

VillaMar
Community Development District

Proposed Budget
FY2023



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VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ 182,270	\$ 179,691	\$ 2,579	\$ 182,270	\$ 531,413
Assessments - Direct Bill (Platted)	\$ 153,347	\$ 55,663	\$ -	\$ 55,663	\$ 33,059
Assessments - Direct Bill (Unplatted)	\$ 112,828	\$ -	\$ -	\$ -	\$ 70,697
Assessments - Lot Closings	\$ -	\$ 56,209	\$ 154,302	\$ 210,511	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 1,140	\$ 1,140	\$ -
Total Revenues	\$ 448,445	\$ 291,563	\$ 158,022	\$ 449,585	\$ 635,169

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,400	\$ 7,000	\$ 10,400	\$ 12,000
Engineering	\$ 10,000	\$ -	\$ 5,833	\$ 5,833	\$ 10,000
Attorney	\$ 30,000	\$ 11,157	\$ 15,620	\$ 26,777	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ 3,580	\$ 3,580	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 1,800
Dissemination	\$ 7,000	\$ 2,600	\$ 3,500	\$ 6,100	\$ 7,000
Trustee Fees	\$ 10,500	\$ 6,829	\$ 3,900	\$ 10,729	\$ 16,000
Management Fees	\$ 36,050	\$ 15,021	\$ 21,029	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 146	\$ 146	\$ 250
Postage & Delivery	\$ 850	\$ 230	\$ 496	\$ 726	\$ 850
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Printing & Binding	\$ 1,000	\$ 89	\$ 583	\$ 672	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,098	\$ 5,833	\$ 7,931	\$ 10,000
Other Current Charges	\$ 1,500	\$ 198	\$ 915	\$ 1,113	\$ 1,500
Boundary Amendment Expenditures	\$ -	\$ -	\$ 1,140	\$ 1,140	\$ -
Office Supplies	\$ 500	\$ 40	\$ 292	\$ 331	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ -	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative	\$ 140,725	\$ 54,106	\$ 72,068	\$ 126,173	\$ 149,162

VillaMar
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Total Thru 9/30/22	Proposed Budget FY2023
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 7,900	\$ 7,981	\$ -	\$ 7,981	\$ 9,577
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 60,000	\$ 20,478	\$ 29,484	\$ 49,962	\$ 80,000
Landscape Replacement	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 15,000
Pond Maintenance	\$ 4,000	\$ 1,330	\$ 2,362	\$ 3,692	\$ 10,000
Streetlights	\$ 60,000	\$ 23,390	\$ 49,401	\$ 72,791	\$ 75,000
Electric	\$ 2,500	\$ 268	\$ 700	\$ 968	\$ 2,500
Water	\$ 45,000	\$ 4,231	\$ 10,360	\$ 14,591	\$ 25,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ -	\$ 2,360	\$ 2,500
Irrigation Repairs	\$ 4,000	\$ 928	\$ 2,333	\$ 3,261	\$ 8,000
General Repairs & Maintenance	\$ 11,000	\$ 2,659	\$ 6,417	\$ 9,075	\$ 15,000
Contingency	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Subtotal Field Expenditures	\$ 221,900	\$ 69,874	\$ 116,682	\$ 186,557	\$ 265,827
Amenity Expenditures					
Amenity - Electric	\$ 18,000	\$ 6,346	\$ 9,100	\$ 15,446	\$ 18,000
Amenity - Water	\$ 5,000	\$ 10,928	\$ 15,820	\$ 26,748	\$ 30,000
Playground & Furniture Lease	\$ 14,000	\$ 5,394	\$ 7,552	\$ 12,946	\$ 35,000
Internet	\$ 3,000	\$ 843	\$ 875	\$ 1,718	\$ 3,000
Pest Control	\$ 720	\$ 200	\$ 280	\$ 480	\$ 600
Janitorial Services	\$ 5,400	\$ 2,475	\$ 3,150	\$ 5,625	\$ 6,600
Security Services	\$ 10,000	\$ 240	\$ 9,760	\$ 10,000	\$ 33,800
Pool Maintenance	\$ 16,200	\$ 6,750	\$ 12,150	\$ 18,900	\$ 22,680
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Contingency	\$ 2,500	\$ 400	\$ 2,100	\$ 2,500	\$ 5,500
Subtotal Amenity Expenditures	\$ 84,820	\$ 35,661	\$ 68,704	\$ 104,364	\$ 170,180
Total Operations & Maintenance	\$ 306,720	\$ 105,535	\$ 185,386	\$ 290,921	\$ 436,007
<i>Other Financing Uses</i>					
Capital Reserves	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 50,000
Total Other Financing Uses	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 50,000
Total Expenditures	\$ 448,445	\$ 159,641	\$ 258,454	\$ 418,094	\$ 635,169
Net Change in Fund Balance	\$ -	\$ 131,923	\$ (100,432)	\$ 31,491	\$ -

Gross Assessments	\$682,977
Less: Discounts & Collections 7%	\$47,808
Net Assessments	<u>\$ 635,169</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1 - Tax Roll	334.00	334.00	1.00	\$235,088.80	\$703.86	\$756.84
Phase 2 - Tax Roll	281.00	281.00	1.00	\$197,784.29	\$703.86	\$756.84
Phase 3 - Tax Roll	140.00	140.00	1.00	\$98,540.22	\$703.86	\$756.84
Phase 4 - Direct	46.97	200.00	0.23	\$33,058.50	\$165.29	\$177.73
Phase 5 - Direct	53.06	271.00	0.20	\$37,346.65	\$137.81	\$148.18
Phase 6 - Direct	47.38	242.00	0.20	\$33,350.15	\$137.81	\$148.18
Total ERU's	902.41	1468.00		\$635,168.61		

VillaMar
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost with Governmental Management Services – Central Florida LLC is based upon the Series 2019, Series 2020, and Series 2022 bonds as well as one other anticipated bond issuance.

VillaMar
Community Development District
General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

VillaMar
Community Development District
General Fund Budget

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Pond Maintenance

Represents the estimated costs to maintain the ponds within the District's boundaries. This service is provided by Solitude Lake Management.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

VillaMar
Community Development District
General Fund Budget

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC.

Internet

Internet service will be added for use at the Amenity Center. This service is provided by Spectrum.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

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Community Development District
General Fund Budget

Janitorial Services

Represents the costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities. The District is contracted with CSS Clean Star Services of Central Florida, Inc. for these services.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The District is contracted with Complete Pool Care, Inc. for these services.

Amenity Access Management

Represents the cost with Governmental Management Services – Central Florida LLC of managing and monitoring access to the District's amenity facilities

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

VillaMar
Community Development District
Proposed Budget
Capital Reserve

Description	Proposed Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Transfer In	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 50,000
Total Revenues	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 51,000
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 600
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 600
Net Change in Fund Balance	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 50,400

VillaMar
Community Development District
Proposed Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ 404,974	\$ 399,239	\$ 5,734	\$ 404,974	\$ 404,975
Interest Income	\$ -	\$ 9	\$ -	\$ 9	\$ -
Carry Forward Surplus	\$ 187,971	\$ 169,851	\$ -	\$ 169,851	\$ 149,309
Total Revenues	\$ 592,945	\$ 569,099	\$ 5,734	\$ 574,834	\$ 554,284
Expenditures					
Interest - 11/1	\$ 147,763	\$ 147,763	\$ -	\$ 147,763	\$ 145,225
Special Call - 11/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 147,763	\$ -	\$ 147,763	\$ 147,763	\$ 145,225
Total Expenditures	\$ 405,525	\$ 167,763	\$ 257,763	\$ 425,525	\$ 405,450
Net Change in Fund Balance	\$ 187,420	\$ 401,337	\$ (252,028)	\$ 149,309	\$ 148,834

Interest Expense 11/1 \$ 143,069
Total \$ 143,069

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	334	\$ 404,975	\$ 1,213	\$ 1,304
	334	\$ 404,975		

Villamar
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 6,230,000.00	\$ -	\$ 145,225.00	\$ 145,225.00
05/01/23	\$ 6,230,000.00	\$ 115,000.00	\$ 145,225.00	\$ -
11/01/23	\$ 6,115,000.00	\$ -	\$ 143,068.75	\$ 403,293.75
05/01/24	\$ 6,115,000.00	\$ 120,000.00	\$ 143,068.75	\$ -
11/01/24	\$ 5,995,000.00	\$ -	\$ 140,818.75	\$ 403,887.50
05/01/25	\$ 5,995,000.00	\$ 125,000.00	\$ 140,818.75	\$ -
11/01/25	\$ 5,870,000.00	\$ -	\$ 138,318.75	\$ 404,137.50
05/01/26	\$ 5,870,000.00	\$ 130,000.00	\$ 138,318.75	\$ -
11/01/26	\$ 5,740,000.00	\$ -	\$ 135,718.75	\$ 404,037.50
05/01/27	\$ 5,740,000.00	\$ 135,000.00	\$ 135,718.75	\$ -
11/01/27	\$ 5,605,000.00	\$ -	\$ 133,018.75	\$ 403,737.50
05/01/28	\$ 5,605,000.00	\$ 140,000.00	\$ 133,018.75	\$ -
11/01/28	\$ 5,465,000.00	\$ -	\$ 130,218.75	\$ 403,237.50
05/01/29	\$ 5,465,000.00	\$ 145,000.00	\$ 130,218.75	\$ -
11/01/29	\$ 5,320,000.00	\$ -	\$ 127,318.75	\$ 402,537.50
05/01/30	\$ 5,320,000.00	\$ 150,000.00	\$ 127,318.75	\$ -
11/01/30	\$ 5,170,000.00	\$ -	\$ 123,850.00	\$ 401,168.75
05/01/31	\$ 5,170,000.00	\$ 160,000.00	\$ 123,850.00	\$ -
11/01/31	\$ 5,010,000.00	\$ -	\$ 120,150.00	\$ 404,000.00
05/01/32	\$ 5,010,000.00	\$ 165,000.00	\$ 120,150.00	\$ -
11/01/32	\$ 4,845,000.00	\$ -	\$ 116,334.38	\$ 401,484.38
05/01/33	\$ 4,845,000.00	\$ 175,000.00	\$ 116,334.38	\$ -
11/01/33	\$ 4,670,000.00	\$ -	\$ 112,287.50	\$ 403,621.88
05/01/34	\$ 4,670,000.00	\$ 185,000.00	\$ 112,287.50	\$ -
11/01/34	\$ 4,485,000.00	\$ -	\$ 108,009.38	\$ 405,296.88
05/01/35	\$ 4,485,000.00	\$ 190,000.00	\$ 108,009.38	\$ -
11/01/35	\$ 4,295,000.00	\$ -	\$ 103,615.63	\$ 401,625.00
05/01/36	\$ 4,295,000.00	\$ 200,000.00	\$ 103,615.63	\$ -
11/01/36	\$ 4,095,000.00	\$ -	\$ 98,990.63	\$ 402,606.25
05/01/37	\$ 4,095,000.00	\$ 210,000.00	\$ 98,990.63	\$ -
11/01/37	\$ 3,885,000.00	\$ -	\$ 94,134.38	\$ 403,125.00
05/01/38	\$ 3,885,000.00	\$ 220,000.00	\$ 94,134.38	\$ -
11/01/38	\$ 3,665,000.00	\$ -	\$ 89,046.88	\$ 403,181.25
05/01/39	\$ 3,665,000.00	\$ 230,000.00	\$ 89,046.88	\$ -
11/01/39	\$ 3,435,000.00	\$ -	\$ 83,728.13	\$ 402,775.00
05/01/40	\$ 3,435,000.00	\$ 240,000.00	\$ 83,728.13	\$ -
11/01/40	\$ 3,195,000.00	\$ -	\$ 77,878.13	\$ 401,606.25
05/01/41	\$ 3,195,000.00	\$ 255,000.00	\$ 77,878.13	\$ -
11/01/41	\$ 2,940,000.00	\$ -	\$ 71,662.50	\$ 404,540.63
05/01/42	\$ 2,940,000.00	\$ 265,000.00	\$ 71,662.50	\$ -
11/01/42	\$ 2,675,000.00	\$ -	\$ 65,203.13	\$ 401,865.63
05/01/43	\$ 2,675,000.00	\$ 280,000.00	\$ 65,203.13	\$ -
11/01/43	\$ 2,395,000.00	\$ -	\$ 58,378.13	\$ 403,581.25
05/01/44	\$ 2,395,000.00	\$ 295,000.00	\$ 58,378.13	\$ -
11/01/44	\$ 2,100,000.00	\$ -	\$ 51,187.50	\$ 404,565.63
05/01/45	\$ 2,100,000.00	\$ 310,000.00	\$ 51,187.50	\$ -
11/01/45	\$ 1,790,000.00	\$ -	\$ 43,631.25	\$ 404,818.75
05/01/46	\$ 1,790,000.00	\$ 325,000.00	\$ 43,631.25	\$ -
11/01/46	\$ 1,465,000.00	\$ -	\$ 35,709.38	\$ 404,340.63
05/01/47	\$ 1,465,000.00	\$ 340,000.00	\$ 35,709.38	\$ -
11/01/47	\$ 1,125,000.00	\$ -	\$ 27,421.88	\$ 403,131.25
05/01/48	\$ 1,125,000.00	\$ 355,000.00	\$ 27,421.88	\$ -
11/01/48	\$ 770,000.00	\$ -	\$ 18,768.75	\$ 401,190.63
05/01/49	\$ 770,000.00	\$ 375,000.00	\$ 18,768.75	\$ -
11/01/49	\$ 395,000.00	\$ -	\$ 9,628.13	\$ 403,396.88
05/01/50	\$ 395,000.00	\$ 395,000.00	\$ 9,628.13	\$ 404,628.13
		\$ 6,230,000.00	\$ 5,206,643.75	\$ 11,436,643.75

VillaMar
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Direct Bill	\$ 368,900	\$ 137,700	\$ -	\$ 137,700	\$ 368,900
Assessments - Lot Closings	\$ -	\$ 128,750	\$ 102,450	\$ 231,200	\$ -
Interest Income	\$ -	\$ 12	\$ -	\$ 12	\$ -
Carry Forward Surplus	\$ 120,947	\$ 120,933	\$ -	\$ 120,933	\$ 122,976
Total Revenues	\$ 489,847	\$ 387,395	\$ 102,450	\$ 489,845	\$ 491,876
Expenditures					
Interest - 11/1	\$ 120,934	\$ 120,934	\$ -	\$ 120,934	\$ 119,294
Principal - 5/1	\$ 125,000	\$ -	\$ 125,000	\$ 125,000	\$ 130,000
Interest - 5/1	\$ 120,934	\$ -	\$ 120,934	\$ 120,934	\$ 119,294
Total Expenditures	\$ 366,869	\$ 120,934	\$ 245,934	\$ 366,869	\$ 368,588
Excess Revenues/(Expenditures)	\$ 122,978	\$ 266,461	\$ (143,484)	\$ 122,976	\$ 123,289

Interest Expense 11/1 \$ 117,588
Total \$ 117,588

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Adams	97	\$ 130,950	\$ 1,350	\$ 1,452
Single Family - D.R. Horton	103	\$ 128,750	\$ 1,250	\$ 1,344
Single Family	81	\$ 109,350	\$ 1,350	\$ 1,452
	281	\$ 368,900		

Villamar
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/22	\$ 6,375,000.00	\$ -	\$ 119,293.75	\$ 119,293.75
05/01/23	\$ 6,375,000.00	\$ 130,000.00	\$ 119,293.75	\$ -
11/01/23	\$ 6,245,000.00	\$ -	\$ 117,587.50	\$ 366,881.25
05/01/24	\$ 6,245,000.00	\$ 135,000.00	\$ 117,587.50	\$ -
11/01/24	\$ 6,110,000.00	\$ -	\$ 115,815.63	\$ 368,403.13
05/01/25	\$ 6,110,000.00	\$ 135,000.00	\$ 115,815.63	\$ -
11/01/25	\$ 5,975,000.00	\$ -	\$ 114,043.75	\$ 364,859.38
05/01/26	\$ 5,975,000.00	\$ 140,000.00	\$ 114,043.75	\$ -
11/01/26	\$ 5,835,000.00	\$ -	\$ 111,803.75	\$ 365,847.50
05/01/27	\$ 5,835,000.00	\$ 145,000.00	\$ 111,803.75	\$ -
11/01/27	\$ 5,690,000.00	\$ -	\$ 109,483.75	\$ 366,287.50
05/01/28	\$ 5,690,000.00	\$ 150,000.00	\$ 109,483.75	\$ -
11/01/28	\$ 5,540,000.00	\$ -	\$ 107,083.75	\$ 366,567.50
05/01/29	\$ 5,540,000.00	\$ 155,000.00	\$ 107,083.75	\$ -
11/01/29	\$ 5,385,000.00	\$ -	\$ 104,603.75	\$ 366,687.50
05/01/30	\$ 5,385,000.00	\$ 160,000.00	\$ 104,603.75	\$ -
11/01/30	\$ 5,225,000.00	\$ -	\$ 102,043.75	\$ 366,647.50
05/01/31	\$ 5,225,000.00	\$ 165,000.00	\$ 102,043.75	\$ -
11/01/31	\$ 5,060,000.00	\$ -	\$ 98,950.00	\$ 365,993.75
05/01/32	\$ 5,060,000.00	\$ 170,000.00	\$ 98,950.00	\$ -
11/01/32	\$ 4,890,000.00	\$ -	\$ 95,762.50	\$ 364,712.50
05/01/33	\$ 4,890,000.00	\$ 180,000.00	\$ 95,762.50	\$ -
11/01/33	\$ 4,710,000.00	\$ -	\$ 92,387.50	\$ 368,150.00
05/01/34	\$ 4,710,000.00	\$ 185,000.00	\$ 92,387.50	\$ -
11/01/34	\$ 4,525,000.00	\$ -	\$ 88,918.75	\$ 366,306.25
05/01/35	\$ 4,525,000.00	\$ 190,000.00	\$ 88,918.75	\$ -
11/01/35	\$ 4,335,000.00	\$ -	\$ 85,356.25	\$ 364,275.00
05/01/36	\$ 4,335,000.00	\$ 200,000.00	\$ 85,356.25	\$ -
11/01/36	\$ 4,135,000.00	\$ -	\$ 81,606.25	\$ 366,962.50
05/01/37	\$ 4,135,000.00	\$ 205,000.00	\$ 81,606.25	\$ -
11/01/37	\$ 3,930,000.00	\$ -	\$ 77,762.50	\$ 364,368.75
05/01/38	\$ 3,930,000.00	\$ 215,000.00	\$ 77,762.50	\$ -
11/01/38	\$ 3,715,000.00	\$ -	\$ 73,731.25	\$ 366,493.75
05/01/39	\$ 3,715,000.00	\$ 225,000.00	\$ 73,731.25	\$ -
11/01/39	\$ 3,490,000.00	\$ -	\$ 69,512.50	\$ 368,243.75
05/01/40	\$ 3,490,000.00	\$ 230,000.00	\$ 69,512.50	\$ -
11/01/40	\$ 3,260,000.00	\$ -	\$ 65,200.00	\$ 364,712.50
05/01/41	\$ 3,260,000.00	\$ 240,000.00	\$ 65,200.00	\$ -
11/01/41	\$ 3,020,000.00	\$ -	\$ 60,400.00	\$ 365,600.00
05/01/42	\$ 3,020,000.00	\$ 250,000.00	\$ 60,400.00	\$ -
11/01/42	\$ 2,770,000.00	\$ -	\$ 55,400.00	\$ 365,800.00
05/01/43	\$ 2,770,000.00	\$ 260,000.00	\$ 55,400.00	\$ -
11/01/43	\$ 2,510,000.00	\$ -	\$ 50,200.00	\$ 365,600.00
05/01/44	\$ 2,510,000.00	\$ 270,000.00	\$ 50,200.00	\$ -
11/01/44	\$ 2,240,000.00	\$ -	\$ 44,800.00	\$ 365,000.00
05/01/45	\$ 2,240,000.00	\$ 285,000.00	\$ 44,800.00	\$ -
11/01/45	\$ 1,955,000.00	\$ -	\$ 39,100.00	\$ 368,900.00
05/01/46	\$ 1,955,000.00	\$ 295,000.00	\$ 39,100.00	\$ -
11/01/46	\$ 1,660,000.00	\$ -	\$ 33,200.00	\$ 367,300.00
05/01/47	\$ 1,660,000.00	\$ 305,000.00	\$ 33,200.00	\$ -
11/01/47	\$ 1,355,000.00	\$ -	\$ 27,100.00	\$ 365,300.00
05/01/48	\$ 1,355,000.00	\$ 320,000.00	\$ 27,100.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 20,700.00	\$ 367,800.00
05/01/49	\$ 1,035,000.00	\$ 330,000.00	\$ 20,700.00	\$ -
11/01/49	\$ 705,000.00	\$ -	\$ 14,100.00	\$ 364,800.00
05/01/50	\$ 705,000.00	\$ 345,000.00	\$ 14,100.00	\$ -
11/1/50	\$ 360,000.00	\$ -	\$ 7,200.00	\$ 366,300.00
5/1/51	\$ 360,000.00	\$ 360,000.00	\$ 7,200.00	\$ 367,200.00
		\$ 6,375,000.00	\$ 4,366,293.75	\$ 10,741,293.75

VillaMar
Community Development District
Proposed Budget
Series 2022 Phase 3 Debt Service Fund

Description	Proposed Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ 171,929	\$ 171,929	\$ 174,400
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 171,929
Total Revenues	\$ -	\$ -	\$ 171,929	\$ 171,929	\$ 346,329
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 71,929
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 56,497
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 228,426
Other Financing Sources					
Bond Proceeds	\$ -	\$ -	\$ 87,200	\$ 87,200	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 87,200	\$ 87,200	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 259,129	\$ 259,129	\$ 117,903

Interest Expense 11/1/23	\$ 56,497
Principal Expense 11/1/23	\$ 60,000
Total	\$ 116,497

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 3	140	\$ 174,400	\$ 1,246	\$ 1,339
	140	\$ 174,400		

Villamar
Community Development District
Series 2022 Phase 3 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 3,040,000.00	\$ 100,000.00	\$ 71,929.11	\$ 171,929.11
05/01/23	\$ 2,940,000.00	\$ -	\$ 56,496.88	\$ -
11/01/23	\$ 2,940,000.00	\$ 60,000.00	\$ 56,496.88	\$ 172,993.75
05/01/24	\$ 2,880,000.00	\$ -	\$ 55,559.38	\$ -
11/01/24	\$ 2,880,000.00	\$ 60,000.00	\$ 55,559.38	\$ 171,118.75
05/01/25	\$ 2,820,000.00	\$ -	\$ 54,621.88	\$ -
11/01/25	\$ 2,820,000.00	\$ 65,000.00	\$ 54,621.88	\$ 174,243.75
05/01/26	\$ 2,755,000.00	\$ -	\$ 53,606.25	\$ -
11/01/26	\$ 2,755,000.00	\$ 65,000.00	\$ 53,606.25	\$ 172,212.50
05/01/27	\$ 2,690,000.00	\$ -	\$ 52,590.63	\$ -
11/01/27	\$ 2,690,000.00	\$ 65,000.00	\$ 52,590.63	\$ 170,181.25
05/01/28	\$ 2,625,000.00	\$ -	\$ 51,575.00	\$ -
11/01/28	\$ 2,625,000.00	\$ 70,000.00	\$ 51,575.00	\$ 173,150.00
05/01/29	\$ 2,555,000.00	\$ -	\$ 50,350.00	\$ -
11/01/29	\$ 2,555,000.00	\$ 70,000.00	\$ 50,350.00	\$ 170,700.00
05/01/30	\$ 2,485,000.00	\$ -	\$ 49,125.00	\$ -
11/01/30	\$ 2,485,000.00	\$ 75,000.00	\$ 49,125.00	\$ 173,250.00
05/01/31	\$ 2,410,000.00	\$ -	\$ 47,812.50	\$ -
11/01/31	\$ 2,410,000.00	\$ 75,000.00	\$ 47,812.50	\$ 170,625.00
05/01/32	\$ 2,335,000.00	\$ -	\$ 46,500.00	\$ -
11/01/32	\$ 2,335,000.00	\$ 80,000.00	\$ 46,500.00	\$ 173,000.00
05/01/33	\$ 2,255,000.00	\$ -	\$ 45,100.00	\$ -
11/01/33	\$ 2,255,000.00	\$ 80,000.00	\$ 45,100.00	\$ 170,200.00
05/01/34	\$ 2,175,000.00	\$ -	\$ 43,500.00	\$ -
11/01/34	\$ 2,175,000.00	\$ 85,000.00	\$ 43,500.00	\$ 172,000.00
05/01/35	\$ 2,090,000.00	\$ -	\$ 41,800.00	\$ -
11/01/35	\$ 2,090,000.00	\$ 90,000.00	\$ 41,800.00	\$ 173,600.00
05/01/36	\$ 2,000,000.00	\$ -	\$ 40,000.00	\$ -
11/01/36	\$ 2,000,000.00	\$ 90,000.00	\$ 40,000.00	\$ 170,000.00
05/01/37	\$ 1,910,000.00	\$ -	\$ 38,200.00	\$ -
11/01/37	\$ 1,910,000.00	\$ 95,000.00	\$ 38,200.00	\$ 171,400.00
05/01/38	\$ 1,815,000.00	\$ -	\$ 36,300.00	\$ -
11/01/38	\$ 1,815,000.00	\$ 100,000.00	\$ 36,300.00	\$ 172,600.00
05/01/39	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ -
11/01/39	\$ 1,715,000.00	\$ 105,000.00	\$ 34,300.00	\$ 173,600.00
05/01/40	\$ 1,610,000.00	\$ -	\$ 32,200.00	\$ -
11/01/40	\$ 1,610,000.00	\$ 110,000.00	\$ 32,200.00	\$ 174,400.00
05/01/41	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ -
11/01/41	\$ 1,500,000.00	\$ 110,000.00	\$ 30,000.00	\$ 170,000.00
05/01/42	\$ 1,390,000.00	\$ -	\$ 27,800.00	\$ -
11/01/42	\$ 1,390,000.00	\$ 115,000.00	\$ 27,800.00	\$ 170,600.00
05/01/43	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ -
11/01/43	\$ 1,275,000.00	\$ 120,000.00	\$ 25,500.00	\$ 171,000.00
05/01/44	\$ 1,155,000.00	\$ -	\$ 23,100.00	\$ -
11/01/44	\$ 1,155,000.00	\$ 125,000.00	\$ 23,100.00	\$ 171,200.00
05/01/45	\$ 1,030,000.00	\$ -	\$ 20,600.00	\$ -
11/01/45	\$ 1,030,000.00	\$ 130,000.00	\$ 20,600.00	\$ 171,200.00
05/01/46	\$ 900,000.00	\$ -	\$ 18,000.00	\$ -
11/01/46	\$ 900,000.00	\$ 135,000.00	\$ 18,000.00	\$ 171,000.00
05/01/47	\$ 765,000.00	\$ -	\$ 15,300.00	\$ -
11/01/47	\$ 765,000.00	\$ 140,000.00	\$ 15,300.00	\$ 170,600.00
05/01/48	\$ 625,000.00	\$ -	\$ 12,500.00	\$ -
11/01/48	\$ 625,000.00	\$ 145,000.00	\$ 12,500.00	\$ 170,000.00
05/01/49	\$ 480,000.00	\$ -	\$ 9,600.00	\$ -
11/01/49	\$ 480,000.00	\$ 155,000.00	\$ 9,600.00	\$ 174,200.00
05/01/50	\$ 325,000.00	\$ -	\$ 6,500.00	\$ -
11/1/50	\$ 325,000.00	\$ 160,000.00	\$ 6,500.00	\$ 173,000.00
5/1/51	\$ 165,000.00	\$ -	\$ 3,300.00	\$ -
11/1/51	\$ 165,000.00	\$ 165,000.00	\$ 3,300.00	\$ 171,600.00
		\$ 3,040,000.00	\$ 2,115,604.11	\$ 5,155,604.11

VillaMar
Community Development District
Proposed Budget
Series 2022 Phase 4 Debt Service Fund

Description	Proposed Budget FY2022	Actual Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 249,825
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 104,841
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 354,666
Expenditures					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 104,841
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 84,625
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 269,466
Other Financing Sources					
Bond Proceeds	\$ -	\$ -	\$ 354,666	\$ 354,666	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 354,666	\$ 354,666	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 354,666	\$ 354,666	\$ 85,200

Interest Expense 11/1/23	\$ 83,325
Total	\$ 83,325

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - Phase 4	200	\$ 249,825	\$ 1,249	\$ 1,343
	200	\$ 249,825		

Villamar
Community Development District
Series 2022 Phase 4 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 4,295,000.00	\$ -	\$ 104,840.97	\$ 104,840.97
05/01/23	\$ 4,295,000.00	\$ 80,000.00	\$ 84,625.00	\$ -
11/01/23	\$ 4,215,000.00	\$ -	\$ 83,325.00	\$ 247,950.00
05/01/24	\$ 4,215,000.00	\$ 80,000.00	\$ 83,325.00	\$ -
11/01/24	\$ 4,135,000.00	\$ -	\$ 82,025.00	\$ 245,350.00
05/01/25	\$ 4,135,000.00	\$ 85,000.00	\$ 82,025.00	\$ -
11/01/25	\$ 4,050,000.00	\$ -	\$ 80,643.75	\$ 247,668.75
05/01/26	\$ 3,870,000.00	\$ 90,000.00	\$ 80,643.75	\$ -
11/01/26	\$ 3,870,000.00	\$ -	\$ 79,181.25	\$ 249,825.00
05/01/27	\$ 3,870,000.00	\$ 90,000.00	\$ 79,181.25	\$ -
11/01/27	\$ 3,870,000.00	\$ -	\$ 77,718.75	\$ 246,900.00
05/01/28	\$ 3,870,000.00	\$ 95,000.00	\$ 77,718.75	\$ -
11/01/28	\$ 3,775,000.00	\$ -	\$ 75,996.88	\$ 248,715.63
05/01/29	\$ 3,775,000.00	\$ 95,000.00	\$ 75,996.88	\$ -
11/01/29	\$ 3,680,000.00	\$ -	\$ 74,275.00	\$ 245,271.88
05/01/30	\$ 3,680,000.00	\$ 100,000.00	\$ 74,275.00	\$ -
11/01/30	\$ 3,365,000.00	\$ -	\$ 72,462.50	\$ 246,737.50
05/01/31	\$ 3,365,000.00	\$ 105,000.00	\$ 72,462.50	\$ -
11/01/31	\$ 3,365,000.00	\$ -	\$ 70,559.38	\$ 248,021.88
05/01/32	\$ 3,365,000.00	\$ 110,000.00	\$ 70,559.38	\$ -
11/01/32	\$ 3,365,000.00	\$ -	\$ 68,565.63	\$ 249,125.00
05/01/33	\$ 3,365,000.00	\$ 110,000.00	\$ 68,565.63	\$ -
11/01/33	\$ 3,255,000.00	\$ -	\$ 66,365.63	\$ 244,931.25
05/01/34	\$ 3,255,000.00	\$ 115,000.00	\$ 66,365.63	\$ -
11/01/34	\$ 3,140,000.00	\$ -	\$ 64,065.63	\$ 245,431.25
05/01/35	\$ 3,140,000.00	\$ 120,000.00	\$ 64,065.63	\$ -
11/01/35	\$ 3,020,000.00	\$ -	\$ 61,665.63	\$ 245,731.25
05/01/36	\$ 3,020,000.00	\$ 125,000.00	\$ 61,665.63	\$ -
11/01/36	\$ 2,895,000.00	\$ -	\$ 59,165.63	\$ 245,831.25
05/01/37	\$ 2,895,000.00	\$ 130,000.00	\$ 59,165.63	\$ -
11/01/37	\$ 2,765,000.00	\$ -	\$ 56,565.63	\$ 245,731.25
05/01/38	\$ 2,765,000.00	\$ 135,000.00	\$ 56,565.63	\$ -
11/01/38	\$ 2,630,000.00	\$ -	\$ 53,865.63	\$ 245,431.25
05/01/39	\$ 2,630,000.00	\$ 140,000.00	\$ 53,865.63	\$ -
11/01/39	\$ 2,490,000.00	\$ -	\$ 51,065.63	\$ 244,931.25
05/01/40	\$ 2,490,000.00	\$ 150,000.00	\$ 51,065.63	\$ -
11/01/40	\$ 2,025,000.00	\$ -	\$ 48,065.63	\$ 249,131.25
05/01/41	\$ 2,025,000.00	\$ 155,000.00	\$ 48,065.63	\$ -
11/01/41	\$ 2,025,000.00	\$ -	\$ 44,965.63	\$ 248,031.25
05/01/42	\$ 2,025,000.00	\$ 160,000.00	\$ 44,965.63	\$ -
11/01/42	\$ 2,025,000.00	\$ -	\$ 41,765.63	\$ 246,731.25
05/01/43	\$ 2,025,000.00	\$ 165,000.00	\$ 41,765.63	\$ -
11/01/43	\$ 1,860,000.00	\$ -	\$ 38,362.50	\$ 245,128.13
05/01/44	\$ 1,860,000.00	\$ 175,000.00	\$ 38,362.50	\$ -
11/01/44	\$ 1,685,000.00	\$ -	\$ 34,753.13	\$ 248,115.63
05/01/45	\$ 1,685,000.00	\$ 180,000.00	\$ 34,753.13	\$ -
11/01/45	\$ 1,505,000.00	\$ -	\$ 31,040.63	\$ 245,793.75
05/01/46	\$ 1,505,000.00	\$ 190,000.00	\$ 31,040.63	\$ -
11/01/46	\$ 1,315,000.00	\$ -	\$ 27,121.88	\$ 248,162.50
05/01/47	\$ 1,315,000.00	\$ 195,000.00	\$ 27,121.88	\$ -
11/01/47	\$ 1,120,000.00	\$ -	\$ 23,100.00	\$ 245,221.88
05/01/48	\$ 1,120,000.00	\$ 205,000.00	\$ 23,100.00	\$ -
11/01/48	\$ 915,000.00	\$ -	\$ 18,871.88	\$ 246,971.88
05/01/49	\$ 915,000.00	\$ 215,000.00	\$ 18,871.88	\$ -
11/01/49	\$ 700,000.00	\$ -	\$ 14,437.50	\$ 248,309.38
05/01/50	\$ 700,000.00	\$ 225,000.00	\$ 14,437.50	\$ -
11/1/50	\$ 475,000.00	\$ -	\$ 9,796.88	\$ 249,234.38
5/1/51	\$ 475,000.00	\$ 235,000.00	\$ 9,796.88	\$ -
11/1/51	\$ 240,000.00	\$ -	\$ 4,950.00	\$ 249,746.88
5/1/52	\$ 240,000.00	\$ 240,000.00	\$ 4,950.00	\$ 244,950.00
	\$ 4,295,000.00	\$ 3,218,953.47	\$ 7,513,953.47	