

VillaMar
Community Development District

Meeting Agenda

September 22, 2021

AGENDA

VillaMar

Community Development District

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

September 15, 2021

**Board of Supervisors
VillaMar
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **VillaMar Community Development District** will be held **Wednesday, September 22, 2021, at 10:15 AM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Video Join Link: <https://us06web.zoom.us/j/82203015701>

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

Meeting ID: 822 0301 5701

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 August 11, 2021, Board of Supervisors Meeting
4. Consideration of Notice of RFP for Phase 5 Construction Services
5. Consideration of Resolution 2021-22 Revising Fiscal Year 2022 Meeting Schedule
6. Consideration of Resolution 2021-23 Waiving a Portion of the Rules of Procedure Regarding Notice of Meetings
7. Ratification of Termination of Temporary Construction and Access Easement Agreement
8. Consideration of Request for Vending Machine at Amenity (*requested by Supervisor Walsh*)
9. Staff Reports
 - A. Attorney

¹ Comments will be limited to three (3) minutes

- i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis

B. Engineer

C. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Ratification of Summary of Series 2020 Requisitions #72 to #86
- iv. Ratification of Fiscal Year 2021 Funding Requests #7 and #8

10. Other Business

11. Supervisors Requests and Audience Comments

12. 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, **August 11, 2021** at 3:15 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Patrick Marone

Chairman
Vice Chairman
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
Clayton Smith *via Zoom*
Marshall Tindall
Bethany

District Manager, GMS
KE Law Group
GMS
GMS
HOA/Resident

The following is a summary of the discussions and actions taken at the August 11, 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 there were 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 July 14, 2021
Board of Supervisors Meeting and the
July 20, 2021 Continued Meeting**

Ms. Burns presented the July 14, 2021 Board of Supervisors meeting minutes and the July 20, 2021 continued meeting minutes. She asked if there were any corrections to the minutes. Hearing none,

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Minutes of the July 14, 2021 Board of Supervisors Meeting and the July 20, 2021 Continued Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Ratification of Fee Agreement with KE
Law Group**

Ms. Burns stated the fees in the agreement were the same as they were previously for counsel's services. She offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Fee Agreement with KE Law Group, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Conveyance Documents

Ms. Burns stated that Phases 1 and 2 were included in the documents. She offered to answer any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Conveyance Documents, were approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-21 Re-
Designating the Registered Agent for the
District**

Ms. Burns stated that this resolution would change the registered agent to Ms. Burns and her office. She elaborated that this meant that any correspondence with the state would get sent to her office.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-21 Re-Designating the Registered Agent for the District, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Ms. Burns stated that there were no findings in the audit and no instances of non-compliance. This was a clean audit. The Board had no questions.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2020 Audit Report, was accepted.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

There being none, the next followed.

C. Field Manager's Report

Mr. Tindall reviewed his report for the Board. The full report was provided in the package. Mr. Tindall reviewed key points that included repairs to irrigation lines, finalizing new service contracts, pest control, completed Wi-Fi setup and keycard installation. He stated that wildlife safety signs had been ordered as well but was put on hold because Mr. Tindall wanted to give the Board a chance to approve this order. Ms. Burns followed up that this was for signage that warned against alligators and snakes possibly being in ponds. The total for these 5 signs was \$847.95.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Wildlife Safety Signage, was approved.

Mr. Tindall stated that there were some upcoming repairs for a street signpost and for a chair lift remote that was damaged. Mr. Tindall reached out to the manufacturer about the chair

lift repair needed, and he ordered the part necessary for the repair. He asked that the Board approve a spare battery to be ordered.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Spare Battery for the Chair Lift, was approved.

i. Consideration of Proposal to Add a Bike Rack at the Amenity Center

Mr. Tindall presented the proposal to the Board and they discussed it briefly.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Proposal to Add a Bike Rack at the Amenity Center, was approved.

ii. Consideration of Proposal for Security Camera System

The Board tabled this item after a brief discussion.

iii. Consideration of Proposal for a New Toilet Paper Dispensers at the Amenity Center *(to be provided under separate cover)*

Mr. Tidwell presented the proposal, he stated that they would like to have these to keep the bathrooms in less of a mess. He stated that they would need 8 of the dispensers.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Proposal for New Toilet Paper Dispensers at the Amenity Center, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register, 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 Summary of Series 2020 Requisitions #70 and #71

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Series 2020 Requisitions #70 and #71.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Series 2020 Requisitions #70 and #71, were ratified.

iv. Ratification of Fiscal Year 2021 Funding Requests #1 to #6

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Fiscal Year 2021 Funding Requests #1 to #6.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Fiscal Year 2021 Funding Requests #1 to #6, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH 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

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**REQUEST FOR PROPOSALS****CONSTRUCTION SERVICES FOR PHASE 5 PROJECT IMPROVEMENTS****POLK COUNTY, FLORIDA**

Notice is hereby given that the VillaMar Community Development District (“District”) will receive proposals for the following District project:

Project construction site work for Phase 5 District construction, including offsite improvements, stormwater management, utilities, roadway, entry features, and parks and amenities.

The Project Manual will be available beginning **Friday, October 15, 2021** at 8:00 AM EST at the offices of the VillaMar Community Development Engineer, Wood & Associates Engineering, LLC, located at 1925 Bartow Road, Lakeland, Florida 33801 or by calling (863) 940-2040 or emailing bids@woodcivil.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Engineer directed to John Bannon at bids@woodcivil.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$1,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Polk County and is a licensed contractor in the State of Florida.

Any and all questions regarding this project shall be directed only in email to bids@woodcivil.com no later than **12:00 PM EST, Monday, November 1, 2021**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST, Monday, November 15, 2021**, at the offices of Wood & Associates Engineering, LLC, 1925 Bartow Road Lakeland, Florida 33801. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 12:00 PM EST, Monday, November 15, 2021**, at the offices of Wood & Associates Engineering, LLC, 1925 Bartow Road, Lakeland, Florida 33801. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager's Office at (407) 841-5524, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

VillaMar Community Development District

District Manager

Run Date: Friday, October 15, 2021

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT EVALUATION
CRITERIA

**CONSTRUCTION SERVICES FOR PHASE 5 MASTER INFRASTRUCTURE
IMPROVEMENTS POLK COUNTY, FLORIDA**

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm’s headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

EXPERIENCE **(15 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development district's in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(20 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer’s financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer’s understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(25 POINTS)**

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer’s bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION V

RESOLUTION 2021-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; 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*, and situated within the City of Winter Haven and Polk County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 22nd day of September 2021

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES VILLAMAR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022

The Board of Supervisors of the VillaMar Community Development District will hold their regular meetings for Fiscal Year 2021-2022 on the 3rd Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 10:00 a.m., unless otherwise indicated as follows:

**October 21, 2021
November 18, 2021
December 16, 2021
January 20, 2022
February 17, 2022
March 17, 2022
April 21, 2022
May 19, 2022
June 16, 2022
July 21, 2022
August 18, 2022
September 15, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

RESOLUTION 2021-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 within the City of Winter Haven, Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of September, 2021.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

Prepared By and Return to:

Roy Van Wyk, Esq.
KE LAW GROUP, PLLC
Post Office Box 6386
Tallahassee, Florida 32314

Parcel No. 26-29-23-000000-03420
26-29-23-000000-12010

**TERMINATION OF TEMPORARY CONSTRUCTION
AND ACCESS EASEMENT AGREEMENT**

This **TERMINATION OF GRANT OF CONSTRUCTION EASEMENT** ("Termination") is made as of this 9th day of September, 2021, by **VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in City of Winter Haven, Polk County, Florida (the "District"), in favor of and for the benefit of **VMAR DEV, L.L.C.**, a Florida limited liability company, a landowner and developer in the District (the "Landowner").

WITNESSETH:

WHEREAS, the District and Landowner, as owner and successor in interest, are parties to those certain *Temporary Construction and Access Easement Agreements* (collectively the "*Easement Agreements*"), as set forth below:

1. Agreement dated November 6, 2020, and recorded in the Official Records of Polk County, Florida in Official Records Book 11449, Pages 0910-0916; and
2. Agreement dated April 10, 2019, and recorded in the Official Records of Polk County, Florida in Official Records Book 10819, Pages 0443-0450; and
3. Agreement dated April 10, 2019, and recorded in the Official Records of Polk County, Florida in Official Records Book 10819, Pages 0451-0458; and
4. Agreement dated April 10, 2019, and recorded in the Official Records of Polk County, Florida in Official Records Book 10819, Pages 0459-0456; and

WHEREAS, Landowner has dedicated the common area tracts described in the Easement Agreements to the District and has otherwise fulfilled all conditions for termination of the Easement Agreements as set forth in Section 3 therein; and

WHEREAS, the District desires to release all rights and privileges granted to Grantee by the Easement Agreements as is more particularly provided herein.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS; DEFINED TERMS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Termination. Capitalized terms for which no definition is provided herein shall have the meaning ascribed to them in the Easement Agreements.

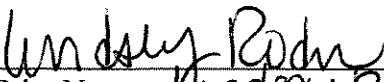
2. RELEASE OF EASEMENT AREA. The lands described in the Easement Agreements are hereby released and discharged from the operation and effect of the Easement Agreements and shall no longer be subject to any of the terms and provisions of the Easement Agreements.

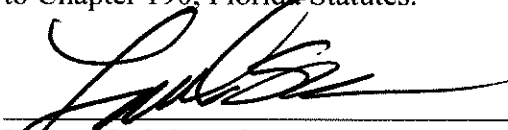
[Signature on Following Page]

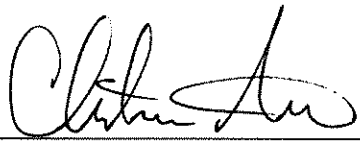
IN WITNESS WHEREOF, District has caused this instrument to be executed by its duly authorized officers effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established pursuant
to Chapter 190, Florida Statutes.

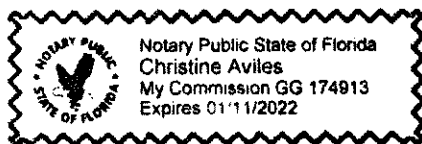

Print Name: Lindsey Roden

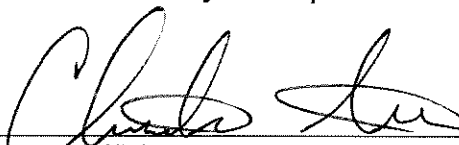

Lauren O. Schwenk
Vice Chairperson, Board of Supervisors


Print Name: Christine Aviles

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 9 day of September, 2021, by Lauren O. Schwenk, as Vice
Chairperson of the Board of Supervisors for the VillaMar Community Development District.




(Official Notary Signature & Seal)
Name: Christine Aviles
Personally Known ☒
OR Produced Identification ☐
Type of Identification _____

SECTION IX

SECTION A

SECTION 1



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: August 31, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

SECTION C

SECTION 1

VillaMar

Community Development District

Summary of Checks

August 5, 2021 to September 14, 2021

Compl

Bank	Date	Check No.'s	Amount
General Fund	8/6/21	189-195	\$ 9,415.68
	8/11/21	196-199	\$ 2,093.50
	8/13/21	200	\$ 3,721.50
	8/20/21	201	\$ 6,306.98
	8/27/21	202	\$ 1,320.74
	8/30/21	203-204	\$ 5,991.77
	9/9/21	205-213	\$ 16,391.16
	9/13/21	214-215	\$ 8,163.54
			<hr/>
			\$ 53,404.87
			<hr/>
			\$ 53,404.87

*** CHECK DATES 08/05/2021 - 09/14/2021 ***
 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 #
8/06/21	00017	7/18/21 354888	202107 310-51300-31500	AUDIT/FIN STATEMENT FY20	*	3,475.00	
				BERGER,TOMB,ELAM, GAINES & FRANK			3,475.00 000189
8/06/21	00010	7/14/21 BW071420	202107 310-51300-11000	SUPERVISOR FEE 7/14/21	*	200.00	
		7/20/21 BW072020	202107 310-51300-11000	SUPERVISOR FEE 7/20/21	*	200.00	
				BRIAN WALSH			400.00 000190
8/06/21	00003	6/30/21 124043	202106 310-51300-31500	GENERAL COUNSEL JUNE 21	*	1,111.10	
				HOPPING GREEN & SAMS			1,111.10 000191
8/06/21	00008	7/14/21 LS071420	202107 310-51300-11000	SUPERVISOR FEE 7/14/21	*	200.00	
				LAUREN SCHWENK			200.00 000192
8/06/21	00025	7/14/21 PM071420	202107 310-51300-11000	SUPERVISOR FEE 7/14/21	*	200.00	
		7/20/21 PM072020	202107 310-51300-11000	SUPERVISOR FEE 7/20/21	*	200.00	
				PATRICK MARONE			400.00 000193
8/06/21	00015	7/01/21 4047	202107 320-53800-46200	LAWN MAINTENANCE JULY21	*	3,629.58	
				PRINCE & SONS INC.			3,629.58 000194
8/06/21	00004	7/20/21 RH072020	202107 310-51300-11000	SUPERVISOR FEE 7/20/21	*	200.00	
				RENNIE HEATH			200.00 000195
8/11/21	00034	7/23/21 5944	202107 330-53800-48500	MNTHLY CLEANING SVC JUL21	*	450.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			450.00 000196
8/11/21	00013	4/12/21 04122021	202104 310-51300-49100	BOUNDAY AMENDMENT FEE	*	98.00	
				CITY OF WINTER HAVEN			98.00 000197
8/11/21	00009	5/31/21 68	202105 330-53800-48300	GENERAL MAINTENANCE - MAY	*	240.00	
		6/30/21 67	202106 330-53800-48300	INTERNET INSTALL	*	320.00	
				GOVERNMENTAL MANAGEMENT SERVICES			560.00 000198

VMCD VILLAMAR CDD KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/11/21	00039	8/01/21 100	202107 310-51300-31500	GENERAL COUNSEL JULY-21	*	985.50	
				KE LAW GROUP, PLLC			985.50 000199
8/13/21	00003	4/21/21 121785	202103 310-51300-49100	BOUNDARY AMENDMENT APR21	*	1,242.00	
		4/21/21 121787	202106 300-20700-10100	BOND VALIDATION APR21	*	2,479.50	
				HOPPING GREEN & SAMS			3,721.50 000200
8/20/21	00015	4/26/21 3716A	202108 300-20700-10100	FY21 SER19 FR#8	*	1,306.98	
		8/05/21 4265	202108 300-20700-10100	FY21 SER19 FR#8	*	5,000.00	
				PRINCE & SONS INC.			6,306.98 000201
8/27/21	00014	8/27/21 08272021	202108 300-20700-10000	FY21 DEBT ASSESS TRANSFER	*	1,320.74	
				VILLAMAR CDD C/O USBANK			1,320.74 000202
8/30/21	00009	8/01/21 69	202108 310-51300-34000	MANAGEMENT FEES - AUG 21	*	2,916.67	
		8/01/21 69	202108 310-51300-35100	INFORMATION TECH - AUG 21	*	75.00	
		8/01/21 69	202108 310-51300-31300	DISSEMINATION SVCS-AUG 21	*	541.67	
		8/01/21 69	202108 310-51300-51000	OFFICE SUPPLIES	*	2.80	
		8/01/21 69	202108 310-51300-42000	POSTAGE	*	102.32	
		8/01/21 69	202108 310-51300-42500	COPIES	*	24.45	
		8/01/21 70	202108 320-53800-12000	FIELD MANAGEMENT - AUG 21	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,912.91 000203
8/30/21	00027	8/30/21 08302021	202108 300-15500-10000	PLAYGRND/FUR LEASE-SEP 21	*	1,078.86	
				WHFS, LLC			1,078.86 000204
9/09/21	00033	8/01/21 A14368	202108 330-53800-48100	POOL MAINTENANCE AUGUST21	*	1,350.00	
		8/31/21 A14456	202109 330-53800-48100	POOL MAINTENANCE - SEP 21	*	1,350.00	
				COMPLETE POOL CARE INC			2,700.00 000205

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/09/21	00034	8/23/21 6060	202108 330-53800-48500		*	450.00	
		MNTHLY CLEANING SVC-AUG21		CSS CLEAN STAR SERVICES CENTRAL FL			450.00 000206
9/09/21	00009	7/31/21 72	202107 330-53800-48300		*	115.00	
		GENERAL MAINT-JULY21		GOVERNMENTAL MANAGEMENT SERVICES			115.00 000207
9/09/21	00003	8/27/21 124841	202107 310-51300-31500		*	3,408.48	
		GEN COUNSEL/MTHLY MEETING		HOPPING GREEN & SAMS			3,408.48 000208
9/09/21	00038	7/23/21 3983904	202107 310-51300-48000		*	1,858.52	
		LEGAL ADVERTISING-JUL 21		LOCAL IQ			1,858.52 000209
9/09/21	00008	8/11/21 LS081120	202108 310-51300-11000		*	200.00	
		SUPERVISOR FEES 08/11/21		LAUREN SCHWENK			200.00 000210
9/09/21	00025	8/11/21 PM081120	202108 310-51300-11000		*	200.00	
		SUPERVISOR FEES 08/11/21		PATRICK MARONE			200.00 000211
9/09/21	00015	8/01/21 4232	202108 320-53800-46200		*	3,629.58	
		LAWN MAINTENANCE AUG21					
		9/01/21 4430	202109 320-53800-46200		*	3,629.58	
		LAWN MAINTENANCE - SEP 21		PRINCE & SONS INC.			7,259.16 000212
9/09/21	00004	8/11/21 RH081120	202108 310-51300-11000		*	200.00	
		SUPERVISOR FEES 08/11/21		RENNIE HEATH			200.00 000213
9/13/21	00009	9/01/21 73	202109 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - SEP 21					
		9/01/21 73	202109 310-51300-35100		*	75.00	
		INFORMATION TECH - SEP 21					
		9/01/21 73	202109 310-51300-31300		*	541.67	
		DISSEMINATION SVCS-SEP 21					
		9/01/21 73	202109 310-51300-51000		*	2.98	
		OFFICE SUPPLIES					
		9/01/21 73	202109 310-51300-42000		*	57.12	
		POSTAGE					
		9/01/21 73	202109 310-51300-42500		*	6.90	
		COPIES					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/01/21 74	202109 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT - SEP 21				
				GOVERNMENTAL MANAGEMENT SERVICES			4,850.34 000214
9/13/21 00039		9/08/21 290	202108 310-51300-31500		*	3,313.20	
			GENERAL COUNSEL - AUG 21				
				KE LAW GROUP, PLLC			3,313.20 000215
TOTAL FOR BANK A						53,404.87	
TOTAL FOR REGISTER						53,404.87	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
August 31, 2021



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7	Capital Projects Fund Series 2020
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11	Long Term Debt Report
12	Assessment Receipt Schedule

VillaMar
Community Development District
Combined Balance Sheet
August 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 63,848	\$ -	\$ -	\$ 63,848
<u>Series 2019</u>				
Reserve	\$ -	\$ 205,583	\$ -	\$ 205,583
Revenue	\$ -	\$ 148,577	\$ -	\$ 148,577
Prepayment	\$ -	\$ 18,339	\$ -	\$ 18,339
<u>Series 2020</u>				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 18	\$ -	\$ 18
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 1,355,975	\$ 1,355,975
Due from General Fund	\$ -	\$ -	\$ 1,000	\$ 1,000
Prepaid Expenses	\$ 1,079	\$ -	\$ -	\$ 1,079
Total Assets	\$ 64,927	\$ 741,417	\$ 1,356,975	\$ 2,163,320
Liabilities:				
Accounts Payable	\$ 17,349	\$ -	\$ -	\$ 17,349
Due to Capital Projects	\$ 1,000	\$ -	\$ -	\$ 1,000
Due to Developer	\$ -	\$ -	\$ 2,480	\$ 2,480
Retainage Payable	\$ -	\$ -	\$ 41,237	\$ 41,237
Total Liabilities	\$ 18,349	\$ -	\$ 43,717	\$ 62,065
Fund Balances:				
Unassigned	\$ 46,579	\$ -	\$ -	\$ 46,579
Assigned for Debt Service 2019	\$ -	\$ 372,500	\$ -	\$ 372,500
Assigned for Debt Service 2020	\$ -	\$ 368,918	\$ -	\$ 368,918
Assigned for Capital Projects 2019	\$ -	\$ -	\$ (40,237)	\$ (40,237)
Assigned for Capital Projects 2020	\$ -	\$ -	\$ 1,355,975	\$ 1,355,975
Assigned for Capital Projects 2021	\$ -	\$ -	\$ (2,479)	\$ (2,479)
Total Fund Balances	\$ 46,579	\$ 741,417	\$ 1,313,258	\$ 2,101,254
Total Liabilities & Fund Balance	\$ 64,927	\$ 741,417	\$ 1,356,975	\$ 2,163,320

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments - Tax Roll	\$ 217,984	\$ 217,984	\$ 219,425	\$ 1,441
Assessments - Direct Bill	\$ 82,527	\$ 82,527	\$ 82,527	\$ -
Developer Contributions	\$ -	\$ -	\$ 19,224	\$ 19,224
Boundary Amendment Contribution	\$ -	\$ -	\$ 26,576	\$ 26,576
Total Revenues	\$ 300,511	\$ 300,511	\$ 347,751	\$ 47,241

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,600	\$ 3,400
Engineering	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Attorney	\$ 25,000	\$ 22,917	\$ 34,741	\$ (11,824)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 5,000	\$ 1,000
Arbitrage	\$ 1,300	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,000	\$ 5,500	\$ 6,833	\$ (1,333)
Trustee Fees	\$ 7,000	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Information Technology	\$ 2,350	\$ 2,154	\$ 825	\$ 1,329
Telephone	\$ 250	\$ 229	\$ 7	\$ 222
Postage & Delivery	\$ 850	\$ 779	\$ 519	\$ 260
Insurance	\$ 5,700	\$ 5,700	\$ 5,947	\$ (247)
Printing & Binding	\$ 1,000	\$ 917	\$ 95	\$ 821
Legal Advertising	\$ 10,000	\$ 10,000	\$ 14,914	\$ (4,914)
Other Current Charges	\$ 998	\$ 998	\$ 1,025	\$ (27)
Boundary Amendment Expenses	\$ -	\$ -	\$ 19,013	\$ (19,013)
Office Supplies	\$ 500	\$ 458	\$ 25	\$ 433
Travel Per Diem	\$ 550	\$ 504	\$ -	\$ 504
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,673	\$ 121,436	\$ 132,490	\$ (11,054)

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ 5,000	\$ 2,800	\$ 2,200
Field Management	\$ 12,500	\$ 11,458	\$ 8,750	\$ 2,708
Landscape Maintenance	\$ 37,960	\$ 34,797	\$ 30,828	\$ 3,968
Landscape Replacement	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
Streetlights	\$ 11,340	\$ 11,340	\$ 22,663	\$ (11,323)
Electric	\$ 1,620	\$ 1,620	\$ 2,069	\$ (449)
Water & Sewer	\$ 648	\$ 648	\$ 47,100	\$ (46,452)
Sidewalk & Asphalt Maintenance	\$ 500	\$ 458	\$ -	\$ 458
Irrigation Repairs	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 1,545	\$ 12,205
Contingency	\$ 5,000	\$ 4,583	\$ -	\$ 4,583
Amenity Expenses				
Amenity - Electric	\$ 10,800	\$ 5,400	\$ 5,239	\$ 161
Amenity - Water	\$ 2,880	\$ 1,440	\$ -	\$ 1,440
Playground Lease	\$ 7,875	\$ 3,938	\$ 6,473	\$ (2,536)
Internet	\$ 675	\$ 338	\$ 101	\$ 237
Pest Control	\$ 540	\$ 270	\$ -	\$ 270
Janitorial Services	\$ 7,500	\$ 3,750	\$ 1,800	\$ 1,950
Security Services	\$ 7,500	\$ 3,750	\$ 600	\$ 3,150
Pool Maintenance	\$ 14,625	\$ 7,313	\$ 6,750	\$ 563
Amenity Repairs & Maintenance	\$ 750	\$ 375	\$ 675	\$ (300)
Contingency	\$ 5,625	\$ 2,813	\$ 280	\$ 2,532
Total Operations and Maintenance Expenses	\$ 160,838	\$ 124,498	\$ 137,674	\$ (13,176)
Total Expenditures	\$ 299,511	\$ 245,934	\$ 270,164	\$ (24,230)
<u>Other Financing Sources/(Uses)</u>				
Capital Reserve Transfer Out	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 77,588	
Fund Balance - Beginning	\$ -		\$ (31,009)	
Fund Balance - Ending	\$ -		\$ 46,579	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Assessments	\$ 450,869	\$ 450,869	\$ 407,652	\$ (43,217)
Assessments - Lot Closings	\$ -	\$ -	\$ 4,237	\$ 4,237
Prepayments	\$ -	\$ -	\$ 141,586	\$ 141,586
Interest	\$ -	\$ -	\$ 34	\$ 34
Total Revenues	\$ 450,869	\$ 450,869	\$ 553,508	\$ 102,639
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)
Interest - 8/1	\$ -	\$ -	\$ 777	\$ (777)
Special Call - 8/1	\$ -	\$ -	\$ 65,000	\$ (65,000)
Total Expenditures	\$ 534,094	\$ 534,094	\$ 842,872	\$ (308,778)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (205,580)	\$ (205,580)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (205,580)	\$ (205,580)
Excess Revenues (Expenditures)	\$ (83,225)		\$ (494,943)	
Fund Balance - Beginning	\$ 293,473		\$ 867,443	
Fund Balance - Ending	\$ 210,248		\$ 372,500	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 105,482	\$ (105,482)
Total Expenditures	\$ -	\$ -	\$ 105,482	\$ (105,482)
Other Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 474,382	\$ 474,382
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ (0)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 474,382	\$ 474,382
Excess Revenues (Expenditures)	\$ -		\$ 368,918	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 368,918	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 738,255	\$ 738,255
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 738,255	\$ 738,255
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 516,162	\$ (516,162)
Total Expenditures	\$ -	\$ -	\$ 516,162	\$ (516,162)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 205,580	\$ 205,580
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 205,580	\$ 205,580
Excess Revenues (Expenditures)	\$ -		\$ 427,673	
Fund Balance - Beginning	\$ -		\$ (467,911)	
Fund Balance - Ending	\$ -		\$ (40,237)	

VillaMar
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 150	\$ 150
Total Revenues	\$ -	\$ -	\$ 150	\$ 150
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,161,218	\$ (4,161,218)
Capital Outlay-COI	\$ -	\$ -	\$ 314,225	\$ (314,225)
Total Expenditures	\$ -	\$ -	\$ 4,475,443	\$ (4,475,443)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 6,025,618	\$ 6,025,618
Transfer In/(Out)	\$ -	\$ -	\$ (0)	\$ (0)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,025,618	\$ 6,025,618
Excess Revenues (Expenditures)	\$ -		\$ 1,550,326	
Fund Balance - Beginning	\$ -		\$ (194,351)	
Fund Balance - Ending	\$ -		\$ 1,355,975	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,480	\$ (2,480)
Total Expenditures	\$ -	\$ -	\$ 2,480	\$ (2,480)
Excess Revenues (Expenditures)	\$ -		\$ (2,479)	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ (2,479)	

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
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	\$ -	\$ -	\$ -	\$ -	\$ 20,632	\$ -	\$ -	\$ 82,527
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	\$ 20,632	\$ -	\$ -	\$ 347,751
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 1,200	\$ 600	\$ 600	\$ -	\$ 800	\$ 1,400	\$ 600	\$ -	\$ 1,200	\$ 600	\$ -	\$ 7,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,444	\$ 2,974	\$ 2,045	\$ 3,641	\$ 2,380	\$ 1,714	\$ 5,100	\$ 3,150	\$ 1,111	\$ 7,869	\$ 3,313	\$ -	\$ 34,741
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 900
Dissemination	\$ 917	\$ 417	\$ 417	\$ 792	\$ 542	\$ 542	\$ 542	\$ 792	\$ 792	\$ 542	\$ 542	\$ -	\$ 6,833
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	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Information Technology	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ 825
Telephone	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Postage & Delivery	\$ 36	\$ 63	\$ 65	\$ 16	\$ 11	\$ 15	\$ 111	\$ 36	\$ 32	\$ 31	\$ 102	\$ -	\$ 519
Insurance	\$ 5,947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,947
Printing & Binding	\$ -	\$ 4	\$ 10	\$ 9	\$ 5	\$ 4	\$ 9	\$ 9	\$ 4	\$ 17	\$ 24	\$ -	\$ 95
Legal Advertising	\$ 3,792	\$ 452	\$ -	\$ 1,110	\$ 421	\$ 909	\$ 421	\$ 421	\$ 5,529	\$ 1,859	\$ -	\$ -	\$ 14,914
Other Current Charges	\$ -	\$ 265	\$ 120	\$ 121	\$ 121	\$ 120	\$ 121	\$ 36	\$ 38	\$ 44	\$ 39	\$ -	\$ 1,025
Boundary Amendment Expenses	\$ 2,778	\$ 231	\$ 916	\$ 4,092	\$ 2,644	\$ 5,631	\$ 2,308	\$ 414	\$ -	\$ -	\$ -	\$ -	\$ 19,013
Office Supplies	\$ -	\$ 3	\$ 3	\$ 3	\$ 3	\$ 1	\$ 3	\$ 5	\$ 3	\$ 0	\$ 3	\$ -	\$ 25
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 26,925	\$ 8,600	\$ 7,167	\$ 13,373		\$ 12,727	\$ 13,006	\$ 8,455	\$ 10,502	\$ 15,003	\$ 7,615	\$ -	\$ 132,490

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	\$ 1,250	\$ 1,250	\$ -	\$ 8,750
Landscape Maintenance	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 2,330	\$ 3,630	\$ 3,630	\$ 3,630	\$ 3,630	\$ -	\$ 30,828
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ 103	\$ -	\$ 1,411	\$ 2,454	\$ 3,621	\$ 3,744	\$ 3,768	\$ 3,781	\$ 3,781	\$ -	\$ 22,663
Electric	\$ 1,616	\$ 52	\$ 118	\$ -	\$ -	\$ 45	\$ 46	\$ 48	\$ 48	\$ 48	\$ 49	\$ -	\$ 2,069
Water & Sewer	\$ 64	\$ 64	\$ 134	\$ -	\$ -	\$ 7	\$ 37,091	\$ 64	\$ 64	\$ 6,741	\$ 2,872	\$ -	\$ 47,100
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 834	\$ 665	\$ 46	\$ -	\$ -	\$ -	\$ 1,545
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Expenses													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,471	\$ 1,483	\$ 1,162	\$ 1,123	\$ -	\$ 5,239
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ 6,473
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101	\$ -	\$ 101
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450	\$ 450	\$ 450	\$ -	\$ 1,800
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 600
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ 6,750
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ 320	\$ 115	\$ -	\$ -	\$ 675
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ 280
Total Operations and Maintenance Expenses	\$ 4,635	\$ 3,071	\$ 3,311	\$ 2,955	\$ 4,366	\$ 6,539	\$ 46,976	\$ 16,765	\$ 13,489	\$ 19,885	\$ 15,684	\$ -	\$ 137,674
Total Expenditures	\$ 31,560	\$ 11,670	\$ 10,478	\$ 16,328	\$ 4,366	\$ 19,265	\$ 59,983	\$ 25,220	\$ 23,990	\$ 34,888	\$ 23,299	\$ -	\$ 270,164
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	\$ 19,936	\$ (52,953)	\$ (25,220)	\$ (23,282)	\$ (14,256)	\$ (23,299)	\$ -	\$ 77,588

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	\$205,583	
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)
LESS: SPECIAL CALL - 8/1/21		(\$65,000)
CURRENT BONDS OUTSTANDING		\$6,360,000

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		
							O&M Portion	Service Portion	Total
11/23/20	ACH	\$6,016.59	(\$115.52)	(\$240.66)	\$0.00	\$5,660.41	\$1,980.67	\$3,679.74	\$5,660.41
12/01/20	ACH	\$2,005.53	(\$38.50)	(\$80.22)	\$0.00	\$1,886.81	\$660.23	\$1,226.58	\$1,886.81
12/11/20	ACH	\$140,387.10	(\$2,695.43)	(\$5,615.40)	\$0.00	\$132,076.27	\$46,215.72	\$85,860.55	\$132,076.27
12/18/20	ACH	\$391,078.35	(\$7,508.71)	(\$15,642.90)	\$0.00	\$367,926.74	\$128,743.78	\$239,182.96	\$367,926.74
12/31/20	1% Fee Adj	(\$6,698.48)	\$0.00	\$0.00	\$0.00	(\$6,698.48)	(\$2,343.91)	(\$4,354.57)	(\$6,698.48)
01/15/21	ACH	\$16,044.24	(\$311.26)	(\$481.28)	\$0.00	\$15,251.70	\$5,336.83	\$9,914.87	\$15,251.70
02/01/21	ACH	\$0.00	\$0.00	\$0.00	\$37.73	\$37.73	\$13.20	\$24.53	\$37.73
02/16/21	ACH	\$16,044.24	(\$314.47)	(\$320.90)	\$0.00	\$15,408.87	\$5,391.82	\$10,017.05	\$15,408.87
03/15/21	ACH	\$92,254.38	(\$1,826.63)	(\$922.76)	\$0.00	\$89,504.99	\$31,319.31	\$58,185.68	\$89,504.99
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
						\$0.00	\$0.00	\$0.00	\$0.00
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

DIRECT BILL ASSESSMENTS

Highland Cassidy, LLC 2020-01		Net Assessments		\$82,526.89	\$82,526.89
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
11/23/20	12/1/20	1010	\$41,263.45	\$41,263.45	\$41,263.45
2/18/21	2/1/21	1028	\$20,631.72	\$20,631.72	\$20,631.72
7/16/21	5/1/21	1053	\$20,631.72	\$20,631.72	\$20,631.72
			\$ 82,526.89	\$ 82,526.89	\$ 82,526.89

SECTION 3

Requisition	Payee/Vendor	Amount
72	QGS Development, Inc.	\$ 168,393.64
73	Hub International Midwest West	\$ 589.00
74	VMar Dev, LLC	\$ 3,000.00
75	Prince & Sons, Inc.	\$ 6,037.00
76	VillaMar CDD Phase 1	\$ 495,876.96
77	VMar Dev, LLC	\$ 980.75
78	VMar Dev, LLC	\$ 975.00
79	Hub International Midwest West	\$ 32,729.00
80	VMar Dev, LLC	\$ 3,000.00
81	Ferguson Waterworks	\$ 11,926.64
82	Leading Edge Land Services, Inc.	\$ 846.25
83	Danielle Fence	\$ 4,060.55
84	QGS Development, Inc.	\$ 78,941.09
85	Ferguson Waterworks	\$ 609.54
86	Ferguson Waterworks	\$ 27,985.92
TOTAL		\$ 835,951.34

SECTION 4

VillaMar
Community Development District

FY21 Funding Request # 7
July 7, 2021

Bill: Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

9	Horner Environmental Professionals Inc		
	Invoice # 217596 - Villamar Amenity Lakeshore	\$	22,487.50

Total:	\$	22,487.50
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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

VillaMar
Community Development District

FY21 Funding Request # 8
August 11, 2021

Bill: Highland Cassidy

Requisition # Payee

Series 2019 Capital Projects Fund

10	Prince & Sons Inc		
	Invoice # 3716 - Grade around Pool at the Amenity Center	\$	1,306.98
	Invoice # 4265 - Landscaping	\$	5,000.00

Total:	\$	6,306.98
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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