u>	<u>(198,438)</u>
Expenditures				
Current				
General government	130,875	130,875	92,160	38,715
Physical environment	116,064	116,064	13,607	102,457
Culture/recreation	<u>13,187</u>	<u>13,187</u>	<u>-</u>	<u>13,187</u>
Total Expenditures	<u>260,126</u>	<u>260,126</u>	<u>105,767</u>	<u>154,359</u>
Net Change in Fund Balances	-	-	(44,079)	(44,079)
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>13,071</u>	<u>13,071</u>
Fund Balances - September 30, 2020	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (31,008)</u></u>	<u><u>\$ (31,008)</u></u>

See accompanying notes to financial statements.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 30, 2018, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, and City of Winter Haven Ordinance 018-70, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the VillaMar Community Development District. The District is governed by a Board of Supervisors who are elected by the landowners of the District. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the VillaMar Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the Series 2019 Special Assessment Revenue Bonds issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2019 project.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and cash equivalents include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

b. Capital Assets

Capital assets, which includes construction in progress, is reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

c. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

d. Bond Discounts

Bond discounts are amortized over the life of the bonds.

e. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$174,173, differs from “net position” of governmental activities, \$1,579,130, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

When capital assets (infrastructure that is to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ <u>8,395,946</u>
--------------------------	---------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ <u>(6,890,000)</u>
Bond discount, net	\$ <u>6,967</u>

Accrued interest

Accrued liabilities in the statement of net position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(132,956)</u>
-----------------------------------	---------------------

Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Unavailable revenues	\$ <u>25,000</u>
----------------------	------------------

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(2,785,512), differs from the “change in net position” for governmental activities, \$1,974,112, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position increases by the amount of capital outlay for the year.

Capital outlay	\$ <u>4,489,380</u>
----------------	---------------------

Long-term debt transactions

When long-term debt is issued for governmental activities, the resources obtained are recognized as an other financing source at the fund level. At the government-wide level, however, the new debt increases non-current liabilities. Also, interest is recognized when due at the fund level, but is accrued at the government-wide level.

Principal payments on long-term debt	\$ <u>290,000</u>
Bond discount amortization	\$ <u>(235)</u>
Accrued interest	\$ <u>(44,521)</u>

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>25,000</u>
---	------------------

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$6,330 and the carrying value was \$5,569. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation	46 days*	<u>\$ 831,825</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. However, the District follows Florida Statutes Chapter 190 for their investments.

Credit Risk

The District's investments in treasury funds, money markets, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The District's investments in government loans are limited by state statutory requirements and bond compliance. As of September 30, 2020, the District's investments in the First American Treasury Obligation Funds were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Treasury Obligation represents 100% of the district's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 3,906,566	\$ 4,489,380	\$ -	\$ 8,395,946

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 7,180,000
Principal payments	<u>(290,000)</u>
Long-term debt at September 30, 2020	<u>\$ 6,890,000</u>

In June 2019, the District issued \$7,180,000 Special Assessment Bonds, Series 2019, due in annual principal installments beginning May 2021, maturing May 2050. Interest is due semi-annually on May 1 and November 1, beginning November 2019, at a rate of 3.75% on the \$510,000 bonds, with a maturity date of May 1, 2024, 4.00% on the \$750,000 bonds, with a maturity date of May 1, 2029, 4.625% on the \$2,105,000 bonds, with a maturity date of May 1, 2039, and 4.87% on the \$3,815,000 bonds, with a maturity date of May 1, 2050. Current portion is \$465,000.

\$ 6,890,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 465,000	\$ 326,786	\$ 791,786
2022	110,000	298,631	408,631
2023	115,000	294,506	409,506
2024	120,000	290,194	410,194
2025	125,000	285,694	410,694
2026-2030	705,000	1,349,469	2,054,469
2031-2035	885,000	1,179,694	2,064,694
2036-2040	1,125,000	953,531	2,078,531
2041-2045	1,425,000	658,125	2,083,125
2046-2050	1,815,000	273,975	2,088,975
Totals	<u>\$ 6,890,000</u>	<u>\$ 5,910,605</u>	<u>\$ 12,800,605</u>

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after May 1, 2029 at a redemption price equal to the principal amount of the Series 2019 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2019 Reserve Account is funded from the proceeds of the Series 2019 Bonds and initially is an amount equal to the maximum annual debt service requirement for all outstanding Series 2019 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2019 Special Assessment Bonds	<u>\$ 418,359</u>	<u>\$ 411,159</u>

NOTE F – ECONOMIC DEPENDENCY

The Developers own a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations. At September 30, 2020, all board members are affiliated with the Developers.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage since inception.

VillaMar Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE H – SUBSEQUENT EVENTS

In November 2020, the District issued \$6,500,000 Special Assessment Bonds, Series 2020 to finance all or a portion of the costs of the planning, financing, acquisition, construction, equipping, and installation of the Series 2020 Project.

In addition, the District made prepayments on the Series 2019 Bonds in November 2020, February 2021, and May 2021 of \$280,000, \$45,000, and \$30,000, respectively.

In April 2021, the District boundary was expanded to include an additional 236.07 acres.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
VillaMar Community Development District
Winter Haven, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of VillaMar Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated July 14, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered VillaMar Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of VillaMar Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of VillaMar Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



To the Board of Supervisors
VillaMar Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether VillaMar Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 14, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
VillaMar Community Development District
Winter Haven, Florida

Report on the Financial Statements

We have audited the financial statements of the VillaMar Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated July 14, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated July 14, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not VillaMar Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that VillaMar Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors
VillaMar Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for VillaMar Community Development District. It is management's responsibility to monitor the VillaMar Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 14, 2021



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
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Fort Pierce, Florida 34950

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FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
VillaMar Community Development District
Winter Haven, Florida

We have examined VillaMar Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for VillaMar Community Development District's compliance with those requirements. Our responsibility is to express an opinion on VillaMar Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about VillaMar Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on VillaMar Community Development District's compliance with the specified requirements.

In our opinion, VillaMar Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 14, 2021

SECTION VIII

SECTION C

VillaMar CDD

Field Management Report



August 11th, 2021

Clayton Smith

Field Services Manager

GMS

Complete

Landscape Review

- ✚ Identified and repaired some irrigation lines near the amenity.
- ✚ Investigated drainage concerns in Tract B.
- ✚ Finalizing new service contracts.



Complete

Amenity Review

- Spiders cleaned and sprayed around pool building and playground in interim before start of pest control contract.



Keycard Access System

- Spectrum Wi-Fi setup and installation was completed.
- Key card system is installed. Transition to key card system being coordinated.
- Security camera proposal has been prepared.



In Progress

Safety Signs

- Wildlife safety signs ordered and will be installed once they arrive.



Repairs

- Street sign post replacement ordered and will be installed once it arrives.
- Chair lift repair: Ordered replacement remote for one that was damaged.



Upcoming

Bike Rack Proposal

✚ Proposal for Bike rack at the amenity.



Site Items

Playground Install

- ✚ Playground handicap ramp installed out of alignment with the sidewalk.



Conclusion

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

Respectfully,
Clayton Smith

SECTION 1



**Governmental
Management Services, LLC**
Central Florida

Maintenance Services

Phone: 407-201-1514
Email: Csmith@gmscfl.com

TO: VillaMar CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Bike Rack installation Install one 5 loop bike rack. Concrete footers will be placed in the ground and the bike rack mounted on top.	

Qty	Description	Unit Price	Line Total
8	Labor and Mobilization	\$40.00	\$320.00
2	Mobilization	\$55.00	\$110.00
	Equipment		\$25.00
	Materials And Install materials		\$718.08
Total Due:			\$1173.08

All proposals are valid for 30 days from date of completion.

Thank You!

Client: _____

SECTION 2



GMS

Villamar Community

205 Cunningham Road Winter Haven FL 33884

SWS Proposal For a 4 Camera System

Cameras:

1ea. Vivotek 180 Degree 8MP Cam for Parking Area	\$1876.00
1ea. Northern IP Dome Fixed Lens for Gate	\$210.00
1ea. Northern IP Dome 5MP Varifocal for Patio	\$279.50
1ea. Northern IP Dome 5MP Varifocal for Pool	\$279.50

Equipment

1ea. Northern NVR 4 Chanel with POE 2TB	\$399.00
1ea. UPS Battery Backup	\$199.00
1ea. AV Shelf Steel Black	\$89.00



SOUTHEASTWIRINGSOLUTIONS

Stay Secure. Stay Connected.

Lic# EF20001010

Wire and Terminations:

4ea Cat 6 Runs from Closet to Locations	\$480.00
---	----------

Labor:

4ea. Installation / IT Setup Hours	\$360.00
------------------------------------	----------

Tax	\$199.92
-----	----------

TOTAL	\$4371.92
--------------	------------------

A 60% deposit of \$2623.00 is required for SWS to order any relevant equipment and to make a place holder in the schedule.

Please sign below and return upon acceptance of this proposal

Signature: _____

Dan Childs 205.490.3628

Dan.Childs@swsprotection.com

SECTION 3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Checks

July 8, 2021 to August 4, 2021

Compl

Bank	Date	Check No.'s	Amount	
General Fund	7/8/21	179-181	\$	2,050.00
	7/12/21	182	\$	52,696.21
	7/21/21	183	\$	22,487.50
	7/23/21	184-188	\$	14,839.90
			\$	92,073.61
			\$	92,073.61

*** CHECK DATES 07/08/2021 - 08/04/2021 *** 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 #
7/08/21	00023	7/02/21 6175-07-	202107 310-51300-31200	SPECIAL ASSESS BOND 19	*	450.00	
				AMTEC			450.00 000179
7/08/21	00033	7/01/21 A14287	202107 330-53800-48100	POOL MAINTENANCE JULY21	*	1,350.00	
				COMPLETE POOL CARE INC			1,350.00 000180
7/08/21	00018	4/09/21 4	202105 310-51300-31300	AMORTIZATION SCHEDULE19	*	250.00	
				DISCLOSURE SERVICES LLC			250.00 000181
7/12/21	00015	4/20/21 3715	202107 300-20700-10100	FY21 SER19 FR#6	*	42,311.21	
		4/20/21 3716	202107 300-20700-10100	FY21 SER19 FR#6	*	10,385.00	
				PRINCE & SONS INC.			52,696.21 000182
7/21/21	00037	6/30/21 217596	202107 300-20700-10100	FY21 SER19 FR#7	*	22,487.50	
				HORNER ENVIRONMENTAL PROFESSIONALS			22,487.50 000183
7/23/21	00018	6/30/21 5	202106 310-51300-31300	AMORTIZATION SCHEDULE 19	*	250.00	
				DISCLOSURE SERVICES LLC			250.00 000184
7/23/21	00009	7/01/21 64	202107 310-51300-34000	MANAGEMENT FEES JULY21	*	2,916.67	
		7/01/21 64	202107 310-51300-35100	INFORMATION TEC JULY21	*	75.00	
		7/01/21 64	202107 310-51300-31300	DISSEMINATION SVC JULY21	*	541.67	
		7/01/21 64	202107 310-51300-51000	OFFICE SUPPLIES	*	.27	
		7/01/21 64	202107 310-51300-42000	POSTAGE	*	31.41	
		7/01/21 64	202107 310-51300-42500	COPIES	*	16.50	
		7/01/21 65	202107 320-53800-12000	FILED MANAGEMENT JULY21	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,831.52 000185
7/23/21	00003	5/31/21 123688	202105 310-51300-31500	GENERAL COUNSEL MAY 21	*	3,150.06	
				HOPPING GREEN & SAMS			3,150.06 000186

VMCD VILLAMAR CDD MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/23/21	00038	6/30/21 3933177	202106 310-51300-48000	LEGAL ADVERTISING JUNE21	*	2,079.46	
		6/30/21 3933345	202106 310-51300-31700	SPECIAL ASSESSMENTS JUN21	*	3,450.00	
			LOCALIQ				5,529.46 000187
7/23/21	00027	7/21/21 07212021	202107 300-15500-10000	PLAYGRND/FUR LEASE AUG21	*	1,078.86	
			WHFS, LLC				1,078.86 000188
TOTAL FOR BANK A						92,073.61	
TOTAL FOR REGISTER						92,073.61	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
June 30, 2021



Table of Contents

1	Balance Sheet
2-3	General Fund
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7	Capital Projects Fund Series 2020
8	Capital Projects Fund Series 2021
9-10	Month to Month
11	Long Term Debt Report
12	Assessment Receipt Schedule

VillaMar
Community Development District
Combined Balance Sheet
June 30, 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	\$ 101,669	\$ -	\$ -	\$ 101,669
<u>Series 2019</u>				
Reserve	\$ -	\$ 413,317	\$ -	\$ 413,317
Revenue	\$ -	\$ 147,695	\$ -	\$ 147,695
Prepayment	\$ -	\$ 54,509	\$ -	\$ 54,509
<u>Series 2020</u>				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 12	\$ -	\$ 12
Construction	\$ -	\$ -	\$ 2,279,741	\$ 2,279,741
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 1,321	\$ 2,480	\$ 3,800
Prepaid Expenses	\$ 1,079	\$ -	\$ -	\$ 1,079
Total Assets	\$ 102,748	\$ 985,754	\$ 2,282,220	\$ 3,370,722
Liabilities:				
Accounts Payable	\$ 13,061	\$ -	\$ -	\$ 13,061
Due to Debt Service	\$ 1,321	\$ -	\$ -	\$ 1,321
Due to Capital Projects	\$ 2,480	\$ -	\$ -	\$ 2,480
Contracts Payable	\$ -	\$ -	\$ 2,480	\$ 2,480
Retainage Payable	\$ -	\$ -	\$ 41,237	\$ 41,237
Total Liabilities	\$ 16,861	\$ -	\$ 43,717	\$ 60,578
Fund Balances:				
Unassigned	\$ 85,887	\$ -	\$ -	\$ 85,887
Assigned for Debt Service 2019	\$ -	\$ 616,842	\$ -	\$ 616,842
Assigned for Debt Service 2020	\$ -	\$ 368,912	\$ -	\$ 368,912
Assigned for Capital Projects 2019	\$ -	\$ -	\$ (41,237)	\$ (41,237)
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 2,279,741	\$ 2,279,741
Assigned for Capital Projects 2021	\$ -	\$ -	\$ -	\$ -
Total Fund Balances	\$ 85,887	\$ 985,754	\$ 2,238,504	\$ 3,310,145
Total Liabilities & Fund Balance	\$ 102,748	\$ 985,754	\$ 2,282,220	\$ 3,370,722

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Assessments - Tax Roll	\$ 217,984	\$ 217,984	\$ 219,425	\$ 1,441
Assessments - Direct Bill	\$ 82,527	\$ 61,895	\$ 61,895	\$ -
Developer Contributions	\$ -	\$ -	\$ 19,224	\$ 19,224
Boundary Amendment Contribution	\$ -	\$ -	\$ 26,576	\$ 26,576
Total Revenues	\$ 300,511	\$ 279,879	\$ 327,120	\$ 47,241

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,800	\$ 3,200
Engineering	\$ 20,000	\$ 15,000	\$ -	\$ 15,000
Attorney	\$ 25,000	\$ 18,750	\$ 23,559	\$ (4,809)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 5,000	\$ 1,000
Arbitrage	\$ 1,300	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 4,500	\$ 5,750	\$ (1,250)
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,350	\$ 1,763	\$ 675	\$ 1,088
Telephone	\$ 250	\$ 188	\$ 7	\$ 181
Postage & Delivery	\$ 850	\$ 638	\$ 385	\$ 253
Insurance	\$ 5,700	\$ 5,700	\$ 5,947	\$ (247)
Printing & Binding	\$ 1,000	\$ 750	\$ 54	\$ 696
Legal Advertising	\$ 10,000	\$ 10,000	\$ 13,055	\$ (3,055)
Other Current Charges	\$ 998	\$ 998	\$ 942	\$ 56
Boundary Amendment Expenses	\$ -	\$ -	\$ 17,259	\$ (17,259)
Office Supplies	\$ 500	\$ 375	\$ 22	\$ 353
Travel Per Diem	\$ 550	\$ 413	\$ -	\$ 413
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,673	\$ 103,736	\$ 108,118	\$ (4,383)

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ 5,000	\$ 2,800	\$ 2,200
Field Management	\$ 12,500	\$ 9,375	\$ 6,250	\$ 3,125
Landscape Maintenance	\$ 37,960	\$ 28,470	\$ 23,569	\$ 4,901
Landscape Replacement	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Streetlights	\$ 11,340	\$ 11,340	\$ 15,101	\$ (3,761)
Electric	\$ 1,620	\$ 1,620	\$ 1,973	\$ (353)
Water & Sewer	\$ 648	\$ 648	\$ 37,488	\$ (36,840)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 375	\$ -	\$ 375
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
General Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ 1,545	\$ 9,705
Contingency	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Amenity Expenses				
Amenity - Electric	\$ 10,800	\$ 5,400	\$ 2,954	\$ 2,446
Amenity - Water	\$ 2,880	\$ 1,440	\$ -	\$ 1,440
Playground Lease	\$ 7,875	\$ 3,938	\$ 4,315	\$ (378)
Internet	\$ 675	\$ 338	\$ -	\$ 338
Pest Control	\$ 540	\$ 270	\$ -	\$ 270
Janitorial Services	\$ 7,500	\$ 3,750	\$ 900	\$ 2,850
Security Services	\$ 7,500	\$ 3,750	\$ 600	\$ 3,150
Pool Maintenance	\$ 14,625	\$ 7,313	\$ 4,050	\$ 3,263
Amenity Repairs & Maintenance	\$ 750	\$ 375	\$ 560	\$ (185)
Contingency	\$ 5,625	\$ 2,813	\$ -	\$ 2,813
Total Operations and Maintenance Expenses	\$ 160,838	\$ 110,588	\$ 102,105	\$ 8,483
Total Expenditures	\$ 299,511	\$ 214,324	\$ 210,224	\$ 4,100
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer Out	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 116,896	
Fund Balance - Beginning	\$ -		\$ (31,009)	
Fund Balance - Ending	\$ -		\$ 85,887	

VillaMar
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Assessments	\$ 450,869	\$ 450,869	\$ 407,652	\$ (43,217)
Assessments - Lot Closings	\$ -	\$ -	\$ 3,908	\$ 3,908
Prepayments	\$ -	\$ -	\$ 114,910	\$ 114,910
Interest	\$ -	\$ -	\$ 25	\$ 25
Total Revenues	\$ 450,869	\$ 450,869	\$ 526,494	\$ 75,625
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	\$ 115,000	\$ 110,000	\$ 5,000
Interest - 5/1	\$ 159,547	\$ 159,547	\$ 152,031	\$ 7,516
Special Call -5/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Total Expenditures	\$ 534,094	\$ 534,094	\$ 777,095	\$ (243,001)
Excess Revenues (Expenditures)	\$ (83,225)		\$ (250,601)	
Fund Balance - Beginning	\$ 293,473		\$ 867,443	
Fund Balance - Ending	\$ 210,248		\$ 616,842	

VillaMar
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ -	\$ -	\$ 12	\$ 12
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 105,482	\$ (105,482)
Total Expenditures	\$ -	\$ -	\$ 105,482	\$ (105,482)
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 474,382	\$ 474,382
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 474,382	\$ 474,382
Excess Revenues (Expenditures)	\$ -		\$ 368,912	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 368,912	

VillaMar
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 861,151	\$ 861,151
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 861,151	\$ 861,151
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 434,478	\$ (434,478)
Total Expenditures	\$ -	\$ -	\$ 434,478	\$ (434,478)
Excess Revenues (Expenditures)	\$ -		\$ 426,673	
Fund Balance - Beginning	\$ -		\$ (467,911)	
Fund Balance - Ending	\$ -		\$ (41,237)	

VillaMar
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 120	\$ 120
Total Revenues	\$ -	\$ -	\$ 120	\$ 120
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 3,237,421	\$ (3,237,421)
Capital Outlay-COI	\$ -	\$ -	\$ 314,225	\$ (314,225)
Total Expenditures	\$ -	\$ -	\$ 3,551,646	\$ (3,551,646)
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)	\$ -		\$ 2,474,092	
Fund Balance - Beginning	\$ -		\$ (194,351)	
Fund Balance - Ending	\$ -		\$ 2,279,741	

VillaMar
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2,480	\$ 2,480
Total Revenues	\$ -	\$ -	\$ 2,480	\$ 2,480
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,480	\$ (2,480)
Total Expenditures	\$ -	\$ -	\$ 2,480	\$ (2,480)
Excess Revenues (Expenditures)	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

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	\$ 1,399	\$ -	\$ 708	\$ -	\$ -	\$ -	\$ 219,425
Assessments - Direct Bill	\$ -	\$ 41,263	\$ -	\$ -	\$ 20,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,895
Developer Contributions	\$ -	\$ -	\$ 19,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,224
Boundary Amendment Contribution	\$ -	\$ -	\$ 1,717	\$ 11,345	\$ -	\$ 7,882	\$ 5,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,576
Total Revenues	\$ -	\$ 43,244	\$ 194,217	\$ 16,682	\$ 26,037	\$ 39,202	\$ 7,029	\$ -	\$ 708	\$ -	\$ -	\$ -	\$ 327,120
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 1,200	\$ 600	\$ 600	\$ -	\$ 800	\$ 1,400	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 5,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,444	\$ 2,974	\$ 2,045	\$ 3,641	\$ 2,380	\$ 1,714	\$ 5,100	\$ 3,150	\$ 1,111	\$ -	\$ -	\$ -	\$ 23,559
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 917	\$ 417	\$ 417	\$ 792	\$ 542	\$ 542	\$ 542	\$ 792	\$ 792	\$ -	\$ -	\$ -	\$ 5,750
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ 675
Telephone	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Postage & Delivery	\$ 36	\$ 63	\$ 65	\$ 16	\$ 11	\$ 15	\$ 111	\$ 36	\$ 32	\$ -	\$ -	\$ -	\$ 385
Insurance	\$ 5,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,947
Printing & Binding	\$ -	\$ 4	\$ 10	\$ 9	\$ 5	\$ 4	\$ 9	\$ 9	\$ 4	\$ -	\$ -	\$ -	\$ 54
Legal Advertising	\$ 3,792	\$ 452	\$ -	\$ 1,110	\$ 421	\$ 909	\$ 421	\$ 421	\$ 5,529	\$ -	\$ -	\$ -	\$ 13,055
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 121	\$ 120	\$ 121	\$ 36	\$ 38	\$ -	\$ -	\$ -	\$ 942
Boundary Amendment Expenses	\$ 2,778	\$ 231	\$ 916	\$ 4,092	\$ 2,644	\$ 4,389	\$ 2,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,259
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 5	\$ 3	\$ -	\$ -	\$ -	\$ 22
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 26,925	\$ 8,600	\$ 7,167	\$ 13,373		\$ 11,485	\$ 12,908	\$ 8,041	\$ 10,502	\$ -	\$ -	\$ -	\$ 108,118

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 3,630	\$ 3,630	\$ -	\$ -	\$ -	\$ 23,569
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ 103	\$ -	\$ 1,411	\$ 2,454	\$ 3,621	\$ 3,744	\$ 3,768	\$ -	\$ -	\$ -	\$ 15,101
Electric	\$ 1,616	\$ 52	\$ 118	\$ -	\$ -	\$ 45	\$ 46	\$ 48	\$ 48	\$ -	\$ -	\$ -	\$ 1,973
Water & Sewer	\$ 64	\$ 64	\$ 134	\$ -	\$ -	\$ 7	\$ 37,091	\$ 64	\$ 64	\$ -	\$ -	\$ -	\$ 37,488
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 834	\$ 665	\$ 46	\$ -	\$ -	\$ -	\$ 1,545
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Expenses													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,471	\$ 1,483	\$ -	\$ -	\$ -	\$ 2,954
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ -	\$ -	\$ 4,315
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ 900
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ 4,050
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ 320	\$ -	\$ -	\$ -	\$ 560
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations and Maintenance Expenses	\$ 4,635	\$ 3,071	\$ 3,311	\$ 2,955	\$ 4,366	\$ 6,539	\$ 46,976	\$ 16,765	\$ 13,489	\$ -	\$ -	\$ -	\$ 102,105
Total Expenditures	\$ 31,560	\$ 11,670	\$ 10,478	\$ 16,328	\$ 4,366	\$ 18,023	\$ 59,885	\$ 24,806	\$ 23,990	\$ -	\$ -	\$ -	\$ 210,224
Other Financing Sources/(Uses)													
Capital Reserve Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (31,560)	\$ 31,574	\$ 183,739	\$ 354	\$ 21,671	\$ 21,178	\$ (52,855)	\$ (24,806)	\$ (23,282)	\$ -	\$ -	\$ -	\$ 116,896

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	\$411,159	
RESERVE FUND BALANCE	\$413,317	
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)
LESS: PRINICPAL PAYMENT - 5/1/21		(\$110,000)
LESS: SPECIAL CALL - 5/1/21		(\$30,000)
CURRENT BONDS OUTSTANDING		\$6,425,000

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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2019 Debt		Total
							O&M Portion	Service Portion	
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
04/15/21	ACH	\$4,071.22	(\$81.42)	\$0.00	\$0.00	\$3,989.80	\$1,396.10	\$2,593.70	\$3,989.80
04/30/21	ACH	\$0.00	\$0.00	\$0.00	\$7.28	\$7.28	\$2.55	\$4.73	\$7.28
06/15/21	ACH	\$2,005.53	(\$41.32)	\$60.16	\$0.00	\$2,024.37	\$708.36	\$1,316.01	\$2,024.37
TOTAL		\$ 663,208.70	\$ (12,933.26)	\$ (23,243.96)	\$ 45.01	\$ 627,076.49	\$ 219,424.66	\$ 407,651.83	\$ 627,076.49

100%	Net Percent Collected
\$ 2,580.79	Balance Remaining to Collect

SECTION 3

EXHIBIT C

FORMS OF REQUISITIONS

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (Acquisition and Construction)

The undersigned, a Responsible Officer of the VillaMar Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of June 1, 2019 as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2020 (collectively, the "Series 2020 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture):

- (A) Requisition Number: 70
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering
- (D) Amount Payable: \$10,950.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 1112 - Intersection Improvement CR653 @ Cunningham
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against: Series 2020 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Costs of the Series 2020 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

By: [Signature]
Responsible Officer

Date: 7/9/21

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition: (a) the portion of the Series 2020 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2020 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Ward & Associates
Rm 70
\$ 10,950.00

[Signature]
Consulting Engineer

Date: 7-7-21

EXHIBIT C

FORMS OF REQUISITIONS

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (Acquisition and Construction)

The undersigned, a Responsible Officer of the VillaMar Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of June 1, 2019 as supplemented by that certain Second Supplemental Trust Indenture dated as of November 1, 2020 (collectively, the "Series 2020 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2020 Indenture):

- (A) Requisition Number: 71
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: VMar Dev LLC
- (D) Amount Payable: \$3,000.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 977 - Construction Management for 7/1/21 - 7/15/21
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2020 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against: Series 2020 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Costs of the Series 2020 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

By: [Signature]
Responsible Officer

Date: 7/21/21

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition: (a) the portion of the Series 2020 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2020 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

VMAR DEV

Reg 71

\$ 3000.00

[Signature]
Consulting Engineer

Date: 7-21-21

SECTION 4

VillaMar
Community Development District

FY21 Funding Request # 1
March 15, 2021

Bill: VMar Dev LLC

Requisition # Payee

Series 2019 Capital Projects Fund

1	Henkelman Construction Inc		
	Pay Application # 6 thru 2/25/21	\$	129,411.90

Total:	\$	129,411.90
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Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.


Responsible Officer

paid / posted

VillaMar
Community Development District

REVISED

FY21 Funding Request # 2
March 23, 2021

Bill: VMar Dev LLC Should be billed to Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

2	Frontier Communications Bill # FLFLJ68110620	\$	2,144.68
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Total:		\$	2,144.68
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Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.

Responsible Officer

pd
4/16/21

ENTERED

By mantee at 4:16:18 PM, 4/28/2021

VillaMar**Community Development District**

REVISED

FY21 Funding Request # 3

April 22, 2021

Bill: Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

3	Hopping Green & Sams Invoice # 120774 - Amenity Construction	\$	94.50
4	Wood & Associates Engineering LLC Invoice # 1070 - Billing 11/9/20 - 3/22/21	\$	375.00
5	Henkelman Construction Inc Pay Application # 8 - Period thru 3/31/21 <i>Pay App # 7 was a negative cost -\$5633.21</i> Balance in Construction Fund <i>REQ 144</i>	\$	69,011.99 (263.92)

Total: \$ 69,217.57

Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.


Responsible Officer

JP/

VillaMar
Community Development District

FY21 Funding Request # 4
May 6, 2021

Bill: Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

6	Furr, Wegman & Banks Architects, P.A. Invoice # 1873.07 - Construction Administration for Amenity Center	\$	400.00
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Total:	\$	400.00
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Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.


Responsible Officer

pd
5/21/21

VillaMar
Community Development District

FY21 Funding Request # 5
May 20, 2021

Bill: Highland Cassidy

Requisition #	Payee	Series 2019 Capital Projects Fund
6	Henkelman Construction Inc Pay Application # 8b- Period thru 3/31/21	\$ 4,212.79
		Total: \$ 4,212.79

Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid.


Responsible Officer

pd
6/8/21

VillaMar
Community Development District

FY21 Funding Request # 6
June 29, 2021

Bill: Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

8 Prince & Sons Inc.		
Invoice # 3716 - Ph 1&2 & Amenity Costs	\$	10,385.00
Invoice # 3715 - Amenity Landscape Installed	\$	42,311.21
 Bank Maintenance Fee	 \$	 1,000.00

Total:	\$	53,696.21
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Please make check payable to:

VillaMar Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2019 project which have not previously been paid


Responsible Officer