

VillaMar
Community Development District

Meeting Agenda

June 29, 2022

AGENDA

VillaMar

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 22, 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, June 29, 2022, at 11:30 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. Acceptance of Resignation from Joel Adams and Patrick Marone
 - B. Appointments to Fill the Vacant Board Seats
 - C. Administration of Oaths to Newly Appointed Supervisors
 - D. Consideration of Resolution 2022-09 Appointing Assistant Secretaries
4. Approval of Minutes of the April 21, 2022 Board of Supervisors Meeting
5. Consideration of Resolution 2022-10 Ratifying Series 2022 Bonds
6. Ratification of Second Amended and Restated Disclosure of Public Financing
7. Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2022 Phase 3 and Phase 4 Projects
8. Review and Ranking of Proposal Received for Offsite Improvements RFP
9. Consideration of RFP for Construction Services for Offsite Improvements
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Proposal for Stormwater Needs Analysis Report Services
 - C. Field Manager's Report

¹ Comments will be limited to three (3) minutes

- i. Consideration of Proposal for Landscape Contract Addendum to Add Phase 4 and New Landscaping (*to be provided under separate cover*)

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement
- iii. Presentation of Number of Registered Voters—360
- iv. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that They Reside by the July 1, 2022 Deadline (by mail or e-mail)

11. Other Business

12. Supervisors Requests and Audience Comments

13. Adjournment

SECTION III

SECTION A



Highland Homes
The value leaders.

Jill Burns c/o
GMS Services
Via Email

June 17, 2022

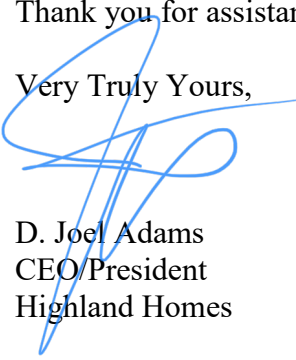
RE: Villamar CDD Board Seat Resignation

Jill:

Please accept my letter of resignation from the Villamar CDD board effective immediately.

Thank you for assistance in this matter.

Very Truly Yours,



D. Joel Adams
CEO/President
Highland Homes

Jill, please accept this email as my resignation from my remaining CDD boards. It has been a pleasure working with you and everyone at GMS these past years.

Thanks again,

Patrick Marone

SECTION D

RESOLUTION 2022-09

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

WHEREAS, the VillaMar Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing Assistant Secretaries, 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:**

SECTION 1. DISTRICT OFFICERS. The following persons are elected to the offices shown:

Assistant Secretary _____

Assistant Secretary _____

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

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

PASSED AND ADOPTED this 29th day of June 2022

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, **April 21, 2022** at 10:00 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk <i>by Zoom</i>	Vice Chairman
Patrick Marone	Assistant Secretary
Brian Walsh	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Jake Whealdon	KE Law Group
Marshall Tindall	GMS

The following is a summary of the discussions and actions taken at the April 21, 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 that there were three Supervisors present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period to the public present and those joining via Zoom. There was no public comment.

THIRD ORDER OF BUSINESS Approval of Minutes of the March 17, 2022 Board of Supervisors Meeting

Ms. Burns presented the March 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. Heath, seconded by Mr. Walsh, with all in favor, the Minutes of the March 17, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: July 21, 2022) Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operation and Maintenance Assessments

Ms. Burns presented the resolution, noting that they would be approving a preliminary budget as well as setting a public hearing for the actual budget as well. She noted that the resolution would set the cap for the most that the assessment would be for the upcoming year. She also highlighted certain items within the budget including an increase to trustee fees, additional Phases 4 and 5 that were acquired, an increase to landscape maintenance, landscape replacement, pond maintenance, streetlights, water, general repairs and maintenance, and contingency. There was also a temporary increase to the amenity center, the addition of the lease payments for the shade structure, an increase to the pool maintenance, amenity repairs and maintenance, and an increase to security services.

Ms. Burns added that there was a Capital Reserves increase to \$50,000 and an increase of the O&M amount. She also noted that the date for the budget adoption would be July 21, 2022 at 10:00 a.m. at the same location. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operation and Maintenance Assessments, with a Set Date of July 21, 2022 at 10:00 a.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of RFP for Construction Services for Offsite Improvements – ADDED

Ms. Burns presented the RFP, noting that the date for the plans to be picked up would be April 29th and the due date for bids was May 31st. Questions are due May 17th. She asked for a motion to approve, subject to verification by the District Engineer.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the RFP for Construction Services for Offsite Improvements, was approved subject to verification by District Engineer.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon had nothing to report for the Board.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Engineer's Report. It was noted that he would bring a quote to the next meeting for solar lights at the mailboxes.

i. Consideration of Proposal from Prince and Sons, Inc. for Landscaping Refresh and Sod Repair

Mr. Tindall presented the proposal, noting the total was \$2,096 to replace the plants by the pool.

On MOTION by Mr. Marone, seconded by Mr. Walsh, with all in favor, the Proposal from Prince and Sons, Inc. for Landscaping Refresh and Sod Repair for \$2,096, was approved.

ii. Consideration of Proposal from Resort Pools for Pool Maintenance

Mr. Tindall presented the proposal, noting that the previous pool vendor, Complete Pools, for the District within the past week had resigned. Resort Pools gave a quote for \$1,500 monthly for the remainder of the year, then an increase to \$1,850 would begin. It was noted that the contract from counsel would be needed. He asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, the Proposal from Resort Pools for Pool Maintenance, was approved.

iii. Consideration of Proposal from Solitude for Physical Removal of Dead Plant Materials in Pond 2 and Pond 6

Mr. Tindall presented the proposal, noting that there were several complaints about Pond #2 due to the pond vendor having staffing issues, however the vendor had started spraying and was going to continue to spray to kill off the cattails and let them decompose to avoid excess cost. He did note that if the Board wanted to remove the physical material, the budget would not support the total amount of \$8,450 in the larger pond and \$9,300 for both the larger and smaller pond, or \$10,000 if chosen to do separately. There was also discussion of the additional Phase 3 pond being added as well.

iv. Consideration of Proposal from Massey Services for the Addition of the Playground Area to the Pest Control Services Agreement Scope

Mr. Tindall presented the proposal, noting that it was his recommendation that they add \$10 additional a month to pest control to address the issue at the playground with spiders. He asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Proposal from Massey Services for the Addition of the Playground Area to the Pest Control Services Agreement Scope, for \$10 per month, was approved.

v. Consideration of Proposal from CCS for Additional Trash Empties for Playground/Mailbox Areas

Mr. Tindall presented the proposal, noting that the total would be a \$100 per month increase with the current contract being \$450, making it \$550.

On MOTION by Mr. Walsh, seconded by Mr. Heath, with all in favor, the Proposal from CCS for Additional Trash Empties for Playground/Mailbox Areas, was approved.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register through March 31st, 2022 for \$158,948.52. She asked for any questions or comments, and hearing none, asked for a motion to approve.

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

ii. Balance Sheet and Income Statement

Ms. Burns presented the unaudited financials through February 28th, 2022 and there was no Board action for this item.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked if there were any Supervisor's requests or audience comments. Resident Andrew Slater commented his concern for poor lighting at the mailboxes, and Mr. Tindall responded that he would get a quote for solar lights at the mailboxes. Another resident asked if any additional pools would be added, and then Ms. Burns responded that there were no plans confirmed at this time.

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (PHASE 3 PROJECT) AND THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (PHASE 4 PROJECT); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, located in the City of Winter Haven, Florida; and

WHEREAS, the District previously adopted Resolutions No. 2019-24, 2021-08, and 2022-04 authorizing the issuance of its \$3,040,000 Special Assessment Bonds, Series 2022 (Phase 3 Project) (the “Phase 3 Bonds”) and its \$4,295,000 Special Assessment Bonds, Series 2022 (Phase 4 Project) (the “Phase 4 Bonds” and, together with the Phase 3 Bonds, the “Series 2022 Bonds”) for the purpose of financing portions of the improvements described in the *Amended and Restated Master Engineer’s Report for Capital Improvements*, dated February 15, 2022, as supplemented (the “Phase 3 Project” and the “Phase 4 Project,” collectively, the “Projects”); and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on March 18, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (“District Staff”) were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

PASSED AND ADOPTED this 29th day of June, 2022.

ATTEST:

**VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

SECTION VI

Upon recording, this instrument should be returned to:

VillaMar Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

**SECOND AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT¹**

Board of Supervisors²

VillaMar Community Development District

Warren K. ("Rennie") Heath II
Chairperson

Lauren Schwenk
Vice Chairperson

Joel Adams
Assistant Secretary

Brian Walsh
Assistant Secretary

Patrick Marone
Assistant Secretary

Governmental Management Services
District Manager
219 East Livingston Street
Orlando, Florida 32308
(407) 841-5524

¹ This amends, supplements and restates the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District, recorded in the Official Records Book 10946, Pages 0938-0948, inclusive, of the Public Records of Polk County, Florida, and the Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the VillaMar Community Development District, recorded in the Official Records Book 11571, Pages 0527-0539, inclusive of the Public Records of Polk County, Florida.

² This list reflects the composition of the Board of Supervisors as of June 16, 2022. For a current list of Board Members, please contact the District Manager's office.

District records are on file at the offices of Governmental Management Services, located at 219 East Livingston Street, Orlando, Florida 32801, and at the District's local records office at the offices of Cassidy Homes, 346 E. Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

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VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The VillaMar Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**SECOND AMENDED AND RESTATED
DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the VillaMar Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "Act"), and established by Ordinance No. O-18-70, enacted by the City Commission of the City of Winter Haven, Florida (the, "City"), which was effective on November 26, 2018, as amended by Ordinance No. O-20-40, enacted by the City, which was effective on October 26, 2020, and Ordinance No. O-21-32, enacted by the City, which was effective on April 12, 2021 (collectively, the "Ordinance"). The District encompasses approximately 435.63 acres of land, more or less, located entirely within the boundaries of the City. As a local unit of special-purpose government, the District provides a means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring have been or will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County ("County"). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 435.63 acres of land located entirely within the City, in Polk County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." The public infrastructure necessary to support the District's development program includes, but is not limited to, roadways, stormwater management system facilities, off-site improvements; water and wastewater facilities, landscaping, hardscaping and irrigation, and street lighting. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer's Report for Capital Improvements*, dated January 3, 2019, as supplemented by that *Supplemental Engineer's Report for Capital Improvements*, dated March 20, 2019, as again supplemented by that *Second Supplemental Engineer's Report for Capital Improvements*, dated November 3, 2020, as supplemented by that *Amended and Restated Master Engineer's Report for Capital Improvements*, dated April 13, 2021, and as further supplemented by that *Amended and Restated Master Engineer's Report for Capital Improvements*, dated February 15, 2022 (collectively, the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and have been or will be funded by the District's sale of bonds. On February 14, 2019, the Circuit Court for the Tenth Judicial Circuit, in and for Hardee, Highlands, and Polk Counties, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$22,250,000 in Special Assessment Bonds for infrastructure needs of the District. On December 6, 2021, the Circuit Court for the Tenth Judicial Circuit, in and for Hardee, Highlands, and Polk Counties, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$50,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On June 25, 2019, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements (the "Series 2019 Project") of the District. On that date, the District issued its VillaMar Community Development District, Special Assessment Bonds, Series 2019, in the amount of \$7,180,000 (the "Series 2019 Bonds"). Proceeds of the Series 2019 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2019 Project.

On November 24, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements (the "Series 2020 Project") of the District. On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2020, in the amount of \$6,500,000 (the "Series 2020 Bonds"). Proceeds of the Series 2020 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2020 Project.

On March 18, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the improvements (the "Series 2022 Project") of the District. On that date, the District issued its VillaMar Community Development District Special Assessment Bonds, Series 2020 (Phase 3 Project), in the amount of \$3,040,000 (the "Phase 3 Bonds") and its VillaMar Community Development District Special Assessment Bonds, Series 2022 (Phase 4 Project), in the amount of \$4,295,000 (the "Phase 4 Bonds" and, together with the Phase 3 Bonds, the "Series 2022 Bonds"). Proceeds of the Phase 3 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2022 Project pertaining to Phase 3. Proceeds of the Phase 4 Bonds have been or are being used to finance the cost of a portion of the acquisition, construction, installation and equipping of the Series 2022 Project pertaining to Phase 4.

Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and/or wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There is a known surface water, (Crystal Lake) and there are natural wetlands on the west side of the District. No impacts to the wetlands or lake are anticipated.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0530G (dated 12/22/2016) demonstrates that the majority of the property is located within Flood Zone X with the remainder in AE. Based on this information and the site topography, it does not appear that floodplain compensation is required. If floodplain compensation is required, flood compensation shall be in accordance with Southwest Florida Water Management, City, and County criteria

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor have been or will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP have been or will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor have been or will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections are to be 40' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides and 80' R/W with 24' of asphalt with roadside

swales and sidewalks on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. The 80' R/W section shall be a rural section constructed in accordance with FDOT, County, and City specifications. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The roadways will also require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which have been or will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

Water, Reclaim, and Wastewater Facilities

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances have been or will be installed for the District. The water service provider have been or will be the City of Winter Haven Public Utilities. The water system have been or will be a "looped" system and have been or will be installed within the proposed public rights-of-way within the District. This water system will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals have been or will be installed. The gravity sanitary sewer mains have been or will be 8" diameter PVC. The gravity sanitary sewer lines have been or will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines have been or will be laterals to serve the individual lots. A lift station is anticipated for this CIP. Flow from the lift station shall be connected to either a force main on site or along CR 653.

Reclaimed water is available for this site. The reclaim water lines have been or will be installed onsite to provide irrigation within the public right of way and amenity/park area. The reclaimed water system is funded by the District. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District provided funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2019-2020 (334 Lots), Phase 2 in 2020-2022 (281 lots), Phase 3 in 2021-2023 (140 lots), Phase 4 in 2020-2024 (200 lots), Phase 5 in 2023-2025 (245 lots), and Phase 6 in 2024-2026 (242 lots). Upon completion of each phase of these improvements, inspection/certifications have been or will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Florida Department of Environmental Protection (FDEP) (wastewater collection) and the City.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park/all-purpose play field, and walking trails around the amenity center.

Electric and Lighting

The electric distribution system through the District is currently planned to be underground. The District plans to fund the incremental cost of undergrounding the electric conduit for the installation of the street lighting along the internal roadways within the CDD. These lights will be owned and maintained by TECO after dedication, with the District funding maintenance services from funds other than bond proceeds. All improvements funded by the District have been or will be owned and operated by the District or another governmental entity.

Entry Feature

Landscaping, irrigation, entry features and walls at the entrances and along the perimeter of the District have been or will be provided by the District. The irrigation system will use reuse water as provided by the City of Winter Haven. The master reuse watermain to the various phases of the District have been or will be constructed or acquired by the District with District funds and subsequently turned over to the City of Winter Haven. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the District. Perimeter fencing have been or will be provided at the site entrances and perimeters that is used for buffering purposes. These items have been or will be funded, owned and maintained by the District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Series 2019 Project, identified in the District's Capital Improvement Plan, have been or will be financed by the District from the proceeds of the sale of its Series 2019 Bonds. A portion of the master infrastructure improvements of the Series 2020 Project, identified in the District's Capital Improvement Plan, have been or will be financed by the District from the proceeds of the sale of its Series 2020 Bonds. A portion of the master infrastructure improvements of the Series 2022 Project, identified in the District's Capital Improvement Plan, have been or will be financed by the District from the proceeds of the sale of its Series 2022 Bonds. The amortization schedules for the Series 2019 Bonds, the Series 2020 Bonds, and the Series 2022 Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Assessment Methodology*, dated December 5, 2018, as supplemented by that *Supplemental Assessment Methodology for Phase 1*, dated June 12, 2019, as further supplemented by that *Supplemental Assessment Methodology (Series 2020 Assessment Area)*, dated November 12, 2020, as supplemented by that *Amended and Restated Master Assessment Methodology*, dated May 12, 2021, as again supplemented by that *Amended and Restated Master Assessment Methodology*,

dated July 20, 2021 (collectively, the “Assessment Methodology”), are available for review in the District’s public records.

The Series 2019 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2019 Project (the “Series 2019 Debt Assessments”). The Series 2019 Debt Assessments are typically billed in the same manner as are County ad valorem taxes but may be billed directly by the District. The Series 2019 Debt Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Series 2019 Project to those lands within the District benefiting from the Series 2019 Project.

The Series 2020 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2020 Project (the “Series 2020 Debt Assessments”). The Series 2020 Debt Assessments are typically billed in the same manner as are County ad valorem taxes but may be billed directly by the District. The Series 2020 Debt Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Series 2020 Project to those lands within the District benefiting from the Series 2020 Project.

The Phase 3 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2020 Project (the “Phase 3 Debt Assessments”) pertaining to Phase 3. The Phase 3 Debt Assessments are typically billed in the same manner as are County ad valorem taxes but may be billed directly by the District. The Phase 3 Debt Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project relative to Phase 3.

The Phase 4 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2020 Project (the “Phase 4 Debt Assessments”) pertaining to Phase 4. The Phase 4 Debt Assessments are typically billed in the same manner as are County ad valorem taxes but may be billed directly by the District. The Phase 4 Debt Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project relative to Phase 4.

The Series 2019 Debt Assessments, Series 2020 Debt Assessments, Phase 3 Debt Assessments, and Phase 4 Debt Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District's Series 2019 Debt Assessments, the Series 2020 Debt Assessments, the Phase 3 Debt Assessments, the Phase 4 Debt Assessments, and/or current or future O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled "non-ad valorem assessments," and have been or will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.** The District may also elect to collect the assessment directly.

This description of the VillaMar Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, VillaMar Community Development District, 219 East Livingston Street, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 16th day of June, 2022, and recorded in the Official Records of Polk County, Florida.

VILLAMAR COMMUNITY
DEVELOPMENT DISTRICT

Warren K. Heath II
By: Warren K. ("Rennie") Heath II, Chairperson

Alan Rioux
Witness
Alan Rioux
Print Name

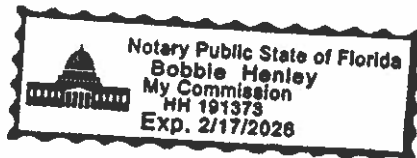
Joe D. Brady
Witness
JOE D. BRADY
Print Name

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of June, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the VillaMar Community Development District.

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

[notary seal]



**EXHIBIT A
LEGAL DESCRIPTION**

**VILLAMAR CDD
LEGAL DESCRIPTION OF DISTRICT AS AMENDED**

PARCEL 1 (262922-000000-012010), PARCEL 2 (262923-000000-032010), PARCEL 3 (262923-000000-031010)

THAT PART OF SECTIONS 22 AND 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N-00°44'39"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 662.14 FEET TO THE NORTH BOUNDARY OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N-89°32'55"-E, ALONG THE NORTH BOUNDARY THEREOF A DISTANCE OF 1307.27 FEET TO THE WEST LINE OF THE EAST 15.00 FEET OF SAID SOUTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; THENCE S-00°45'04"-E, ALONG SAID WEST LINE, A DISTANCE OF 664.06 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE S-89°37'57"-W, ALONG SAID SOUTH LINE A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S-00°08'59"-W, ALONG THE WEST BOUNDARY OF SAID "SUNDANCE RANCH ESTATES", 678.40 FEET TO THE NORTH BOUNDARY OF LOT 13 OF SAID, "SUNDANCE RANCH ESTATES"; THENCE S-89°54'11"-W, ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES" AND THE NORTH BOUNDARY OF "SUNDANCE RANCH ESTATES PHASE TWO" AS RECORDED IN PLAT BOOK 80, PAGE 47, A DISTANCE OF 1305.26 FEET; THENCE CONTINUE WESTERLY ALONG THE NORTH BOUNDARY OF SAID "SUNDANCE RANCH ESTATES PHASE TWO" THE FOLLOWING FOUR (4) COURSES: 1) S-30°21'23"-W, 129.09 FEET; THENCE 2) S-00°03'19"-E, 596.81 FEET; THENCE 3) S-89°50'21"-W, 1447.79 FEET; THENCE 4) S-53°01'53"-W, 163.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION RAILROAD; THENCE N-36°58'07"-W, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1688.64 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 22; THENCE N-00°35'04"-W, ALONG SAID WEST LINE 135.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE S-89°38'05"-E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1338.55 FEET TO THE WEST BOUNDARY OF THE AFOREMENTIONED SECTION 23; THENCE N-89°41'51"-E, ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1325.08 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF THE 60.00-FOOT-WIDE PLATTED RIGHT-OF-WAY FOR CHERRY BLOSSOM LANE AS SHOWN ON THE MAP OR PLAT OF "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF N-89°43'21"-E, 41.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY RIGHT-OF-WAY THEREOF S-00°05'12"-E, 60.48 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY S-89°23'59"-W, 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID CHERRY BLOSSOM LANE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY N-00°05'12"-W, 61.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY THEREOF S-89°40'31"-E, 19.00 FEET TO THE POINT OF BEGINNING.

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1925 BARTOW ROAD LAKELAND, FL 33801
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**EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED**

PARCEL 4 (262923-000000-013030)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE N-89°33'25"-E, ALONG THE NORTH LINE OF SAID SOUTH ¼ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ¼; THENCE S-00°35'32"-E, ALONG THE EAST LINE THEREOF A DISTANCE OF 636.67 FEET TO THE NORTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE S-89°40'11"-W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 1319.27 FEET; THENCE N-00°45'04"-W, 634.08 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 15.00 FEET OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

PARCEL 5 (262923-000000-013060)

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

AND

THE NORTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID SOUTHWEST ¼ OF THE NORTHEAST ¼ FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EAST BOUNDARY LINE OF SOUTHWEST ¼ OF THE NORTHEAST ¼ S- 00°36'01"-E, A DISTANCE OF 632.69 FEET; THENCE RUN S- 89°23'59"- W, A DISTANCE OF 604.86 FEET; THENCE RUN S- 00°36'01"-E, A DISTANCE OF 270.00 FEET; THENCE RUN S-89°54'14"-W, A DISTANCE OF 685.00 FEET; THENCE RUN N-00°05'46"-W, A DISTANCE OF 901.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID SOUTHWEST ¼ OF NORTHEAST ¼; THENCE RUN ALONG SAID BOUNDARY LINE NORTH 89°36'57"-E, A DISTANCE OF 1281.91 FEET TO THE SAID POINT OF BEGINNING.

PARCEL 6 (262923-000000-014010)

THAT PART OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1, "SUNDANCE RANCH ESTATES" AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING THREE (3) COURSES: 1) S-89°22'39"-W, 604.74 FEET; THENCE 2) S-00°35'59"-E, 269.89 FEET; THENCE 3) S-89°50'55"-W, 684.91 FEET TO THE EASTERLY RIGHT-OF -WAY OF CHERRY BLOSSOM LANE AS DEPICTED ON THE FOREMENTIONED PLAT OF

"SUNDANCE RANCH ESTATES"; THENCE N-00°05'57"-E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 870.30 FEET TO THE SOUTH RIGHT-OF-WAY OF CUNNINGHAM ROAD; THENCE N-89°40'11"-E, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 1278.58 FEET; THENCE S-00°38'34"-E, 599.45 FEET TO THE POINT OF BEGINNING.

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**EXHIBIT 4
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AND

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23; THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH ¼ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, AND RUN THENCE ALONG THE SOUTH LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°33'19"-W, 1321.84 FEET TO THE SOUTHWEST CORNER OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, N-00°35'58"-W, 120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 N-89°28'44"-E, 1321.79 FEET TO THE EAST LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23, S-00°36'29"-E, 190.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE SOUTH 109.00 FEET OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 N-89°32'05"-E, 1322.80 FEET TO A POINT ON THE EAST LINE OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-00°36'26"-E, 109.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 23 S-89°32'05"-W, 1322.80 FEET TO THE POINT OF BEGINNING.

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EXHIBIT 4
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AND

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 00°22'50" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 14, 1802.91 FEET; THENCE NORTH 89°33'09" EAST, 260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'09" EAST, 1266.68 FEET; THENCE NORTH 43°52'05" EAST, 1113.68 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD 540A; THENCE SOUTH 39°04'22" EAST, ALONG SAID RIGHT-OF-WAY, 576.53 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ONE-HALF OF SAID SECTION 14; THENCE SOUTH 00°05'40" EAST (LEAVING SAID RIGHT-OF-WAY) ALONG SAID EAST BOUNDARY, 2530.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°33'17" WEST, 1325.21 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 00°11'45" EAST, 1329.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, THENCE SOUTH 00°45'14" EAST, 1323.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE SOUTH 89°40'22" WEST, 1325.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°39'34" WEST, 1338.55 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE NORTH 00°36'26" WEST, 1328.17 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°31'55" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, 966.23 FEET; THENCE SOUTH 89°31'21" EAST, 1601.04 FEET; THENCE NORTH 00°22'50" WEST, 2547.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9200, PAGE 1360, PUBLIC RECORDS OF POLK COUNTY, FLORIDA:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°24'07" WEST, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 971.66 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°32'14" WEST, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 554.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, SOUTH 00°26'39" EAST, 133.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF A WETLANDS AREA; THENCE SOUTHWESTERLY ALONG SAID WETLANDS BOUNDARY THE FOLLOWING THIRTY-TWO (32) COURSES: 1.) NORTH 77°12'41" WEST, 17.17 FEET; THENCE 2.) NORTH 62°31'21" WEST, 36.60 FEET; THENCE 3.) SOUTH 31°18'03" WEST, 32.21 FEET; THENCE 4.) SOUTH 76°19'26" WEST, 38.02 FEET; THENCE 5.) NORTH 85°03'03" WEST, 22.47 FEET; THENCE 6.) SOUTH 54°51'09" WEST, 37.38 FEET; THENCE 7.) SOUTH 61°12'49" WEST, 31.42 FEET; THENCE 8.) SOUTH 25°29'45" EAST, 61.61 FEET; THENCE 9.) SOUTH 33°42'15" WEST, 24.70 FEET; THENCE 10.) NORTH 80°24'59" WEST, 94.47 FEET; THENCE 11.) SOUTH 49°32'39" EAST, 25.88 FEET; THENCE 12.) SOUTH 09°32'17" EAST, 26.43 FEET; THENCE 13.) SOUTH 28°13'51" WEST, 40.89 FEET; THENCE 14.) SOUTH 67°06'03" WEST, 62.35 FEET; THENCE 15.) SOUTH 66°42'29" WEST, 89.20 FEET; THENCE 16.) SOUTH 07°16'07" WEST, 60.33 FEET; THENCE 17.) NORTH 71°54'24" WEST, 32.29 FEET; THENCE 18.) SOUTH 83°42'17" WEST, 36.86 FEET; THENCE 19.) SOUTH 15°36'02" WEST, 14.95 FEET; THENCE 20.) SOUTH 03°41'00" EAST, 40.83 FEET; THENCE 21.) SOUTH 58°30'44" WEST, 43.06 FEET; THENCE 22.) NORTH 65°05'15" WEST, 26.78 FEET; THENCE 23.) NORTH 39°20'44" WEST, 37.68 FEET; THENCE 24.) NORTH 76°32'13" WEST, 25.01 FEET; THENCE 25.) NORTH 23°43'42" WEST, 38.94 FEET; THENCE 26.) SOUTH 41°51'44" WEST, 23.59 FEET; THENCE 27.) SOUTH 60°18'52" WEST, 28.86 FEET; THENCE 28.) NORTH 78°52'37" WEST, 20.99 FEET; THENCE 29.) SOUTH 74°47'01" WEST, 24.41 FEET; THENCE 30.) SOUTH 61°05'04" WEST, 34.70 FEET; THENCE 31.) SOUTH 71°35'41" WEST, 36.79 FEET; THENCE 32.) SOUTH 69°20'13" WEST, 35.28 FEET TO THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 00°33'39" WEST, ALONG SAID WEST BOUNDARY A DISTANCE OF 514.16 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6376, PAGE 1476 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°32'14" EAST, ALONG SAID SOUTH BOUNDARY A DISTANCE OF 786.88 FEET TO THE POINT OF BEGINNING.

PAGE 4 OF 5



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
EMAIL: INFO@WOODCIVIL.COM

EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

AND

LESS AND EXCEPT THE FOLLOWING:

PART OF: THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22; AND THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, ALL LYING IN TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 ALSO BEING THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 661.44 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23 S-89°37'53"-W, 1321.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-89°39'32"-W, 1338.59 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 22 N-00°36'31"-W, 418.06 FEET; THENCE N-89°38'43"-E, 864.61 FEET; THENCE N-00°21'17"-W, 25.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF S-45°21'17"-E, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-89°38'43"-E, 188.62 FEET; THENCE N-00°21'17"-W, 110.00 FEET; THENCE N-89°38'43"-E, 219.86 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22, ALSO BEING THE WEST LINE OF SAID SECTION 23; THENCE CONTINUE N-89°38'43"-E, 93.14 FEET; THENCE S-00°21'17"-E, 85.00 FEET; THENCE N-89°38'43"-E, 40.00 FEET; THENCE S-00°21'17"-E, 19.86 FEET; THENCE N-89°38'43"-E, 210.00 FEET; THENCE N-00°21'17"-W, 253.86 FEET; THENCE N-89°38'43"-E, 810.31 FEET; THENCE N-00°21'17"-W, 86.00 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE/DELTA OF 90°00'00", A CHORD BEARING OF N-45°21'17"-W, A CHORD DISTANCE OF 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET; THENCE N-00°21'17"-W, 40.00 FEET; THENCE S-87°00'58"-E, 90.15 FEET; THENCE N-89°38'43"-E, 102.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, ALSO BEING THE WEST LINE OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23, S-00°35'58"-E, 177.31 FEET TO THE POINT OF BEGINNING.

CDD TOTAL ACREAGE 435.63 ACRES MORE OR LESS.

PAGE 5 OF 5



1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044 CELL: (863) 662-0018
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EXHIBIT 4
VILLAMAR CDD
LEGAL DESCRIPTION OF
DISTRICT AS AMENDED

SECTION VII

**Arbitrage Rebate Computation
Proposal For
Villamar
Community Development District
(City of Winter Haven, Florida)**

**\$3,040,000 Special Assessment Bonds, Series 2022
(Phase 3 Project)**

**\$4,295,000 Special Assessment Bonds, Series 2022
(Phase 4 Project)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 10, 2022

Villamar Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Villamar Community Development District (City of Winter Haven, Florida)
\$3,040,000 Special Assessment Bonds, Series 2022 (Phase 3 Project) &
\$4,295,000 Special Assessment Bonds, Series 2022 (Phase 4 Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Villamar Community Development District (the “District”) Series 2022 bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,900 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Villamar and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a “bond year end” of March 18th, based upon the anniversary of the closing date of the Bonds in March 2022.

Proposal

We are proposing rebate computation services based on the following:

- \$3,040,000 Special Assessment Bonds, Series 2022 (Phase 3 Project)
- \$4,295,000 Special Assessment Bonds, Series 2022 (Phase 4 Project)
- Fixed Rate Debt; and
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 Bonds is \$450 per year and will encompass all activity from March 18, 2022, the date of the closing, through March 18, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following tables.

AMTEC's Professional Fee – \$3,040,000 Series 2022 Bonds (Phase 3 Project)

Report Date	Type of Report	Period Covered	Fee
March 31, 2023	Rebate and Opinion	Closing – March 31, 2023	\$ 450
March 31, 2024	Rebate and Opinion	Closing – March 31, 2024	\$ 450
March 31, 2025	Rebate and Opinion	Closing – March 31, 2025	\$ 450
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 18, 2027	Rebate and Opinion	Closing – March 18, 2027	\$ 450

AMTEC's Professional Fee – \$4,295,000 Series 2022 Bonds (Phase 4 Project)

Report Date	Type of Report	Period Covered	Fee
March 31, 2023	Rebate and Opinion	Closing – March 31, 2023	\$ 450
March 31, 2024	Rebate and Opinion	Closing – March 31, 2024	\$ 450
March 31, 2025	Rebate and Opinion	Closing – March 31, 2025	\$ 450
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 18, 2027	Rebate and Opinion	Closing – March 18, 2027	\$ 450

Please note that if upon review of the bond documentation, the Bonds are considered a composite issue for arbitrage purposes, AMTEC's fee would be reduced to \$450 annually. We are unable to determine this prior to reviewing the documents prepared by bond counsel.

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 18, 2022, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2022.

Villamar
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION IX

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

CONSTRUCTION SERVICES FOR OFFSITE IMPROVEMENTS

POLK COUNTY, FLORIDA

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

Project construction site work for District offsite improvements

The Project Manual will be available beginning _____, _____, **2022** at 8:00 AM EST at the offices of the VillaMar Community Development Engineer, Wood & Associates Engineering, LLC, located at 1925 Bartow Road, Lakeland, Florida 33801 or by calling (863) 940-2040 or emailing bids@woodcivil.com. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal and contract documents, and construction plans and specifications.

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

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

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

Any and all questions regarding this project shall be directed only in email to bids@woodcivil.com no later than **12:00 PM EST**, _____, _____, **2022**.

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than **12:00 PM EST**, on _____, _____, **2022** at the Offices of Wood & Associates Engineering, LLC 1925 Bartow Road, Lakeland, Florida 33801. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the

outside of the package and shall identify the name of the project. Proposals will be **opened at a public meeting to be held at 12:00 PM EST**, on _____, _____, **2022**, at the offices of Wood & Associates Engineering, LLC, 1925 Bartow Road, Lakeland, Florida 33801. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

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

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

District Manager

VILLAMAR COMMUNITY DEVELOPMENT DISTRICT EVALUATION
CRITERIA

CONSTRUCTION SERVICES FOR OFFSITE IMPROVEMENTS
POLK COUNTY, FLORIDA

PERSONNEL **(5 POINTS)**

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

EXPERIENCE **(15 POINTS)**

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

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

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

FINANCIAL CAPABILITY **(10 POINTS)**

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

SCHEDULE **(25 POINTS)**

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

PRICE **(25 POINTS)**

Points available for price will be allocated as follows:

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

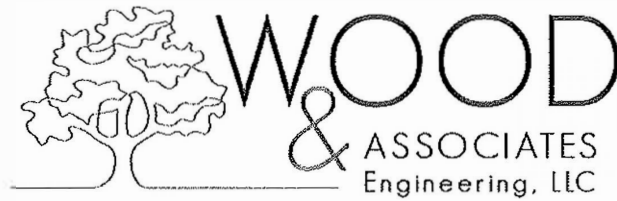
10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

SECTION X

SECTION B

SECTION 1



Proposal
May 5, 2022

Engineering Services For:
Villamar CDD

Stormwater Needs Analysis Report
(Villamar Development Phases 1-4)

Scope of Work

Prepare a 20-year Stormwater Needs Analysis Report Pursuant to Section 5 of Section 403.9302, Florida Statutes.

Professional Fees

Our fee for the previously described work shall be based on Time/Materials (T & M) not to exceed \$6,000.00. Fees shall be billed in accordance with the fee schedule shown on Attachment "A".

Method of Payment

Billed monthly on percentage of work completed to date.

Payment is due when rendered and work will be halted if payment is not received within a reasonable period of time (approximately two weeks), unless prior arrangements are made. Payments overdue by more than 30 days are subject to assessment of 1.5% per month (18% annual) interest.

Ownership of Drawings

Wood & Associates Engineering, LLC will retain ownership of field notes and all original tracings. Copies, certified drawings and reproducible will be provided as necessary.

Schedule

The Stormwater Needs Analysis Report shall be completed within 45 days upon signing of contract.

Termination

The obligation to provide further services under this agreement may be terminated by either party upon seven (7) days written notice, in the event of substantial failure by the other party to perform in accordance with the terms hereof, through no fault of the termination party. In the event of any termination, Wood & Associates Engineering, LLC will be paid for all services rendered to the date of termination.

This agreement shall be binding in the form if a photocopy or fax as in the original. The persons signing warrant that they are authorized to obligate the purchasing company or business (purchaser), and do further hereby jointly and severally guarantee payment of all amounts due to Wood & Associates Engineering, LLC. The guaranty is absolute and continuing, notwithstanding extension of time for payment or failure to file any notice, which may be required by law. The persons signing agree that in the event

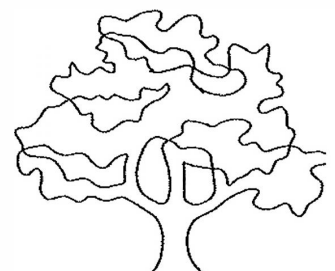
of legal action, the forum will be Polk County, Florida, and any objections to venue are hereby waived. Interest shall run on all unpaid amounts at the highest rate allowed by law, and the said interest shall carry over and become the final judgment interest rate for all monies awarded in the event of legal action. On the event of non-payment, purchaser agrees to pay all cost of collection, including pre-suit collections, including attorney's fees and costs of litigation.

Accepted By: Rennie Heath Date: 5/16/22

Name: Rennie Heath, Chairman
Villamar CDD

Accepted By: John R. Bannon Date: 5/2/22

Name: John Bannon
Wood & Associates Engineering, LLC





ATTACHMENT A PROFESSIONAL SERVICES FEE SCHEDULE

<u>JOB CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal Engineer	\$150
Professional Engineer	\$125
Design Engineer	\$100
Senior Designer	\$100
Planner	\$90
Designer	\$85
Administrative Assistant	\$80
CADD Tech	\$65
Clerical	\$60

REIMBURSABLE COST SCHEDULE

<u>ITEM</u>	<u>COST</u>
REPRODUCTION COSTS	
<i>B/W Copies</i>	
	<i>Single Side</i>
	<i>Double Side</i>
8 1/2" x 11"	\$0.10
8 1/2" x 14"	\$0.15
8 1/2" x 17"	\$0.10
11" x 17"	\$0.15
11" x 17"	\$0.20
<i>Color Copies</i>	
All sizes	\$ 1.00 per page
<i>Plotter Prints – B/W, Color Paper</i>	
11" x 17"	\$ 2.00 per sheet
24" x 36"	\$ 5.00 per sheet
<i>Plotter Prints – Mylar</i>	
11" x 17"	\$ 4.00 per sheet
24" x 36"	\$15.00 per sheet
<i>Plotter Prints – Vellum</i>	
11" x 17"	\$ 3.50 per sheet
24" x 36"	\$12.00 per sheet
<i>Blueline Prints</i>	
24" x 36"	\$ 2.00 per sheet
<i>Travel</i>	
Local Driving	\$.48 per mile
<i>Postage, Federal Express, UPS</i> Actual Cost	
<i>Computer Disk Copies – CD or DVD</i>	Actual Cost

SECTION C

VillaMar CDD

Field Management Report



June 29, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Landscape Review and General Maint



Review site with landscaper.



Plant replacements along Cunningham were completed.



Sod gap at amenity meters by



Complete

Landscape Review and General Maint



Continuing to monitor ponds with vendor.



Pond 2 treatments are continuing, including enzyme application to accelerate process.



Assessing Phase 4 and new landscaping elements, and working



Complete

Amenity Review



Monitoring facilities with contractors.



Camera system installation completed.



Increased empties by janitorial for Mail/Playground area trash has helped.



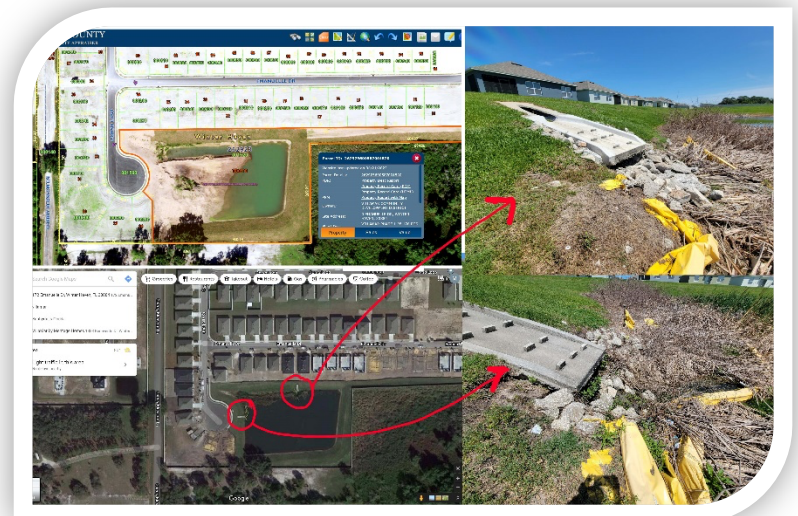
Installed "No Lifeguard" sign on entrance based on



In Progress

Site Issues

- Rialto Rd signs installed as Riacto Rd in phase 4.
- Working to pursue repairs on MES in pond 2
- Monitoring some street repairs with Kearney. Forecasting completion with phase 4 work.
- Monitoring Sidewalks missing ADA truncated



In Progress

Pool Shade

- Shade installation began on June 20th.
- Monitoring area for turf and irrigation issues.



Hogs

- Noted hog activity in phase 3.
- Assessing to see if further action is needed



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

May 1, 2022 to June 10, 2022

Bank	Date	Check No.'s	Amount	
General Fund	5/5/22	319 - 320	\$	556.77
	5/17/22	321 - 324	\$	16,625.25
	5/18/22	325	\$	1,829.06
	5/25/22	326 - 327	\$	1,328.86
	6/2/22	328	\$	1,838.88
	6/10/22	329 - 332	\$	2,120.00
			\$	24,298.82
			\$	24,298.82

*** CHECK DATES 05/01/2022 - 06/10/2022 ***
 VILLAMAR CDD - GENERAL FUND
 BANK A VILLAMAR CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/18/22	00039	5/17/22 2414	202204 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	1,829.06	
				KE LAW GROUP, PLLC			1,829.06 000325
5/25/22	00036	5/25/22 53-BID-5	202205 330-53800-48100	POOL PERMIT FY 2022	*	250.00	
				FLORIDA DEPARTMENT OF HEALTH			250.00 000326
5/25/22	00027	5/23/22 05232022	202205 300-15500-10000	PLAYGRND/FUR LEASE-JUNE22	*	1,078.86	
				WHFS, LLC			1,078.86 000327
6/02/22	00030	3/04/22 1405	202204 310-51300-49100	BOUNDARY AMENDMENT#BA1-10	*	820.00	
		4/13/22 1444	202204 310-51300-49100	BOUNDARY AMENDMENT#BA1-9	*	1,018.88	
				WOOD & ASSOCIATES ENGINEERING LLC			1,838.88 000328
6/10/22	00034	5/25/22 7444	202205 330-53800-48500	MTHLY CLEANING SVC-MAY 22	*	450.00	
		5/25/22 7444	202205 330-53800-48500	MTHLY TRASH MAIL COLLECT	*	100.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			550.00 000329
6/10/22	00036	6/06/22 53-BID-5	202206 330-53800-48100	POOL PERMIT FY 2022	*	30.00	
				FLORIDA DEPARTMENT OF HEALTH			30.00 000330
6/10/22	00043	5/19/22 48363186	202205 330-57200-48100	PEST CONTROL - MAY 22	*	40.00	
				MASSEY SERVICES INC.			40.00 000331
6/10/22	00045	6/01/22 16385	202206 330-53800-48100	POOL MAINTENANCE - JUN 22	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000332
TOTAL FOR BANK A						24,298.82	
TOTAL FOR REGISTER						24,298.82	

SECTION 2

VillaMar
Community Development District

Unaudited Financial Reporting
April 30, 2022



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VillaMar
Community Development District
Combined Balance Sheet
April 30, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 125,340	\$ -	\$ -	\$ 125,340
Capital Projects Account	\$ -	\$ -	\$ 965	\$ 965
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 202,652	\$ -	\$ 202,652
Revenue	\$ -	\$ 406,450	\$ -	\$ 406,450
Prepayment	\$ -	\$ 1,278	\$ -	\$ 1,278
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020</u>				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 369,066	\$ -	\$ 369,066
Construction	\$ -	\$ -	\$ 184,450	\$ 184,450
<u>Series 2022 A3</u>				
Reserve	\$ -	\$ 87,200	\$ -	\$ 87,200
Revenue	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 6	\$ 6
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2022 A4</u>				
Reserve	\$ -	\$ 249,825	\$ -	\$ 249,825
Revenue	\$ -	\$ 1	\$ -	\$ 1
Interest	\$ -	\$ 104,841	\$ -	\$ 104,841
Construction	\$ -	\$ -	\$ 1,255,524	\$ 1,255,524
Due from Developer	\$ 1,915	\$ -	\$ 589	\$ 2,504
Prepaid Expenses	\$ 1,079	\$ -	\$ -	\$ 1,079
Total Assets	\$ 128,334	\$ 1,605,764	\$ 1,441,535	\$ 3,175,633
Liabilities:				
Accounts Payable	\$ 6,982	\$ -	\$ 589	\$ 7,571
Retainage Payable	\$ -	\$ -	\$ 96,620	\$ 96,620
Total Liabilities	\$ 6,982	\$ -	\$ 97,209	\$ 104,191
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 1,079	\$ -	\$ -	\$ 1,079
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 610,381	\$ -	\$ 610,381
Debt Service - Series 2020	\$ -	\$ 553,516	\$ -	\$ 553,516
Debt Service - Series 2022 A3	\$ -	\$ 87,200	\$ -	\$ 87,200
Debt Service - Series 2022 A4	\$ -	\$ 354,667	\$ -	\$ 354,667
Capital Projects - Series 2019	\$ -	\$ -	\$ 966	\$ 966
Capital Projects - Series 2020	\$ -	\$ -	\$ 184,450	\$ 184,450
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ (96,614)	\$ (96,614)
Capital Projects - Series 2022 A4	\$ -	\$ -	\$ 1,255,524	\$ 1,255,524
Unassigned	\$ 120,273	\$ -	\$ -	\$ 120,273
Total Fund Balances	\$ 121,352	\$ 1,605,764	\$ 1,344,327	\$ 3,071,442
Total Liabilities & Fund Balance	\$ 128,334	\$ 1,605,764	\$ 1,441,535	\$ 3,175,633

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 182,270	\$ 182,270	\$ 182,566	\$ 296
Assessments - Direct Bill	\$ 266,175	\$ 55,663	\$ 55,663	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 97,684	\$ 97,684
Boundary Amendment Contributions	\$ -	\$ -	\$ 3,055	\$ 3,055
Total Revenues	\$ 448,445	\$ 237,934	\$ 338,968	\$ 101,035
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,800	\$ 2,200
Engineering	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Attorney	\$ 30,000	\$ 17,500	\$ 14,987	\$ 2,513
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 4,083	\$ 3,683	\$ 400
Trustee Fees	\$ 10,500	\$ 10,500	\$ 6,829	\$ 3,671
Management Fees	\$ 36,050	\$ 21,029	\$ 21,029	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Telephone	\$ 250	\$ 146	\$ -	\$ 146
Postage & Delivery	\$ 850	\$ 496	\$ 301	\$ 195
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 583	\$ 369	\$ 215
Legal Advertising	\$ 10,000	\$ 5,833	\$ 2,098	\$ 3,735
Other Current Charges	\$ 1,500	\$ 875	\$ 268	\$ 607
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,207	\$ (3,207)
Office Supplies	\$ 500	\$ 292	\$ 46	\$ 245
Travel Per Diem	\$ 550	\$ 321	\$ -	\$ 321
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 140,725	\$ 87,867	\$ 70,562	\$ 17,305

VillaMar
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,900	\$ 7,900	\$ 7,981	\$ (81)
Field Management	\$ 15,000	\$ 8,750	\$ 8,750	\$ -
Landscape Maintenance	\$ 60,000	\$ 35,000	\$ 28,902	\$ 6,098
Landscape Replacement	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Pond Maintenance	\$ 4,000	\$ 2,333	\$ 2,348	\$ (15)
Streetlights	\$ 60,000	\$ 35,000	\$ 37,504	\$ (2,504)
Electric	\$ 2,500	\$ 1,458	\$ 387	\$ 1,071
Water & Sewer	\$ 45,000	\$ 26,250	\$ 5,203	\$ 21,047
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ 2,360	\$ -
Irrigation Repairs	\$ 4,000	\$ 2,333	\$ 928	\$ 1,405
General Repairs & Maintenance	\$ 11,000	\$ 6,417	\$ 5,264	\$ 1,153
Contingency	\$ 2,500	\$ 1,458	\$ 333	\$ 1,125
Subtotal Field Expenditures	\$ 221,900	\$ 133,635	\$ 99,960	\$ 33,675
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 10,500	\$ 8,370	\$ 2,130
Amenity - Water	\$ 5,000	\$ 5,000	\$ 12,582	\$ (7,582)
Playground & Furniture Lease	\$ 14,000	\$ 8,167	\$ 7,552	\$ 615
Internet	\$ 3,000	\$ 1,750	\$ 1,074	\$ 676
Pest Control	\$ 720	\$ 420	\$ 240	\$ 180
Janitorial Services	\$ 5,400	\$ 3,150	\$ 3,406	\$ (256)
Security Services	\$ 10,000	\$ 5,833	\$ 2,438	\$ 3,396
Pool Maintenance	\$ 16,200	\$ 9,450	\$ 9,450	\$ -
Amenity Access Management	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Amenity Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ 108	\$ 2,809
Contingency	\$ 2,500	\$ 1,458	\$ 400	\$ 1,058
Subtotal Amenity Expenditures	\$ 84,820	\$ 51,562	\$ 48,536	\$ 3,025
Total Operations & Maintenance	\$ 306,720	\$ 185,197	\$ 148,497	\$ 36,700
Total Expenditures	\$ 447,445	\$ 273,063	\$ 219,059	\$ 54,005
Excess (Deficiency) of Revenues over Expenditures	\$ 1,000		\$ 119,910	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (1,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 119,910	
Fund Balance - Beginning	\$ -		\$ 1,443	
Fund Balance - Ending	\$ -		\$ 121,352	

VillaMar
Community Development District
Debt Service Fund Series 2019 A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 404,974	\$ 404,974	\$ 405,628	\$ 654
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ 404,974	\$ 404,974	\$ 405,642	\$ 668
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)		\$ 237,879	
Fund Balance - Beginning	\$ 187,971		\$ 372,501	
Fund Balance - Ending	\$ 187,420		\$ 610,381	

VillaMar
Community Development District
Debt Service Fund Series 2020 A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues:</u>				
Assessments - Direct Bill	\$ 368,900	\$ 137,700	\$ 137,700	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 231,350	\$ 231,350
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ 368,900	\$ 137,700	\$ 369,068	\$ 231,368
<u>Expenditures:</u>				
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		\$ 248,134	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (184,450)	\$ (184,450)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (184,450)	\$ (184,450)
Net Change in Fund Balance	\$ 2,031		\$ 63,684	
Fund Balance - Beginning	\$ 120,947		\$ 489,833	
Fund Balance - Ending	\$ 122,978		\$ 553,516	

VillaMar
Community Development District
Debt Service Fund Series 2022 A3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 87,200	\$ 87,200
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 87,200	\$ 87,200
Net Change in Fund Balance	\$ -		\$ 87,200	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 87,200	

VillaMar
Community Development District
Debt Service Fund Series 2022 A4
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 1	\$ 1
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 354,666	\$ 354,666
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 354,666	\$ 354,666
Net Change in Fund Balance	\$ -		\$ 354,667	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 354,667	

VillaMar
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	Total
Revenues					
Developer Advances	\$ -	\$ -	\$ 1,198,026	\$ -	\$ 1,198,026
Developer Contributions	\$ 2,014	\$ 1,061,466	\$ -	\$ -	\$ 1,063,480
Interest	\$ 2	\$ 8	\$ 6	\$ 8	\$ 25
Total Revenues	\$ 2,016	\$ 1,061,474	\$ 1,198,033	\$ 8	\$ 2,261,531
Expenditures:					
Bank Fees	\$ 35	\$ -	\$ -	\$ -	\$ 35
Developer Advance Repayment	\$ -	\$ -	\$ 2,804,447	\$ -	\$ 2,804,447
Capital Outlay	\$ 2,014	\$ 1,074,947	\$ 1,196,885	\$ 2,475,221	\$ 4,749,068
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 155,642	\$ 203,449	\$ 359,091
Total Expenditures	\$ 2,049	\$ 1,074,947	\$ 4,156,975	\$ 2,678,670	\$ 7,912,641
Excess (Deficiency) of Revenues over Expenditures	\$ (33)	\$ (13,473)	\$ (2,958,942)	\$ (2,678,662)	\$ (5,651,110)
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ -	\$ 2,952,800	\$ 3,940,334	\$ 6,893,134
Transfer In/(Out)	\$ -	\$ 184,450	\$ 6,148	\$ (6,148)	\$ 184,450
Total Other Financing Sources (Uses)	\$ -	\$ 184,450	\$ 2,958,948	\$ 3,934,186	\$ 7,077,584
Net Change in Fund Balance	\$ (33)	\$ 170,977	\$ 6	\$ 1,255,524	\$ 1,426,474
Fund Balance - Beginning	\$ 999	\$ 13,473	\$ (96,620)	\$ -	\$ (82,148)
Fund Balance - Ending	\$ 966	\$ 184,450	\$ (96,614)	\$ 1,255,524	\$ 1,344,327

VillaMar
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 1,352	\$ 170,598	\$ 1,110	\$ 6,630	\$ 581	\$ 2,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,566
Assessments - Direct Bill	\$ -	\$ 28,377	\$ -	\$ -	\$ 27,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,663
Assessments - Lot Closings	\$ 56,209	\$ -	\$ -	\$ -	\$ -	\$ 25,649	\$ 15,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,684
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,140	\$ 1,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,055
Total Revenues	\$ 56,209	\$ 29,730	\$ 170,598	\$ 1,110	\$ 33,916	\$ 27,370	\$ 20,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 338,968
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,645	\$ 3,037	\$ 895	\$ 2,069	\$ 3,513	\$ 2,001	\$ 1,829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,987
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,683
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,029
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 7	\$ 113	\$ 48	\$ 52	\$ 11	\$ 39	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 72	\$ 6	\$ 1	\$ 6	\$ 277	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Legal Advertising	\$ 2,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,098
Other Current Charges	\$ 46	\$ 31	\$ 38	\$ 39	\$ 44	\$ 31	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 268
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 399	\$ 741	\$ 76	\$ 1,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,207
Office Supplies	\$ 3	\$ 17	\$ 13	\$ 3	\$ 3	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 21,789	\$ 7,625	\$ 6,004	\$ 10,957	\$ 8,872	\$ 6,782	\$ 8,534	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,562

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	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	8,750
Landscape Maintenance	\$ 3,630	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ -	\$ -	\$ -	\$ -	\$ -	28,902
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond Maintenance	\$ 266	\$ 266	\$ 266	\$ 266	\$ 428	\$ 428	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	2,348
Streetlights	\$ 3,800	\$ 3,800	\$ 3,800	\$ 4,915	\$ 7,074	\$ 7,057	\$ 7,057	\$ -	\$ -	\$ -	\$ -	\$ -	37,504
Electric	\$ 55	\$ 56	\$ 60	\$ 32	\$ 66	\$ 57	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	387
Water & Sewer	\$ 504	\$ 360	\$ 680	\$ 1,431	\$ 1,256	\$ (382)	\$ 1,354	\$ -	\$ -	\$ -	\$ -	\$ -	5,203
Sidewalk & Asphalt Maintenance	\$ -	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,360
Irrigation Repairs	\$ -	\$ -	\$ 540	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	928
General Repairs & Maintenance	\$ 560	\$ 2,099	\$ -	\$ -	\$ 720	\$ 1,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,264
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	333
Subtotal Field Expenditures	\$ 18,046	\$ 14,402	\$ 10,808	\$ 12,494	\$ 15,006	\$ 14,841	\$ 14,363	\$ -	\$ -	\$ -	\$ -	\$ -	99,960
Amenity Expenditures													
Amenity - Electric	\$ 1,346	\$ 1,292	\$ 1,281	\$ 1,400	\$ 1,028	\$ 1,007	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ -	8,370
Amenity - Water	\$ -	\$ -	\$ -	\$ 10,088	\$ 840	\$ 958	\$ 696	\$ -	\$ -	\$ -	\$ -	\$ -	12,582
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ -	\$ -	\$ -	\$ -	7,552
Internet	\$ 116	\$ 222	\$ 275	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	\$ -	1,074
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	240
Janitorial Services	\$ 525	\$ 600	\$ 450	\$ 450	\$ 450	\$ 450	\$ 481	\$ -	\$ -	\$ -	\$ -	\$ -	3,406
Security Services	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	2,438
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	9,450
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Contingency	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Subtotal Amenity Expenditures	\$ 4,872	\$ 5,239	\$ 4,891	\$ 15,339	\$ 5,320	\$ 5,484	\$ 7,392	\$ -	\$ -	\$ -	\$ -	\$ -	48,536
Total Operations & Maintenance	\$ 22,918	\$ 19,641	\$ 15,699	\$ 27,833	\$ 20,326	\$ 20,326	\$ 21,754	\$ -	\$ -	\$ -	\$ -	\$ -	148,497
Total Expenditures	\$ 44,707	\$ 27,265	\$ 21,704	\$ 38,789	\$ 29,197	\$ 27,107	\$ 30,289	\$ -	\$ -	\$ -	\$ -	\$ -	219,059
Excess (Deficiency) of Revenues over Expenditures	\$ 11,502	\$ 2,465	\$ 148,894	\$ (37,679)	\$ 4,719	\$ 262	\$ (10,254)	\$ -	\$ -	\$ -	\$ -	\$ -	119,910
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 11,502	\$ 2,465	\$ 148,894	\$ (37,679)	\$ 4,719	\$ 262	\$ (10,254)	\$ -	\$ -	\$ -	\$ -	\$ -	119,910

VillaMar
Community Development District
Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 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	\$202,652	
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 AREA 2		
INTEREST RATE:	2.625%, 3.200%, 3.750%, 4.000%	
MATURITY DATE:	5/1/2051	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$184,450	
RESERVE FUND BALANCE	\$184,450	
BONDS OUTSTANDING - 11/24/20		\$6,500,000
CURRENT BONDS OUTSTANDING		\$6,500,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3		
INTEREST RATE:	3.125%, 3.500%, 4.000%	
MATURITY DATE:	11/1/2051	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$87,200	
RESERVE FUND BALANCE	\$87,200	
BONDS OUTSTANDING - 03/18/22		\$3,040,000
CURRENT BONDS OUTSTANDING		\$3,040,000

SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4		
INTEREST RATE:	3.250%, 3.625%, 4.000%, 4.125%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$249,825	
RESERVE FUND BALANCE	\$249,825	
BONDS OUTSTANDING - 03/18/22		\$4,295,000
CURRENT BONDS OUTSTANDING		\$4,295,000

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
03/16/22	ACH	\$3,837.83	(\$1,928.36)	(\$38.19)	\$0.00	\$1,871.28	\$580.82	\$1,290.46	\$1,871.28
04/19/22	ACH	\$7,562.24	(\$18.91)	(\$150.87)	\$0.00	\$7,392.46	\$2,294.50	\$5,097.96	\$7,392.46
TOTAL		\$ 627,079.84	\$ (26,752.93)	\$ (12,132.83)	\$ -	\$ 588,194.08	\$ 182,566.17	\$ 405,627.91	\$ 588,194.08

100%	Net Percent Collected
0	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

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

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

SECTION 3



April 21, 2022

Samantha Hoxie – Recording Secretary
VillaMar CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: VillaMar Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **360** registered voters within the VillaMar Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com

Para asistencia en Español, por favor de llamar al (863) 534-5888