

VillaMar
Community Development District

Meeting Agenda

April 21, 2022

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 14, 2022

**Board of Supervisors
VillaMar
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **VillaMar Community Development District** will be held **Thursday, April 21, 2022, 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. Approval of Minutes of the March 17, 2022 Board of Supervisors Meeting
4. Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget and Setting the Public Hearing to Adopt the Budget (Suggested Date: July 21, 2022) (*to be provided under separate cover*)
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal from Prince and Sons, Inc. for Landscaping Refresh and Sod Repair (*to be provided under separate cover*)
 - ii. Consideration of Proposal from CSS for Additional Trash Empties for Playground/Mailbox Areas (*to be provided under separate cover*)
 - iii. Consideration of Proposal from Solitude for Physical Removal of Dead Plant Materials in Pond 2 and Pond 6 (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

- iv. Consideration of Proposal from Massey Services for the Addition of the Playground Area to the Pest Control Services Agreement Scope (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 6. Other Business
 - 7. Supervisors Requests and Audience Comments
 - 8. 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 Thursday, **March 17, 2022** 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:

Jill Burns
Jake Whealdon
Marshall Tindall

District Manager, GMS
KE Law Group
GMS

The following is a summary of the discussions and actions taken at the March 17, 2022 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 there were three Supervisors present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were no members of the public present or joining via Zoom.

**THIRD ORDER OF BUSINESS
2022 Board of Supervisors Meeting**

Approval of Minutes of the February 17,

Ms. Burns presented the February 17, 2022 Board of Supervisors meeting. She asked if there were any corrections to the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Minutes of the February 17, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Supplemental Assessment Resolution

Ms. Burns noted this resolution sets forth the term of the bonds that are being issued by the District, scheduled for tomorrow. This applies the Special Assessment Methodology to the actual scope of the project that is going to be completed.

Mr. Walsh asked if this was Phase 3 or Phase 4. Ms. Burns answered that this is Phase 4 and 5. Ms. Burns asked if there were any other questions on the resolution. Hearing none, she asked for motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Marone, with all in favor, Resolution 2022-06 Supplemental Assessment Resolution, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Developer Funding Agreements for Series 2022:

A. Phase 3

i. True-Up Agreement

Ms. Burns noted that under this agreement, the landowner for each of those phases is entering into the agreement to confirm their intention and obligation, if required, to make any true-up payments necessary related to the assessment for their phase.

ii. Acquisition Agreement

Ms. Burns noted this is under the agreement in order to avoid delays in commencing the construction of the improvements, the landowner has advanced funds or they have completed certain work or infrastructure. In the terms of the agreement, the District is agreeing to acquire some of that infrastructure or reimburse the developer for any funds that were advanced.

iii. Completion Agreement

Ms. Burns stated that under the terms of this agreement, the landowner and the District are agreeing that the District will be obligated to issue \$3,040,000 for Phase 3 to fund the project for that phase. The landowner will complete or provide the funds for the District to complete the remainder of the project, if needed.

iv. Collateral Assignment Agreement

Ms. Burns noted in the event of the default on the payment of those special assessments for each of the particular phases, the landowner is agreeing to assign certain development rights to the District so that the district would be able to complete the project or to have a third party complete the project on the Districts we have.

v. Declaration of Consent

Ms. Burns stated that the landowner in this agreement is confirming and agreeing that the special assessments that the Board has adopted and all of the proceedings are in accordance with Florida law and that the District has taken all action necessary to levy and impose assessments on that particular phase.

Ms. Burns asked for any questions on any of the forms of agreement. Hearing none, she asked for motion to approve Phase 3 Clayton Properties documents in substantial form.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Developer Funding Agreements for Series 2022 Phase 3, were approved in substantial form.

B. Phase 4

- i. True-Up Agreement**
- ii. Acquisition Agreement**
- iii. Completion Agreement**
- iv. Collateral Assignment Agreement**
- v. Declaration of Consent**

Ms. Burns noted that the Phase 4 VMAR DEV agreements are the same as described for Phase 3 above.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Developer Funding Agreements for Series 2022 Phase 4, were approved in substantial form.

Mr. Whealdon asked for clarification that the imposition and supplemental assessments will be consistent with the Master. Ms. Burns answered yes.

SIXTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments for Phase 3 and 4

Ms. Burns stated she was looking for motion to authorize counsel to record these to put potential property owners on notice of the assessments that are going to be levied on the property.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Notice of Special Assessments for Phase 3 and 4, was approved.
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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-07 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated that this will allow the use of DocuSign for the majority of the District's agreements and resolutions. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Equipment Lease Purchase Agreement for Pool Shade, was approved subject to counsel review.
--

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon had nothing to report for the Board, so the next item followed.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board. Ms. Burns stated that they are getting daily complaints from residents about the state of the ponds. She stated they are treating them on a regular schedule, as they can. She noted that the ponds do look pretty rough and the water levels are really low. She stated that hopefully the rain will help these water levels. Ms. Burns noted they are responding to the complaints and letting residents know they are being treated. They are on a schedule and it will take some time for them to go through.

The Board discussed having the cattails cut and discussed the price of that service. Mr. Tindall noted that there were a couple of vandalism issues, so the bathrooms have been locked.

D. District Manager's Report**i. Approval of the Check Register**

Ms. Burns presented the check register through February 28th, 2022 for \$15,971.99. She asked for any questions or comments, and hearing none, asked for a motion to approve.

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

ii. Balance Sheet and Income Statement

Ms. Burns presented the unaudited financials through January 31st, 2022 and there was no Board action for this item.

iii. Ratification of Kearney CO #11 for Phase 4

Ms. Burns stated that these had been verified by staff and the District engineer and asked for a motion to ratify.

On MOTION by Mr. Walsh, seconded by Mr. Marone, with all in favor, the Series 2020 Requisitions #114 and #115, was ratified.

NINTH ORDER OF BUSINESS**Other Business**

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Burns asked if there were any Supervisor's requests or audience comments. Hearing none,

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION V

SECTION C

VillaMar CDD

Field Management Report



April 21, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Landscape Review and General Maint

- Review site with landscaper.
- Moving to weekly mows.
- Working with landscaper to fine tune summer pond tract mow schedule.
- Proposal for bed refresh and touch ups along Cunningham.



Complete

Landscape Review and General Maint

- Continuing to monitor ponds with vendor.
- Pond 2 treatments are continuing, including enzyme application to accelerate process.
- Gathering proposal numbers for physical removal of dead for consideration.
- Phase 3 – Tract H has been finished. Reached out to Pond Vendor and Landscaper for proposals.



Complete

Amenity Review

- Monitoring facilities with contractors.
- Camera system installation completed.
- Mail/Playground area trash assessment.
- Pricing gathered for increased trash empties here.
- Replaced damaged ISP connection cover.
- Consideration to add playground to pest control scope.



In Progress

Sign Repairs

- ❏ Lost signs arrived and are being installed.
- ❏ Installing some damaged street blades and MPH signs.
- ❏ Minor amenity and fence repairs.



Upcoming

Phase 4

- Phase 4 review and maintenance proposals.
- Monitoring for readiness.



Site Items

Sidewalk and Sign Repairs

- Missing turn street signs.
- Missing ADA truncated dome plates on new sidewalk.



Site Items

Sidewalk and Sign Repairs

- Monitoring MES areas for reinforcement needs.
- Monitoring road repair areas noted with Kearney.



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

*Items 1-4 will
be provided
under separate
cover.*

SECTION D

SECTION 1

VillaMar

Community Development District

Summary of Checks

March 1, 2022 to March 31, 2022

Bank	Date	Check No.'s	Amount
General Fund	3/2/22	290	\$ 450.00
	3/16/22	291 - 296	\$ 20,011.42
	3/24/22	297 - 301	\$ 957.50
	3/25/22	302	\$ 137,529.70
			<hr/>
			\$ 158,948.62
			<hr/>
			\$ 158,948.62

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	4/15/22	PAGE	1	
*** CHECK DATES 03/01/2022 - 03/31/2022 ***														VILLAMAR CDD - GENERAL FUND	
														BANK A VILLAMAR CDD	
CHECK DATE	VEND#INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNTCHECK.....				
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#		
3/02/22	00034	2/16/22	6863	202202	330-53800-48500				*	450.00					
										</					

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/16/22	00027	3/16/22 03162022	202203 300-15500-10000	PLAYGRND/FUR LEASE-APR 22	*	1,078.86	
				WHFS, LLC			1,078.86 000296
3/24/22	00010	3/17/22 BW031720	202203 310-51300-11000	SUPERVISOR FEE 03/17/22	*	200.00	
				BRIAN WALSH			200.00 000297
3/24/22	00033	3/17/22 B10033	202203 330-53800-48300	FL POOL RULES SIGN	*	107.50	
				COMPLETE POOL CARE INC			107.50 000298
3/24/22	00044	3/11/22 59727	202203 310-51300-42500	SUPPLEMENT TO OS SER.2022	*	250.00	
				IMAGEMASTER LLC			250.00 000299
3/24/22	00008	3/17/22 LS031720	202203 310-51300-11000	SUPERVISOR FEE 03/17/22	*	200.00	
				LAUREN SCHWENK			200.00 000300
3/24/22	00025	3/17/22 PM031720	202203 310-51300-11000	SUPERVISOR FEE 03/17/22	*	200.00	
				PATRICK MARONE			200.00 000301
3/25/22	00014	3/25/22 03252022	202203 300-20700-10000	ASSMNT TRANSFER - S2019	*	70,029.70	
		3/25/22 03252022	202203 300-20700-10000	D ASSMNT TRANSFER - S2020	*	67,500.00	
				VILLAMAR CDD C/O USBANK			137,529.70 000302
TOTAL FOR BANK A						158,948.62	
TOTAL FOR REGISTER						158,948.62	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
February 28, 2022



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VillaMar
Community Development District
Combined Balance Sheet
February 28, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 276,523	\$ -	\$ -	\$ 276,523
Capital Projects Account	\$ -	\$ -	\$ 1,899	\$ 1,899
Investments:				
Series 2019				
Reserve	\$ -	\$ 202,651	\$ -	\$ 202,651
Revenue	\$ -	\$ 331,319	\$ -	\$ 331,319
Prepayment	\$ -	\$ 1,278	\$ -	\$ 1,278
Construction	\$ -	\$ -	\$ 1	\$ 1
Series 2020				
Reserve	\$ -	\$ 368,900	\$ -	\$ 368,900
Revenue	\$ -	\$ 198,961	\$ -	\$ 198,961
Construction	\$ -	\$ -	\$ 18,484	\$ 18,484
Due from Developer	\$ -	\$ -	\$ 66,485	\$ 66,485
Due from General Fund	\$ -	\$ 136,239	\$ -	\$ 136,239
Prepaid Expenses	\$ 1,079	\$ -	\$ -	\$ 1,079
Total Assets	\$ 277,601	\$ 1,239,348	\$ 86,869	\$ 1,603,818
Liabilities:				
Accounts Payable	\$ 7,997	\$ -	\$ 899	\$ 8,896
Contracts Payable	\$ -	\$ -	\$ 66,485	\$ 66,485
Due to Debt Service	\$ 136,239	\$ -	\$ -	\$ 136,239
Retainage Payable	\$ -	\$ -	\$ 166,208	\$ 166,208
Total Liabilities	\$ 144,236	\$ -	\$ 233,592	\$ 377,828
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,079	\$ -	\$ -	\$ 1,079
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 603,987	\$ -	\$ 603,987
Debt Service - Series 2020	\$ -	\$ 635,361	\$ -	\$ 635,361
Capital Projects - Series 2019	\$ -	\$ -	\$ 1,001	\$ 1,001
Capital Projects - Series 2020	\$ -	\$ -	\$ (51,104)	\$ (51,104)
Capital Projects - Series 2022	\$ -	\$ -	\$ (96,620)	\$ (96,620)
Unassigned	\$ 132,286	\$ -	\$ -	\$ 132,286
Total Fund Balances	\$ 133,365	\$ 1,239,348	\$ (146,723)	\$ 1,225,990
Total Liabilities & Fund Balance	\$ 277,601	\$ 1,239,348	\$ 86,869	\$ 1,603,818

VillaMar
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance

Revenues:

Assessments - Tax Roll	\$ 182,270	\$ 179,691	\$ 179,691	\$ -
Assessments - Direct Bill	\$ 266,175	\$ 55,663	\$ 55,663	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 56,209	\$ 56,209
Total Revenues	\$ 448,445	\$ 235,354	\$ 291,563	\$ 56,209

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,400	\$ 1,600
Engineering	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 30,000	\$ 12,500	\$ 11,157	\$ 1,343
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,600	\$ 317
Trustee Fees	\$ 10,500	\$ 6,829	\$ 6,829	\$ -
Management Fees	\$ 36,050	\$ 15,021	\$ 15,021	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 250	\$ 104	\$ -	\$ 104
Postage & Delivery	\$ 850	\$ 354	\$ 230	\$ 124
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 417	\$ 89	\$ 328
Legal Advertising	\$ 10,000	\$ 4,167	\$ 2,098	\$ 2,069
Other Current Charges	\$ 1,500	\$ 625	\$ 198	\$ 427
Office Supplies	\$ 500	\$ 208	\$ 40	\$ 169
Travel Per Diem	\$ 550	\$ 229	\$ -	\$ 229
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 140,725	\$ 65,412	\$ 54,106	\$ 11,306

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,900	\$ 7,900	\$ 7,981	\$ (81)
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 60,000	\$ 25,000	\$ 20,478	\$ 4,522
Landscape Replacement	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Pond Maintenance	\$ 4,000	\$ 1,667	\$ 1,330	\$ 337
Streetlights	\$ 60,000	\$ 25,000	\$ 23,390	\$ 1,610
Electric	\$ 2,500	\$ 1,042	\$ 268	\$ 773
Water & Sewer	\$ 45,000	\$ 18,750	\$ 4,231	\$ 14,519
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ 2,360	\$ -
Irrigation Repairs	\$ 4,000	\$ 1,667	\$ 928	\$ 739
General Repairs & Maintenance	\$ 11,000	\$ 4,583	\$ 2,659	\$ 1,925
Contingency	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Subtotal Field Expenditures	\$ 221,900	\$ 98,385	\$ 69,874	\$ 28,511
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 7,500	\$ 6,346	\$ 1,154
Amenity - Water	\$ 5,000	\$ 5,000	\$ 10,928	\$ (5,928)
Playground & Furniture Lease	\$ 14,000	\$ 5,833	\$ 5,394	\$ 439
Internet	\$ 3,000	\$ 1,250	\$ 843	\$ 407
Pest Control	\$ 720	\$ 300	\$ 200	\$ 100
Janitorial Services	\$ 5,400	\$ 2,250	\$ 2,475	\$ (225)
Security Services	\$ 10,000	\$ 4,167	\$ 240	\$ 3,927
Pool Maintenance	\$ 16,200	\$ 6,750	\$ 6,750	\$ -
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Contingency	\$ 2,500	\$ 1,042	\$ 400	\$ 642
Subtotal Amenity Expenditures	\$ 84,820	\$ 38,258	\$ 35,661	\$ 2,598
Total Operations & Maintenance	\$ 306,720	\$ 136,643	\$ 105,535	\$ 31,109
Total Expenditures	\$ 447,445	\$ 202,055	\$ 159,641	\$ 42,415
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 131,923	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 131,923	
Fund Balance - Beginning	\$ -		\$ 1,443	
Fund Balance - Ending	\$ -		\$ 133,365	

VillaMar
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,974	\$ 399,239	\$ 399,239	\$ -
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 404,974	\$ 399,239	\$ 399,248	\$ 9
Expenditures:				
Interest - 11/1	\$ 147,763	\$ 147,763	\$ 147,763	\$ (0)
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 5/1	\$ 110,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 147,763	\$ -	\$ -	\$ -
Total Expenditures	\$ 405,525	\$ 147,763	\$ 167,763	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (551)		\$ 231,486	
Fund Balance - Beginning	\$ 187,971		\$ 372,501	
Fund Balance - Ending	\$ 187,420		\$ 603,987	

VillaMar
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 368,900	\$ 137,700	\$ 137,700	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 128,750	\$ 128,750
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ 368,900	\$ 137,700	\$ 266,462	\$ 128,762
Expenditures:				
Interest - 11/1	\$ 120,934	\$ 120,934	\$ 120,934	\$ -
Principal - 5/1	\$ 125,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 120,934	\$ -	\$ -	\$ -
Total Expenditures	\$ 366,869	\$ 120,934	\$ 120,934	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,031		\$ 145,528	
Fund Balance - Beginning	\$ 120,947		\$ 489,833	
Fund Balance - Ending	\$ 122,978		\$ 635,361	

VillaMar
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 975	\$ 975
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 977	\$ 977
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 975	\$ (975)
Total Expenditures	\$ -	\$ -	\$ 975	\$ (975)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 2	
Fund Balance - Beginning	\$ -		\$ 999	
Fund Balance - Ending	\$ -		\$ 1,001	

VillaMar
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 554,400	\$ 554,400
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ -	\$ -	\$ 554,407	\$ 554,407
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 618,985	\$ (618,985)
Total Expenditures	\$ -	\$ -	\$ 618,985	\$ (618,985)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (64,577)	
Fund Balance - Beginning	\$ -		\$ 13,473	
Fund Balance - Ending	\$ -		\$ (51,104)	

VillaMar
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
Revenues				
Developer Advances	\$ -	\$ -	\$ 1,040,648	\$ 1,040,648
Total Revenues	\$ -	\$ -	\$ 1,040,648	\$ 1,040,648
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,039,507	\$ (1,039,507)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 1,141	\$ (1,141)
Total Expenditures	\$ -	\$ -	\$ 1,040,648	\$ (1,040,648)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ (96,620)	
Fund Balance - Ending	\$ -		\$ (96,620)	

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ 1,352	\$ 170,598	\$ 1,110	\$ 6,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,691
Assessments - Direct Bill	\$ -	\$ 28,377	\$ -	\$ -	\$ 27,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,663
Assessments - Lot Closings	\$ 56,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,209
Total Revenues	\$ 56,209	\$ 29,730	\$ 170,598	\$ 1,110	\$ 33,916	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 291,563
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,645	\$ 3,037	\$ 895	\$ 2,069	\$ 3,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,157
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,021
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 7	\$ 113	\$ 48	\$ 52	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 72	\$ 6	\$ 1	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89
Legal Advertising	\$ 2,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,098
Other Current Charges	\$ 46	\$ 31	\$ 38	\$ 39	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198
Office Supplies	\$ 3	\$ 17	\$ 13	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,789	\$ 7,625	\$ 6,004	\$ 10,558	\$ 8,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,106

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 7,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,981
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,250
Landscape Maintenance	\$ 3,630	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,478
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 266	\$ 266	\$ 266	\$ 266	\$ 266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,330
Streetlights	\$ 3,800	\$ 3,800	\$ 3,800	\$ 4,915	\$ 7,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,390
Electric	\$ 55	\$ 56	\$ 60	\$ 32	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	268
Water & Sewer	\$ 504	\$ 360	\$ 680	\$ 1,431	\$ 1,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,231
Sidewalk & Asphalt Maintenance	\$ -	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,360
Irrigation Repairs	\$ -	\$ -	\$ 540	\$ 388	\$ -	\$ -	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ -	928
General Repairs & Maintenance	\$ 560	\$ 2,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,659
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 18,046	\$ 14,402	\$ 10,808	\$ 12,494	\$ 14,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	69,874
Amenity Expenditures													
Amenity - Electric	\$ 1,346	\$ 1,292	\$ 1,281	\$ 1,400	\$ 1,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,346
Amenity - Water	\$ -	\$ -	\$ -	\$ 10,088	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,928
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,394
Internet	\$ 116	\$ 222	\$ 275	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	843
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Janitorial Services	\$ 525	\$ 600	\$ 450	\$ 450	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,475
Security Services	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,750
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Subtotal Amenity Expenditures	\$ 4,872	\$ 5,239	\$ 4,891	\$ 15,339	\$ 5,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	35,661
Total Operations & Maintenance	\$ 22,918	\$ 19,641	\$ 15,699	\$ 27,833	\$ 19,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105,535
Total Expenditures	\$ 44,707	\$ 27,265	\$ 21,704	\$ 38,390	\$ 27,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	159,641
Excess (Deficiency) of Revenues over Expenditures	\$ 11,502	\$ 2,465	\$ 148,894	\$ (37,280)	\$ 6,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	131,923
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 11,502	\$ 2,465	\$ 148,894	\$ (37,280)	\$ 6,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	131,923

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS PHASE 1		
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	\$202,648	
RESERVE FUND BALANCE	\$202,651	
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: PRINCIPAL PAYMENT - 5/1/21		(\$110,000)
LESS: SPECIAL CALL - 5/1/21		(\$30,000)
LESS: SPECIAL CALL - 8/1/21		(\$65,000)
LESS: SPECIAL CALL - 11/1/21		(\$20,000)
CURRENT BONDS OUTSTANDING		\$6,340,000

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS PHASE 2		
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 2022

\$ 195,991.20 \$ 435,455.84 \$ 631,447.04
\$ 182,271.82 \$ 404,973.93 \$ 587,245.75

ON ROLL ASSESSMENTS

							31.04%	68.96%	100.00%
Date	Distribution	Gross Amount	(Discount)/Penalty	Commissions	Interest	Net Receipts	O&M Portion	2019 Debt Service Portion	Total
11/19/21	ACH	\$1,890.56	(\$75.63)	(\$36.30)	\$0.00	\$1,778.63	\$552.06	\$1,226.57	\$1,778.63
11/30/21	ACH	\$9,452.80	(\$378.14)	(\$181.49)	\$0.00	\$8,893.17	\$2,760.30	\$6,132.87	\$8,893.17
11/30/21	1% Fee Adj	(\$6,314.47)	\$0.00	\$0.00	\$0.00	(\$6,314.47)	(\$1,959.91)	(\$4,354.56)	(\$6,314.47)
12/14/21	ACH	\$147,463.68	(\$5,899.03)	(\$2,831.29)	\$0.00	\$138,733.36	\$43,060.65	\$95,672.71	\$138,733.36
12/17/21	ACH	\$357,315.84	(\$14,293.33)	(\$6,860.45)	\$0.00	\$336,162.06	\$104,339.40	\$231,822.66	\$336,162.06
12/31/21	ACH	\$79,403.52	(\$3,138.57)	(\$1,525.30)	\$0.00	\$74,739.65	\$23,198.01	\$51,541.64	\$74,739.65
01/18/22	ACH	\$3,781.12	(\$132.34)	(\$72.98)	\$0.00	\$3,575.80	\$1,109.87	\$2,465.93	\$3,575.80
02/18/22	ACH	\$22,686.72	(\$888.62)	(\$435.96)	\$0.00	\$21,362.14	\$6,630.47	\$14,731.67	\$21,362.14
TOTAL		\$ 615,679.77	\$ (24,805.66)	\$ (11,943.77)	\$ -	\$ 578,930.34	\$ 179,690.85	\$ 399,239.49	\$ 578,930.34

99%	Net Percent Collected
\$8,315.41	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

VMAR Dev, LLC 2022-01							\$143,925.84	\$41,475.84	\$102,450.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2020 Debt Service			
	11/1/21		\$71,962.92	*					
	2/1/22		\$35,981.46	*					
	5/1/22		\$35,981.46	*					
			\$ 143,925.84	\$ -	\$ -	\$ -			

VILLA MAR FG, LLC 2022-02							\$112,827.51	\$112,827.51	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2020 Debt Service			
	11/1/21		\$56,413.76	*					
	2/1/22		\$28,206.88	*					
	5/1/22		\$28,206.88	*					
			\$ 112,827.52	\$ -	\$ -	\$ -			

Adams Homes of Northwest Florida, Inc. 2022-03							\$94,786.00	\$27,286.00	\$67,500.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2020 Debt Service			
2/15/22	11/1/21	302177	\$47,393.00	\$47,393.00	\$13,643.00	\$33,750.00			
2/15/22	2/1/22	302177	\$23,696.50	\$23,696.50	\$6,821.50	\$16,875.00			
2/15/22	5/1/22	302177	\$23,696.50	\$23,696.50	\$6,821.50	\$16,875.00			
			\$ 94,786.00	\$ 94,786.00	\$ 27,286.00	\$ 67,500.00			

Meritage Homes Corporation 2022-04							\$98,577.44	\$28,377.44	\$70,200.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2020 Debt Service			
11/15/21	11/1/21	94051170	\$49,288.72	\$49,288.72	\$14,188.72	\$35,100.00			
11/15/21	2/1/22	94051170	\$24,644.36	\$24,644.36	\$7,094.36	\$17,550.00			
11/15/21	5/1/22	94051170	\$24,644.36	\$24,644.36	\$7,094.36	\$17,550.00			
			\$ 98,577.44	\$ 98,577.44	\$ 28,377.44	\$ 70,200.00			

Clayton Properties Group 2022-05							\$171,929.11	\$171,929.11	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022 Debt Service				
	4/1/22		\$57,309.70						
	7/1/22		\$57,309.70						
	10/1/22		\$57,309.70						
			\$ 171,929.10	\$ -	\$ -				

*Amounts to be collected at lot closings