

VillaMar
Community Development District

Meeting Agenda

November 18, 2021

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 11, 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 **Thursday, November 18, 2021, at 10:00 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/89351049975>

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

Meeting ID: 893 5104 9975

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. Organizational Matters
 - A. Administration of Oaths of Office to Elected Board Members (Brian Walsh, Patrick Marone, and Lauren Schwenk)
 - B. Consideration of Resolution 2022-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2022-02 Electing Officers
4. Approval of Minutes of the October 21, 2021, Board of Supervisors Meeting and November 2, 2021 Landowners' Meeting
5. Consideration of Resolution 2022-03 Amending the Fiscal Year 2021 Budget
6. Consideration of Equipment/Lease Purchase Agreement for Pool Shade (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

7. Review and Ranking of Proposals Received for Phase 5 Construction Services
(Note: bid deadline has been extended to November 22, 2021)
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Adding Wheelchair Access Ramps to Amenity Parking Lot (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of:
 - a) Series 2020 Requisition #98
 - b) Series 2021 Phase 4 FY 21 Funding Request #1
 - c) Series 2020 Phase 3 FY 22 Funding Request #1 and #2
9. Other Business
10. Supervisors Requests and Audience Comments
11. Continue Meeting to Tuesday, November 30, 2021 @ 9:45 AM at the Holiday Inn
Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, FL 33880

SECTION III

SECTION B

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the VillaMar Community Development District (hereinafter 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, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 2, 2021, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

Section 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER 2021

Attest:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SECTION D

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT, PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.**

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

- 1. DISTRICT OFFICERS.** The District officers are as follows:

_____	is appointed Chairperson.
_____	is appointed Vice-Chairperson.
_____	is appointed Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.

- 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of November 2021

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 Thursday, **October 21, 2021** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Patrick Marone
Brian Walsh

Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Tricia Adams
Roy Van Wyk *via Zoom*
Marshall Tindall

District Manager, GMS
KE Law Group
GMS

The following is a summary of the discussions and actions taken at the October 21, 2021 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and noted that there were three Supervisors present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that this is an opportunity for any members of the public to make a statement to the Board of Supervisors regarding any items that are on the agenda and that the Board has adopted public comment policies that require residents to state their first and last name along with their property address for the record. They also asked if residents could limit their remarks to about three minutes each.

- David Colvis (544 Vittorio Drive): An area behind his house with dying grass and other residents use it as a common space. He is concerned about the sewer system and someone who was supposed to come out and check it over a month ago has not. Every time it rains flood waters will come up.

- Desenia Hamlet (421 Corso): A lot of kids are going to the pool who do not belong there.
- Brandon Barham (524 Vittorio): There is a problem with pool security.
- Patty Harrell (609 Victoria): She has also had an issue at the pool, and she confronted three young women at the pool at 9:00 p.m. She has also seen people jumping fences. She also stated that there is an issue with the parking along Cunningham and commercial trucks being parked there for all hours of the day.
- Charlotte Barham (524 Victoria Drive): Called and complained about the lake several weeks ago. She believes outsiders are coming in, parking at the pool area, and using the lake. It is a catch and release lake, and she believes they are not releasing what they catch.
- Rafael Sosina (604 Victoria Drive): He has the same issues that the other residents have stated about the pool and security. His neighbor is retired, and he is confined to a wheelchair, and he is asking if there is anything the CDD can do for him about the mailboxes. He's having a hard time accessing his mailbox.
- David Colvis (544 Vittorio Drive): He would like to know who oversees the sidewalks because they are broken in two different spots. Who will pay for the repair?
- *Name inaudible*: What is the point of having CDD rules if they are not being enforced?
- Darleen Barham (389 Horseo Loop): Wants to know all about the CDD and the costs of everything.
- Andrew Slater (1323 Benevento Drive): He wants to echo what everyone is saying about security. Overall security has been an issue. He also wants to know about the progress on the second entrance.

THIRD ORDER OF BUSINESS**Approval of Minutes of the September 22, 2021
Board of Supervisors Meeting**

Ms. Adams presented the September 22, 2021 Board of Supervisors meeting minutes. She asked if there were any corrections to the minutes. Hearing none, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Minutes of the September 22, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Construction Funding Agreement for Phase 5**

Ms. Adams noted that this is a Construction Fund Agreement between VillaMar Community Development District and VillaMar FG. This needs to be changed to Clayton Properties and any approval will be subject to staff revisions to update the Florida LLC. This is an agreement for prefunding construction and infrastructure in accordance with the engineer's report. It was agreed that the entity name is the correct name. All of the spending is subject to being repaid by bond funds.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Construction Funding Agreement for Phase 5, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Temporary Access and Easement Agreement for Phase 5**

Ms. Adams stated this addresses the installation and construction of infrastructure and allows construction easement on CDD property and covers the installation of construction of roadway improvements, water, and storm water management facilities, sanitary sewers, utility signage, neighborhood parks and recreational facilities, and similar improvements.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Temporary Access, and Easement Agreement for Phase 5, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Audit Engagement Letter for Fiscal Year 2021 Audit Services**

Ms. Adams noted that this was included in the agenda package for Board review. Every year the District is required to have an independent audit. This is an engagement letter that is in accordance with the previously approved process selecting Berger Toombs to perform the audit and the amount is \$3,580.

On MOTION by Mr. Walsh, seconded by Mr. Marone, with all in favor, the Audit Engagement Letter for Fiscal Year 2021 Audit Services, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further for the Board, so the next item followed.

B. Engineer

There being none, the next followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board which can be found in the agenda package. He also had a few proposals to present to the Board. Completed items include:

- Aquatic services have begun
- New post for stop sign at Vittorio and Corso has been ordered and will be installed as soon as it arrives
- Monitoring and coordinating with landscaper
- Review of phase 3 complete. Gathering addendum proposal from landscaper and aquatic contractor in process
- Pool entry has completed switched over to key card access
- Pest services have begun
- Recharged fire extinguisher that was used to vandalize the bathroom
- Batteries for the chair lift are being monitored and switched out as needed

Upcoming items include:

- Fence repair and replacements for storm damaged sections along Cherry Blossom – delayed due to material shortages
- Proposal for signage and bollards or delineators to discourage boat launching from amenity parking lot

i. Consideration of Landscape Contract Renewal and Addendum to Add Phase 3 to the Contract Scope

Mr. Tindall reported that they are trying to get the contract started so they can go ahead and start maintaining the area. It is an additional cost per year that will add the Phase 3 common area. Mr. Van Wyk will look over the agreement, so any motion is subject to District counsel's review.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Landscape Contract Renewal and Addendum to Add Phase 3 to the Contract Scope, was approved subject to counsel review.

ii. Consideration of Proposal to Add Signage and Delineators to the Amenity Parking Area

Mr. Tindall presented the proposal to add signage with hopes to address the issue of boat launching out of the amenity parking lot. The front of the parking lot that is closest to the lake will have delineators and signage stating that boat launching is prohibited and not parking of boats with trailers, or they will be towed at the owner's expense. If the Board would like, he can also investigate the consideration of a parking policy and tow away sign at the entrance to get a towing company on Board. Parking rules are expected to come later when the Board can hold a rules and procedures hearing, but this sign would be in preparation for the time when vehicles are subjected to being towed. The proposal is for six delineators plus a sign totaling \$1,074 that includes installation. In talking about future parking policies, often the sheriff's office will come out and do a complimentary survey and give advice for suggested signage locations. Mr. Tidwell will work on that in tandem with District counsel and staff working on a trespass resolution for consideration at a future Board meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Proposal to Add Signage and Delineators to the Amenity Parking Area, was approved subject to counsel review.

iii. Consideration of Aquatic Contract Addendum to Add Phase 3 to the Scope (*to be provided under separate cover*)

Mr. Tindall presented the addendum, and it was provided under separate cover for the Board member's review. It is an increase of \$1,945 annually and does not include the tract in the southeast corner. Any approval will also be subject to counsel review.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Aquatic Contract Addendum to Add Phase 3 to Scope, was approved subject to counsel review.

D. District Manager's Report

Ms. Adams noted that many of the items brought up by residents were security matters. Most of the meetings are open to the public, but the Board does have the ability to discuss certain security matters and proprietary information that is confidential in exempt in a closed session. There are some things in process that Board members and field staff are aware of that District management has been working on in terms of security improvements at the amenity areas. They will plan an offline meeting to further discuss these issues.

i. Approval of the Check Register

Ms. Adams presented the check register. She asked for any questions or comments, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Marone, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through September 30th and there is no Board action for this item. This closes out the district's fiscal year.

iii. Ratification of Summary of Series 2020 Requisitions #87 to #97

Ms. Adams stated that these had been verified by staff and District engineer and the total amount is \$274,283,65.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisitions #87 through #97, were ratified.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

Ms. Adams asked if there were any supervisors requests or audience comments.

Ms. Schwenk requested a quote for the mailbox access that was requested for better ADA usage. Staff will investigate the area and get a quote for better access.

Mr. Marone noted that a few high-water bills that came in that were negotiated down with the city. Mr. Smith is working to get an irrigation meter at the amenity in case something happens again. He wants to be sure moving forward that staff keeps a close eye on that.

Ms. Schwenk asked about parking on Cunningham Road and Ms. Adams noted that she will do some research on the parking ordinances and report back to the Board.

Ms. Adams opened the meeting up for public comment one last time.

- Bandon Barham (524 Vittorio): He mentioned that the District is under city jurisdiction and the sheriff's office would not be involved. Coming from a 30-year law enforcement and security background, he suggested that all they need is no trespassing signs and lake use for community residents only. He lives on the lake and was under the impression that they would have access to use it. It was stated that it is a public lake without public access.
- Patty Harrel (609 Vittorio): Enquired about lighting for the VillaMar signage at the entrance on Iota.
- Desenia Hamlet (421 Corso): Wants to know if they can get umbrellas for the pool.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Chairman/Vice Chairman

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the VillaMar Community Development District was held on Tuesday, **November 2, 2021** at 3:15 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present at the meeting were:

Lauren Schwenk

Jill Burns

District Manager, GMS

The following is a summary of the discussions and actions taken at the November 2, 2021 Scenic Highway Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns noted she had a proxy authorizing Lauren Schwenk to cast up to 287 votes on behalf of VillaMar FG, LLC.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns was elected Chairperson for the purpose of conducting the Landowners' meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Position of
Supervisor**

Ms. Burns noted that three seats were up for election: seat 3, seat 4, seat 5. Ms. Burns asked for nominations. Ms. Schwenk nominated Brian Walsh, Patrick Marone, and Lauren Schwenk.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Schwenk casted 250 votes for Brian Walsh, 250 votes for Lauren Schwenk, and 200 votes for Patrick Marone.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated that Mr. Walsh and Ms. Schwenk would serve four-year terms and Mr. Marone will serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE VILLAMAR COMMUNITY DEVELOPMENT
DISTRICT APPROVING AN AMENDED BUDGET FOR
FISCAL YEAR 2021 AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, pursuant to Resolution 2020-07, the VillaMar Community Development District Board (the “Board”) adopted a Budget for Fiscal Year 2021; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2021.

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

1. The Budget for Fiscal Year 2021 is hereby amended and restated as set forth on the Fiscal Year 2021 Amended Budget attached hereto as “**Exhibit A**”.
2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2021 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2021

ATTEST:

**BOARD OF SUPERVISORS OF
THE VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____



VillaMar

Community Development District

Amended Budget
FY 2021



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General Fund

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VillaMar
Community Development District
Amended Budget
General Fund

DESCRIPTION	ADOPTED FY2021 BUDGET	INCREASE/ (DECREASE)	AMENDED FY2021 BUDGET	ACTUALS
<u>Revenues</u>				
Assessments - Tax Roll	\$ 217,984	\$ -	\$ 217,984	\$ 219,425
Assessments - Direct Bill (Unplatted)	\$ 82,527	\$ -	\$ 82,527	\$ 82,527
Developer Contributions	\$ -	\$ 19,224	\$ 19,224	\$ 19,224
Boundary Amendment Contributions	\$ -	\$ 29,200	\$ 29,200	\$ 29,200
Total Revenues	\$ 300,511	\$ 48,424	\$ 348,934	\$ 350,375

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ (3,800)	\$ 8,200	\$ 8,200
Engineering	\$ 20,000	\$ (18,500)	\$ 1,500	\$ 679
Attorney	\$ 25,000	\$ 10,000	\$ 35,000	\$ 34,309
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 3,475
Assessment Administration	\$ 6,000	\$ (1,000)	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,300	\$ (400)	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 1,500	\$ 7,500	\$ 7,375
Trustee Fees	\$ 7,000	\$ (3,200)	\$ 3,800	\$ 3,717
Management Fees	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Information Technology	\$ 2,350	\$ (1,350)	\$ 1,000	\$ 900
Telephone	\$ 250	\$ -	\$ 250	\$ 7
Postage & Delivery	\$ 850	\$ -	\$ 850	\$ 642
Insurance	\$ 5,700	\$ 300	\$ 6,000	\$ 5,947
Printing & Binding	\$ 1,000	\$ (500)	\$ 500	\$ 102
Legal Advertising	\$ 10,000	\$ 6,000	\$ 16,000	\$ 15,474
Other Current Charges	\$ 998	\$ 561	\$ 1,559	\$ 1,039
Boundary Amendment Expenses	\$ -	\$ 20,000	\$ 20,000	\$ 19,013
Office Supplies	\$ 500	\$ -	\$ 500	\$ 28
Travel Per Diem	\$ 550	\$ -	\$ 550	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 138,673	\$ 9,611	\$ 148,284	\$ 141,983

VillaMar
Community Development District
Amended Budget
General Fund

DESCRIPTION	ADOPTED FY2021 BUDGET	INCREASE/ (DECREASE)	AMENDED FY2021 BUDGET	ACTUALS
<i>Operations & Maintenance</i>				
Field Expenses				
Property Insurance	\$ 5,000	\$ (2,000)	\$ 3,000	\$ 2,800
Field Management	\$ 12,500	\$ (2,500)	\$ 10,000	\$ 10,000
Landscape Maintenance	\$ 37,960	\$ -	\$ 37,960	\$ 34,458
Landscape Replacement	\$ 7,500	\$ (5,000)	\$ 2,500	\$ -
Streetlights	\$ 11,340	\$ 18,660	\$ 30,000	\$ 26,444
Electric	\$ 1,620	\$ 880	\$ 2,500	\$ 2,123
Water & Sewer	\$ 648	\$ 49,352	\$ 50,000	\$ 49,144
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 500	\$ -
Irrigation Repairs	\$ 5,000	\$ (4,000)	\$ 1,000	\$ -
General Repairs & Maintenance	\$ 15,000	\$ (10,000)	\$ 5,000	\$ 2,360
Contingency	\$ 5,000	\$ (4,000)	\$ 1,000	\$ 265
Subtotal Field Expenses	\$ 102,068	\$ 41,392	\$ 143,460	\$ 127,594
Amenity Expenses				
Amenity - Electric	\$ 10,800	\$ (4,300)	\$ 6,500	\$ 6,292
Amenity - Water	\$ 2,880	\$ 11,620	\$ 14,500	\$ 14,186
Playground & Furniture Lease	\$ 7,875	\$ -	\$ 7,875	\$ 7,552
Internet	\$ 675	\$ -	\$ 675	\$ 337
Pest Control	\$ 540	\$ -	\$ 540	\$ -
Janitorial Services	\$ 7,500	\$ (5,000)	\$ 2,500	\$ 2,250
Security Services	\$ 7,500	\$ (6,500)	\$ 1,000	\$ 600
Pool Maintenance	\$ 14,625	\$ (6,525)	\$ 8,100	\$ 8,100
Amenity Repairs & Maintenance	\$ 750	\$ 6,250	\$ 7,000	\$ 5,875
Contingency	\$ 5,625	\$ 1,875	\$ 7,500	\$ 6,572
Subtotal Amenity Expenses	\$ 58,770	\$ (2,580)	\$ 56,190	\$ 51,764
<i>Total Operations & Maintenance</i>	\$ 160,838	\$ 38,812	\$ 199,650	\$ 179,358
<i>Other Expenses</i>				
Capital Reserves	\$ 1,000	\$ -	\$ 1,000	\$ -
<i>Total Other Expenses</i>	\$ 1,000	\$ -	\$ 1,000	\$ -
Total Expenditures	\$ 300,511	\$ 48,423	\$ 348,934	\$ 321,341
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 0	\$ 0	\$ 29,034

SECTION VI

*Item will be
provided under
separate cover.*

SECTION VIII

SECTION C

VillaMar CDD

Field Management Report



November 18th, 2021

Clayton Smith

Field Services Manager

GMS

Complete

Landscape Review and General Maint

- ✚ Monitoring and reviewing ponds progress with aquatic contractor.
- ✚ Dead palms replaced by the pool.
- ✚ Monitoring progress of phase 3 landscaping and finalizing the contract addendums.



Complete

Amenity Review

- Playground inspection completed.
- Fire extinguisher replaced after it was used to vandalize one of the restrooms again.
- Light switch guards installed inside bathrooms.



In Progress

Fence Repairs

- ✚ Fence repair and replacements for storm damaged sections along Cherry Blossom



Boat Launching Deterrent

- ✚ Materials have arrived and installation has been scheduled.

**NO BOAT LAUNCHING
OR WATERCRAFT.**



**NO PARKING OF BOATS
OR TRAILERS. VIOLATORS
WILL BE TOWED AT THE
OWNER'S EXPENSE.**

In Progress

Sidewalk and Sign Repairs

- ✚ Scheduling fixes for broken sidewalk sections.
- ✚ Replacing, installing, and straightening some traffic signs in the community.



Upcoming

Amenity Parking Ramps

- Preparing proposal options for the addition of wheelchair ramps to mailboxes within the parking lot.



Site Items

Areas Being Monitored

- ✚ Pothole repair pending.
- ✚ Sidewalk at Cherry Blossom installed. ADA warning plate pending.
- ✚ Sod missing behind entry sign.
- ✚ Flooding on Vittorio.
- ✚ Uncapped water pipes on Corso Loop.



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

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Checks

October 18, 2021 to November 15, 2021

Compl

Bank	Date	Check No.'s	Amount	
General Fund	10/20/21	228-233	\$	30,038.86
	10/29/21	234-236	\$	4,995.85
	11/5/21	237	\$	-
	11/8/21	238-241	\$	1,278.75
			\$	36,313.46
			\$	36,313.46

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/20/21	00033	10/01/21 A14545	202110 330-53800-48100	POOL MAINTENANCE - OCT 21	*	1,350.00	
				COMPLETE POOL CARE INC			1,350.00 000228
10/20/21	00034	9/24/21 6200	202109 330-53800-48500	MTHLY CLEANING SVC-SEP 21	*	450.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			450.00 000229
10/20/21	00011	9/13/21 14357	202110 310-51300-45000	GENERAL LIABILITY-FY22	*	5,570.00	
		9/13/21 14357	202110 320-53800-45000	PROPERTY INSURANCE-FY22	*	7,981.00	
				EGIS INSURANCE			13,551.00 000230
10/20/21	00009	7/31/21 77	202107 320-53800-47400	SWEET / SPRAY SPYDERS	*	115.00	
		8/31/21 78	202108 330-53800-48300	AMENITY GARBAGE CANS	*	1,572.74	
		8/31/21 79	202108 320-53800-47400	REMOVE/REPAIR STREET SIGN	*	140.00	
		8/31/21 81	202108 330-53800-48300	SPRAY PLAYGRND-ANTS/TRASH	*	115.00	
		8/31/21 82	202108 330-53800-48300	DELIVER / INSTALL SIGN	*	847.95	
		9/30/21 83	202109 330-53800-48300	INSTALL BIKE RACK	*	1,173.08	
		9/30/21 84	202109 330-53800-48300	SPRAY SPIDERS / WASPS	*	95.00	
		9/30/21 85	202109 320-53800-47400	RPR.SIGN/FENCE/EMPTY TRSH	*	560.00	
		9/30/21 86	202109 330-53800-48300	INST.TOILET PAPER DISPENS	*	711.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,329.77 000231
10/20/21	00039	10/05/21 421	202109 310-51300-31500	GEN COUNSEL/MTHLY MEETING	*	3,043.62	
				KE LAW GROUP, PLLC			3,043.62 000232
10/20/21	00024	10/11/21 4651865	202110 300-13100-10100	VILLAMAR DEBT 1% ADMN FEE	*	4,354.56	
		10/11/21 4651866	202110 300-15500-10000	VILLAMAR MAINT 1% ADMIN	*	1,959.91	
				POLK COUNTY PROPERTY APPRAISER			6,314.47 000233
10/29/21	00038	9/30/21 00040960	202109 310-51300-48000	LEGAL ADVERTISING-SEP 21	*	287.40	
				LOCAL IQ			287.40 000234
				VMCD VILLAMAR CDD KCOSTA			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/29/21	00015	10/01/21 4612	202110 320-53800-46200		*	3,629.58	
			LAWN MAINTENANCE - OCT 21				
				PRINCE & SONS INC.			3,629.58 000235
10/29/21	00027	10/27/21 10272021	202110 300-15500-10000		*	1,078.87	
			PLAYGRND/FUR LEASE-NOV 21				
				WHFS, LLC			1,078.87 000236
11/05/21	00014	9/30/21 09302021	202109 300-20700-10000		*	20.02	
			REIMBURSE VMAR PH3 REQ#73				
		9/30/21 09302021	202109 300-20700-10000		V	20.02-	
			REIMBURSE VMAR PH3 REQ#73				
				VILLAMAR CDD C/O USBANK			.00 000237
11/08/21	00010	10/21/21 BW102420	202110 310-51300-11000		*	200.00	
			SUPERVISER FEES 10/21/21				
				BRIAN WALSH			200.00 000238
11/08/21	00008	10/21/21 LS102120	202110 310-51300-11000		*	200.00	
			SUPERVISER FEES 10/21/21				
				LAUREN SCHWENK			200.00 000239
11/08/21	00025	10/21/21 PM102120	202110 310-51300-11000		*	200.00	
			SUPERVISER FEES 10/21/21				
				PATRICK MARONE			200.00 000240
11/08/21	00030	9/10/21 1235	202109 310-51300-31100		*	603.75	
			ENGINEERING SVC - SEP 21				
		10/06/21 1287	202109 310-51300-31100		*	75.00	
			ENGINEERING SVC - SEP 21				
				WOOD & ASSOCIATES ENGINEERING LLC			678.75 000241
TOTAL FOR BANK A						36,313.46	
TOTAL FOR REGISTER						36,313.46	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
October 31, 2021



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VillaMar
Community Development District
Combined Balance Sheet
October 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	\$ 24,572	\$ -	\$ -	\$ 24,572
Capital Projects Account	\$ -	\$ -	\$ 846,447	\$ 846,447
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 205,585	\$ -	\$ 205,585
Revenue	\$ -	\$ 148,579	\$ -	\$ 148,579
Prepayment	\$ -	\$ 18,340	\$ -	\$ 18,340
<u>Series 2020</u>				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 249,684	\$ -	\$ 249,684
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 416,138	\$ 416,138
Due from Debt Service	\$ 4,355	\$ -	\$ -	\$ 4,355
Due from Developer	\$ 2,624	\$ -	\$ 94,017	\$ 96,641
Prepaid Expenses	\$ 3,039	\$ 4,355	\$ -	\$ 7,393
Total Assets	\$ 34,589	\$ 995,442	\$ 1,356,602	\$ 2,386,634
Liabilities:				
Accounts Payable	\$ 20,453	\$ -	\$ -	\$ 20,453
Contracts Payable	\$ -	\$ -	\$ 939,444	\$ 939,444
Due to Developer	\$ -	\$ -	\$ 2,480	\$ 2,480
Due to General Fund	\$ -	\$ 4,355	\$ -	\$ 4,355
Retainage Payable	\$ -	\$ -	\$ 488,675	\$ 488,675
Total Liabilities	\$ 20,453	\$ 4,355	\$ 1,430,599	\$ 1,455,407
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,039	\$ 4,355	\$ -	\$ 7,393
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 368,149	\$ -	\$ 368,149
Debt Service - Series 2020	\$ -	\$ 618,584	\$ -	\$ 618,584
Capital Projects - Series 2019	\$ -	\$ -	\$ 1,000	\$ 1,000
Capital Projects - Series 2020	\$ -	\$ -	\$ 24,103	\$ 24,103
Capital Projects - Series 2021	\$ -	\$ -	\$ (99,099)	\$ (99,099)
Unassigned	\$ 11,097	\$ -	\$ -	\$ 11,097
Total Fund Balances	\$ 14,136	\$ 991,088	\$ (73,996)	\$ 931,227
Total Liabilities & Fund Balance	\$ 34,589	\$ 995,442	\$ 1,356,602	\$ 2,386,634

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance

Revenues:

Assessments - Tax Roll	\$ 182,270	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 266,175	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 56,209	\$ 56,209
Total Revenues	\$ 448,445	\$ -	\$ 56,209	\$ 56,209

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 600	\$ 400
Engineering	\$ 10,000	\$ 833	\$ -	\$ 833
Attorney	\$ 30,000	\$ 2,500	\$ -	\$ 2,500
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 583	\$ 600	\$ (17)
Trustee Fees	\$ 10,500	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 36,050	\$ 3,004	\$ 3,004	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 250	\$ 21	\$ -	\$ 21
Postage & Delivery	\$ 850	\$ 71	\$ 7	\$ 64
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 83	\$ 4	\$ 79
Legal Advertising	\$ 10,000	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 1,500	\$ 125	\$ 46	\$ 79
Office Supplies	\$ 500	\$ 42	\$ 3	\$ 39
Travel Per Diem	\$ 550	\$ 46	\$ -	\$ 46
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 140,725	\$ 23,355	\$ 18,047	\$ 5,308

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,900	\$ 7,900	\$ 7,981	\$ (81)
Field Management	\$ 15,000	\$ 1,250	\$ 1,250	\$ -
Landscape Maintenance	\$ 60,000	\$ 5,000	\$ 3,630	\$ 1,370
Landscape Replacement	\$ 7,500	\$ 625	\$ -	\$ 625
Pond Maintenance	\$ 4,000	\$ 333	\$ -	\$ 333
Streetlights	\$ 60,000	\$ 5,000	\$ 3,800	\$ 1,200
Electric	\$ 2,500	\$ 208	\$ 55	\$ 154
Water & Sewer	\$ 45,000	\$ 3,750	\$ 504	\$ 3,246
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 4,000	\$ 333	\$ -	\$ 333
General Repairs & Maintenance	\$ 11,000	\$ 917	\$ -	
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
Subtotal Field Expenditures	\$ 221,900	\$ 25,733	\$ 17,220	\$ 7,597
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 1,500	\$ 1,346	\$ 154
Amenity - Water	\$ 5,000	\$ 417	\$ -	\$ 417
Playground & Furniture Lease	\$ 14,000	\$ 1,167	\$ 1,079	\$ 88
Internet	\$ 3,000	\$ 250	\$ 116	\$ 134
Pest Control	\$ 720	\$ 60	\$ -	\$ 60
Janitorial Services	\$ 5,400	\$ 450	\$ 525	\$ (75)
Security Services	\$ 10,000	\$ 833	\$ -	\$ 833
Pool Maintenance	\$ 16,200	\$ 1,350	\$ 1,350	\$ -
Amenity Access Management	\$ 5,000	\$ 417	\$ 417	\$ (0)
Amenity Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
Subtotal Amenity Expenditures	\$ 84,820	\$ 7,068	\$ 4,832	\$ 2,236
Total Operations & Maintenance	\$ 306,720	\$ 32,802	\$ 22,052	\$ 9,833
Total Expenditures	\$ 447,445	\$ 56,156	\$ 40,099	\$ 15,141
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000	\$ (56,156)	\$ 16,110	\$ 41,068
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 16,110	
Fund Balance - Beginning	\$ -		\$ (1,975)	
Fund Balance - Ending	\$ -		\$ 14,136	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,974	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 404,974	\$ -	\$ 2	\$ 2
Expenditures:				
Interest - 11/1	\$ 147,763	\$ -	\$ -	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 147,763	\$ -	\$ -	\$ -
Total Expenditures	\$ 405,525	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (551)	\$ -	\$ 2	\$ 2
Fund Balance - Beginning	\$ 187,971		\$ 372,501	
Fund Balance - Ending	\$ 187,420		\$ 372,503	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
Revenues:				
Assessments - Direct Bill	\$ 368,900	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 128,750	\$ 128,750
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 368,900	\$ -	\$ 128,752	\$ 128,752
Expenditures:				
Interest - 11/1	\$ 120,934	\$ -	\$ -	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 120,934	\$ -	\$ -	\$ -
Total Expenditures	\$ 366,869	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,031	\$ -	\$ 128,752	\$ 128,752
Fund Balance - Beginning	\$ 120,947		\$ 489,833	
Fund Balance - Ending	\$ 122,978		\$ 618,584	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1	\$ 1
Fund Balance - Beginning	\$ -		\$ 999	
Fund Balance - Ending	\$ -		\$ 1,000	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ -	\$ -	\$ 4	\$ 4
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4	\$ 4
Fund Balance - Beginning	\$ -		\$ 24,099	
Fund Balance - Ending	\$ -		\$ 24,103	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/21	Thru 10/31/21	Variance
<u>Revenues</u>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ (99,099)	
Fund Balance - Ending	\$ -		\$ (99,099)	

VillaMar
Community Development District
Month to Month

[illegible]

VillaMar
Community Development District
Month to Month

[illegible]

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	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$205,580	
RESERVE FUND BALANCE	\$205,585	
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

SECTION 3

SECTION (a)

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: 98
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: KE Law Group
- (D) Amount Payable: \$2,163.95
- (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 # 423 - Phase 3 Construction services for Sept 2021
- (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: 
Responsible Officer

Date: 10/21/21

**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.


Consulting Engineer

Date: 10.15.21

98

KE Law Group

\$ 2,163.95

SECTION (b)

VillaMar
Community Development District

FY21 Funding Request # 1
September 16, 2021

Bill: Highland Homes

Requisition #	Payee	Series 2021 Ph4 of Issuance	Cost	Series 2021 Ph4 Capital Projects Fund
1	Hopping Green & Sams Invoice # 124843 - 2021 Bond Validation for July 2021 Invoice # 123691 - 201 Bond Validation for May 2021	\$ \$	130.80 365.50	
2	The Kearney Companies LLC Payment Request # 2 - Period from 7/31/21 - 8/31/21 Payment Request # 3 - Period from 8/31/21 - 9/13/21		\$ \$	942,465.72 65,701.23
3	KE Law Group Invoice # 293 - Phase 4 Construction for Aug 2021		\$	899.25
		\$	496.30	\$ 1,009,066.20
		Total: \$ 1,009,562.50		

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 2021 Ph4 project which have not previously been paid.


Responsible Officer

SECTION (c)

VillaMar
Community Development District

FY22 Funding Request # 1
October 6, 2021

Bill: VMAR Dev

Requisition # Payee		Series 2020 Ph3 Capital Projects Fund	
1	Tucker Paving Inc Pay Application # 1 period thru 8/25/21	\$	724,203.45
		\$	724,203.45
		<u>\$</u>	<u>724,203.45</u>

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 2020 Ph3 project which have not previously been paid



Responsible Officer

VillaMar
Community Development District

FY22 Funding Request # 2
October 13, 2021


Bill: VMAR Dev

Requisition # Payee		Series 2020 Ph3 Capital Projects Fund	
1	Tucker Paving Inc Pay Application # 2 period thru 9/25/21	\$	310,851.90
		\$	310,851.90
		\$	310,851.90

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 2020 Ph3 project which have not previously been paid



Responsible Officer