

*VillaMar*  
*Community Development District*

*Meeting Agenda*

*July 21, 2022*

# AGENDA

# *VillaMar*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

July 14, 2022

**Board of Supervisors  
VillaMar  
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **VillaMar Community Development District** will be held **Thursday, July 21, 2022**, at **10:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**.

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

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

**Meeting ID:** 893 5104 9975

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 Resignations from Patrick Marone and Joel Adams
  - B. Appointment to Fill the Vacant Board Seats
  - C. Administration of Oath 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. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-10 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2022-11 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2022-12 Ratifying Series 2022 Bonds
7. Ratification of Second Amended and Restated Disclosure of Public Financing

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<sup>1</sup> Comments will be limited to three (3) minutes

8. Consideration of Resolution 2022-13 Declaring Series 2019 Project Complete
9. Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2022 Phase 3 and Phase 4 Projects
10. Rejection of Bid Received for Offsite Improvements Request for Proposals
11. Consideration of RFP for Construction Services for Offsite Improvements
12. Consideration of Resolution 2022-14 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
13. Consideration of Arbitrage Rebate Report for Series 2019 Bonds
14. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Ratification of Stormwater and Wastewater Management Analysis Report
  - C. Field Manager's Report
    - i. Consideration of Proposal for Landscape Contract Addendum to Add Phase 4 and New Landscaping (*to be provided under separate cover*)
    - ii. Consideration of Proposal to Add Solar Lighting to Mailboxes (*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
15. Other Business
16. Supervisors Requests and Audience Comments
17. Adjournment



## SECTION III

# SECTION A

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



**Highland Homes**  
The value leaders.

Jill Burns c/o  
GMS Services  
Via Email

June 17, 2022

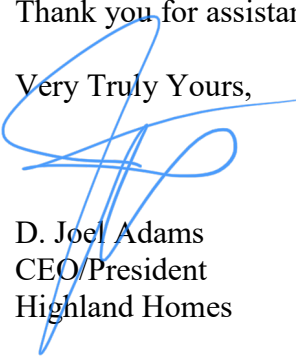
RE: Villamar CDD Board Seat Resignation

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

# 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 21st day of July 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 29<sup>th</sup> and the due date for bids was May 31<sup>st</sup>. Questions are due May 17<sup>th</sup>. 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 31<sup>st</sup>, 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V

# SECTION A

# SECTION 1

## **RESOLUTION 2022-10**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the VillaMar Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the VillaMar Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY 2022.**

ATTEST:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***VillaMar***  
***Community Development District***

***Proposed Budget***  
***FY2023***



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**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Thru 9/30/22	Proposed Budget FY2023
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**Revenues**

Assessments - Tax Roll	\$ 182,270	\$ 182,566	\$ -	\$ 182,566	\$ 531,413
Assessments - Direct Bill (Platted)	\$ 153,347	\$ 55,663	\$ -	\$ 55,663	\$ 33,059
Assessments - Direct Bill (Unplatted)	\$ 112,828	\$ -	\$ -	\$ -	\$ 70,697
Assessments - Lot Closings	\$ -	\$ 97,684	\$ 112,827	\$ 210,511	\$ -
Boundary Amendment Contributions	\$ -	\$ 3,207	\$ 95	\$ 3,302	\$ -
<b>Total Revenues</b>	<b>\$ 448,445</b>	<b>\$ 339,120</b>	<b>\$ 112,922</b>	<b>\$ 452,043</b>	<b>\$ 635,169</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 4,000	\$ 8,800	\$ 12,000
Engineering	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 7,500
Attorney	\$ 30,000	\$ 16,336	\$ 10,000	\$ 26,336	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ 3,580	\$ 3,580	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 2,250
Dissemination	\$ 7,000	\$ 4,267	\$ 2,333	\$ 6,600	\$ 9,000
Trustee Fees	\$ 10,500	\$ 6,829	\$ -	\$ 6,829	\$ 19,880
Management Fees	\$ 36,050	\$ 24,033	\$ 12,017	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 83	\$ 83	\$ -
Postage & Delivery	\$ 850	\$ 348	\$ 283	\$ 631	\$ 850
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Printing & Binding	\$ 1,000	\$ 369	\$ 333	\$ 702	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,970	\$ 6,250	\$ 9,220	\$ 7,500
Other Current Charges	\$ 1,500	\$ 307	\$ 200	\$ 507	\$ 1,500
Boundary Amendment Expenditures	\$ -	\$ 3,302	\$ -	\$ 3,302	\$ -
Office Supplies	\$ 500	\$ 50	\$ 167	\$ 217	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal Administrative</b>	<b>\$ 140,725</b>	<b>\$ 76,806</b>	<b>\$ 44,030</b>	<b>\$ 120,836</b>	<b>\$ 149,691</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Operations & Maintenance

**Field Expenditures**

Property Insurance	\$ 7,900	\$ 7,981	\$ -	\$ 7,981	\$ 11,077
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 60,000	\$ 33,114	\$ 16,848	\$ 49,962	\$ 81,800
Landscape Replacement	\$ 7,500	\$ 2,096	\$ 2,500	\$ 4,596	\$ 15,000
Pond Maintenance	\$ 4,000	\$ 2,776	\$ 2,212	\$ 4,988	\$ 10,000
Electric - Streetlights	\$ 60,000	\$ 44,591	\$ 28,347	\$ 72,938	\$ 75,000
Electric	\$ 2,500	\$ 449	\$ 300	\$ 749	\$ 2,500
Water	\$ 45,000	\$ 6,673	\$ 6,400	\$ 13,073	\$ 25,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ -	\$ 2,360	\$ 2,500
Irrigation Repairs	\$ 4,000	\$ 999	\$ 1,333	\$ 2,332	\$ 8,000
General Repairs & Maintenance	\$ 11,000	\$ 5,264	\$ 3,667	\$ 8,930	\$ 15,000
Contingency	\$ 2,500	\$ 562	\$ 1,878	\$ 2,440	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 221,900</b>	<b>\$ 116,865</b>	<b>\$ 68,485</b>	<b>\$ 185,350</b>	<b>\$ 269,127</b>

**Amenity Expenditures**

Amenity - Electric	\$ 18,000	\$ 9,568	\$ 5,200	\$ 14,768	\$ 18,000
Amenity - Water	\$ 5,000	\$ 13,394	\$ 4,000	\$ 17,394	\$ 30,000
Playground & Furniture Lease	\$ 14,000	\$ 8,631	\$ 4,315	\$ 12,946	\$ 35,000
Internet	\$ 3,000	\$ 1,190	\$ 500	\$ 1,690	\$ 3,000
Pest Control	\$ 720	\$ 280	\$ 160	\$ 440	\$ 600
Janitorial Services	\$ 5,400	\$ 3,956	\$ 2,200	\$ 6,156	\$ 6,600
Security Services	\$ 10,000	\$ 2,438	\$ -	\$ 2,438	\$ 33,800
Pool Maintenance	\$ 16,200	\$ 10,950	\$ 6,280	\$ 17,230	\$ 22,680
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 108	\$ 1,667	\$ 1,774	\$ 10,000
Contingency	\$ 2,500	\$ 400	\$ 833	\$ 1,233	\$ 5,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 84,820</b>	<b>\$ 54,247</b>	<b>\$ 26,822</b>	<b>\$ 81,069</b>	<b>\$ 170,180</b>

<b>Total Operations &amp; Maintenance</b>	<b>\$ 306,720</b>	<b>\$ 171,112</b>	<b>\$ 95,307</b>	<b>\$ 266,419</b>	<b>\$ 439,307</b>
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Other Financing Uses

Capital Reserves	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 46,170
<b>Total Other Financing Uses</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 46,170</b>

<b>Total Expenditures</b>	<b>\$ 448,445</b>	<b>\$ 247,918</b>	<b>\$ 140,337</b>	<b>\$ 388,255</b>	<b>\$ 635,169</b>
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<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 91,203</b>	<b>\$ (27,414)</b>	<b>\$ 63,788</b>	<b>\$ -</b>
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Gross Assessments	\$682,977
Less: Discounts & Collections 7%	\$47,808
Net Assessments	<u>\$ 635,169</u>

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

**Assessments**

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

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**Expenditures:**

**General & Administrative:**

**Supervisor Fees**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Administration**

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

**Arbitrage**

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

**Dissemination**

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Trustee Fees*

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

*Management Fees*

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

*Information Technology*

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

*Website Maintenance*

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

*Telephone*

Telephone and fax machine.

*Postage & Delivery*

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

*Insurance*

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

*Printing & Binding*

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

*Legal Advertising*

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

*Other Current Charges*

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



**VillaMar**  
**Community Development District**  
**General Fund Budget**

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

**Field Expenses**

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Electric - Streetlights

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Electric*

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

*Water & Sewer*

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

*Sidewalk & Asphalt Maintenance*

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

*Irrigation Repairs*

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

*General Repairs & Maintenance*

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

*Contingency*

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

**Amenity Expenses**

*Amenity - Electric*

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

*Amenity – Water*

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

*Playground Lease*

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

*Internet*

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

*Pest Control*

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Access Management*

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

*Amenity Repairs & Maintenance*

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

*Contingency*

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

***Other Expenses:***

*Capital Reserves*

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

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve**

Description	Proposed Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Transfer In	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 46,170
<b>Total Revenues</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 47,170</b>
<b><u>Expenditures</u></b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 600
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 46,570</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 404,974	\$ 405,628	\$ -	\$ 405,628	\$ 404,975
Interest Income	\$ -	\$ 17	\$ -	\$ 17	\$ -
Carry Forward Surplus	\$ 187,971	\$ 169,851	\$ -	\$ 169,851	\$ 150,446
<b>Total Revenues</b>	<b>\$ 592,945</b>	<b>\$ 575,496</b>	<b>\$ -</b>	<b>\$ 575,496</b>	<b>\$ 555,421</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 147,763	\$ 147,763	\$ -	\$ 147,763	\$ 145,225
Special Call - 11/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 147,763	\$ 147,288	\$ -	\$ 147,288	\$ 145,225
<b>Total Expenditures</b>	<b>\$ 405,525</b>	<b>\$ 425,050</b>	<b>\$ -</b>	<b>\$ 425,050</b>	<b>\$ 405,450</b>
<b>Net Change in Fund Balance</b>	<b>\$ 187,420</b>	<b>\$ 150,446</b>	<b>\$ -</b>	<b>\$ 150,446</b>	<b>\$ 149,971</b>

Interest Expense 11/1/23	<b>\$ 143,069</b>
<b>Total</b>	<b>\$ 143,069</b>

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

**Villamar**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

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

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments	\$ 368,900	\$ 137,700	\$ -	\$ 137,700	\$ 368,900
Assessments - Lot Closings	\$ -	\$ 231,350	\$ -	\$ 231,350	\$ -
Interest Income	\$ -	\$ 21	\$ -	\$ 21	\$ -
Carry Forward Surplus	\$ 120,947	\$ 305,383	\$ -	\$ 305,383	\$ 123,135
<b>Total Revenues</b>	<b>\$ 489,847</b>	<b>\$ 674,454</b>	<b>\$ -</b>	<b>\$ 674,454</b>	<b>\$ 492,035</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$ 120,934	\$ 120,934	\$ -	\$ 120,934	\$ 119,294
Principal - 5/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
Interest - 5/1	\$ 120,934	\$ 120,934	\$ -	\$ 120,934	\$ 119,294
<b>Total Expenditures</b>	<b>\$ 366,869</b>	<b>\$ 366,869</b>	<b>\$ -</b>	<b>\$ 366,869</b>	<b>\$ 368,588</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out	\$ -	\$ 184,450	\$ -	\$ 184,450	\$ -
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ 184,450</b>	<b>\$ -</b>	<b>\$ 184,450</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 122,978</b>	<b>\$ 123,135</b>	<b>\$ -</b>	<b>\$ 123,135</b>	<b>\$ 123,447</b>

Interest Expense 11/1/23	\$ 117,588
<b>Total</b>	<b>\$ 117,588</b>

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

**Villamar**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

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



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

Description	Proposed Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments	\$ 171,929	\$ -	\$ 171,929	\$ 171,929	\$ 174,400
Interest Income	\$ -	\$ 1	\$ -	\$ 1	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 171,930
<b>Total Revenues</b>	<b>\$ 171,929</b>	<b>\$ 1</b>	<b>\$ 171,929</b>	<b>\$ 171,930</b>	<b>\$ 346,330</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 71,929
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 56,497
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,426</b>
<b><u>Other Financing Sources</u></b>					
Bond Proceeds	\$ 87,200	\$ 87,200	\$ -	\$ 87,200	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 87,200</b>	<b>\$ 87,200</b>	<b>\$ -</b>	<b>\$ 87,200</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 259,129</b>	<b>\$ 87,201</b>	<b>\$ 171,929</b>	<b>\$ 259,130</b>	<b>\$ 117,904</b>

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

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

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

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

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

Description	Proposed Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 249,825
Interest Income	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 104,844
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 354,669</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 104,841
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 84,625
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,466</b>
<b><u>Other Financing Sources</u></b>					
Bond Proceeds	\$ 354,666	\$ 354,666	\$ -	\$ 354,666	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 354,666</b>	<b>\$ 354,666</b>	<b>\$ -</b>	<b>\$ 354,666</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 354,666</b>	<b>\$ 354,669</b>	<b>\$ -</b>	<b>\$ 354,669</b>	<b>\$ 85,203</b>

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

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

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

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

## SECTION B

# SECTION 1

## RESOLUTION 2022-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the VillaMar Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect



Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of July 2022.

ATTEST:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

***VillaMar***  
***Community Development District***

***Proposed Budget***  
***FY2023***



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**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Thru 9/30/22	Proposed Budget FY2023
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**Revenues**

Assessments - Tax Roll	\$ 182,270	\$ 182,566	\$ -	\$ 182,566	\$ 531,413
Assessments - Direct Bill (Platted)	\$ 153,347	\$ 55,663	\$ -	\$ 55,663	\$ 33,059
Assessments - Direct Bill (Unplatted)	\$ 112,828	\$ -	\$ -	\$ -	\$ 70,697
Assessments - Lot Closings	\$ -	\$ 97,684	\$ 112,827	\$ 210,511	\$ -
Boundary Amendment Contributions	\$ -	\$ 3,207	\$ 95	\$ 3,302	\$ -
<b>Total Revenues</b>	<b>\$ 448,445</b>	<b>\$ 339,120</b>	<b>\$ 112,922</b>	<b>\$ 452,043</b>	<b>\$ 635,169</b>

**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 4,800	\$ 4,000	\$ 8,800	\$ 12,000
Engineering	\$ 10,000	\$ -	\$ 3,333	\$ 3,333	\$ 7,500
Attorney	\$ 30,000	\$ 16,336	\$ 10,000	\$ 26,336	\$ 30,000
Annual Audit	\$ 5,000	\$ -	\$ 3,580	\$ 3,580	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ 900	\$ 2,250
Dissemination	\$ 7,000	\$ 4,267	\$ 2,333	\$ 6,600	\$ 9,000
Trustee Fees	\$ 10,500	\$ 6,829	\$ -	\$ 6,829	\$ 19,880
Management Fees	\$ 36,050	\$ 24,033	\$ 12,017	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 83	\$ 83	\$ -
Postage & Delivery	\$ 850	\$ 348	\$ 283	\$ 631	\$ 850
Insurance	\$ 6,000	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Printing & Binding	\$ 1,000	\$ 369	\$ 333	\$ 702	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,970	\$ 6,250	\$ 9,220	\$ 7,500
Other Current Charges	\$ 1,500	\$ 307	\$ 200	\$ 507	\$ 1,500
Boundary Amendment Expenditures	\$ -	\$ 3,302	\$ -	\$ 3,302	\$ -
Office Supplies	\$ 500	\$ 50	\$ 167	\$ 217	\$ 500
Travel Per Diem	\$ 550	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal Administrative</b>	<b>\$ 140,725</b>	<b>\$ 76,806</b>	<b>\$ 44,030</b>	<b>\$ 120,836</b>	<b>\$ 149,691</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Operations & Maintenance

**Field Expenditures**

Property Insurance	\$ 7,900	\$ 7,981	\$ -	\$ 7,981	\$ 11,077
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 60,000	\$ 33,114	\$ 16,848	\$ 49,962	\$ 81,800
Landscape Replacement	\$ 7,500	\$ 2,096	\$ 2,500	\$ 4,596	\$ 15,000
Pond Maintenance	\$ 4,000	\$ 2,776	\$ 2,212	\$ 4,988	\$ 10,000
Electric - Streetlights	\$ 60,000	\$ 44,591	\$ 28,347	\$ 72,938	\$ 75,000
Electric	\$ 2,500	\$ 449	\$ 300	\$ 749	\$ 2,500
Water	\$ 45,000	\$ 6,673	\$ 6,400	\$ 13,073	\$ 25,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ -	\$ 2,360	\$ 2,500
Irrigation Repairs	\$ 4,000	\$ 999	\$ 1,333	\$ 2,332	\$ 8,000
General Repairs & Maintenance	\$ 11,000	\$ 5,264	\$ 3,667	\$ 8,930	\$ 15,000
Contingency	\$ 2,500	\$ 562	\$ 1,878	\$ 2,440	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 221,900</b>	<b>\$ 116,865</b>	<b>\$ 68,485</b>	<b>\$ 185,350</b>	<b>\$ 269,127</b>

**Amenity Expenditures**

Amenity - Electric	\$ 18,000	\$ 9,568	\$ 5,200	\$ 14,768	\$ 18,000
Amenity - Water	\$ 5,000	\$ 13,394	\$ 4,000	\$ 17,394	\$ 30,000
Playground & Furniture Lease	\$ 14,000	\$ 8,631	\$ 4,315	\$ 12,946	\$ 35,000
Internet	\$ 3,000	\$ 1,190	\$ 500	\$ 1,690	\$ 3,000
Pest Control	\$ 720	\$ 280	\$ 160	\$ 440	\$ 600
Janitorial Services	\$ 5,400	\$ 3,956	\$ 2,200	\$ 6,156	\$ 6,600
Security Services	\$ 10,000	\$ 2,438	\$ -	\$ 2,438	\$ 33,800
Pool Maintenance	\$ 16,200	\$ 10,950	\$ 6,280	\$ 17,230	\$ 22,680
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 108	\$ 1,667	\$ 1,774	\$ 10,000
Contingency	\$ 2,500	\$ 400	\$ 833	\$ 1,233	\$ 5,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 84,820</b>	<b>\$ 54,247</b>	<b>\$ 26,822</b>	<b>\$ 81,069</b>	<b>\$ 170,180</b>

<u>Total Operations &amp; Maintenance</u>	<b>\$ 306,720</b>	<b>\$ 171,112</b>	<b>\$ 95,307</b>	<b>\$ 266,419</b>	<b>\$ 439,307</b>
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Other Financing Uses

Capital Reserves	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 46,170
<u>Total Other Financing Uses</u>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 46,170</b>

<b>Total Expenditures</b>	<b>\$ 448,445</b>	<b>\$ 247,918</b>	<b>\$ 140,337</b>	<b>\$ 388,255</b>	<b>\$ 635,169</b>
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<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 91,203</b>	<b>\$ (27,414)</b>	<b>\$ 63,788</b>	<b>\$ -</b>
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Gross Assessments	\$682,977
Less: Discounts & Collections 7%	\$47,808
Net Assessments	<u>\$ 635,169</u>

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

**Assessments**

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

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**Expenditures:**

**General & Administrative:**

**Supervisor Fees**

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

**Engineering**

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

**Attorney**

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

**Annual Audit**

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

**Assessment Administration**

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

**Arbitrage**

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

**Dissemination**

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Trustee Fees*

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

*Management Fees*

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

*Information Technology*

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

*Website Maintenance*

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

*Telephone*

Telephone and fax machine.

*Postage & Delivery*

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

*Insurance*

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

*Printing & Binding*

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

*Legal Advertising*

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

*Other Current Charges*

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



**VillaMar**  
**Community Development District**  
**General Fund Budget**

Office Supplies

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

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

**Operations & Maintenance:**

**Field Expenses**

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Pond Maintenance

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

Electric - Streetlights

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Electric*

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

*Water & Sewer*

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

*Sidewalk & Asphalt Maintenance*

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

*Irrigation Repairs*

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

*General Repairs & Maintenance*

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

*Contingency*

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

**Amenity Expenses**

*Amenity - Electric*

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

*Amenity – Water*

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

*Playground Lease*

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

*Internet*

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

*Pest Control*

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

**VillaMar**  
**Community Development District**  
**General Fund Budget**

*Janitorial Services*

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

*Security Services*

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

*Pool Maintenance*

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

*Amenity Access Management*

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

*Amenity Repairs & Maintenance*

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

*Contingency*

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

***Other Expenses:***

*Capital Reserves*

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

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve**

Description	Proposed Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Transfer In	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 46,170
<b>Total Revenues</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 47,170</b>
<b><u>Expenditures</u></b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 600
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 600</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 46,570</b>

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 404,974	\$ 405,628	\$ -	\$ 405,628	\$ 404,975
Interest Income	\$ -	\$ 17	\$ -	\$ 17	\$ -
Carry Forward Surplus	\$ 187,971	\$ 169,851	\$ -	\$ 169,851	\$ 150,446
<b>Total Revenues</b>	<b>\$ 592,945</b>	<b>\$ 575,496</b>	<b>\$ -</b>	<b>\$ 575,496</b>	<b>\$ 555,421</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 147,763	\$ 147,763	\$ -	\$ 147,763	\$ 145,225
Special Call - 11/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
Principal - 5/1	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 5/1	\$ 147,763	\$ 147,288	\$ -	\$ 147,288	\$ 145,225
<b>Total Expenditures</b>	<b>\$ 405,525</b>	<b>\$ 425,050</b>	<b>\$ -</b>	<b>\$ 425,050</b>	<b>\$ 405,450</b>
<b>Net Change in Fund Balance</b>	<b>\$ 187,420</b>	<b>\$ 150,446</b>	<b>\$ -</b>	<b>\$ 150,446</b>	<b>\$ 149,971</b>

Interest Expense 11/1/23	\$ 143,069
<b>Total</b>	<b>\$ 143,069</b>

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

**Villamar**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

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

**VillaMar**  
**Community Development District**  
**Proposed Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 368,900	\$ 137,700	\$ -	\$ 137,700	\$ 368,900
Assessments - Lot Closings	\$ -	\$ 231,350	\$ -	\$ 231,350	\$ -
Interest Income	\$ -	\$ 21	\$ -	\$ 21	\$ -
Carry Forward Surplus	\$ 120,947	\$ 305,383	\$ -	\$ 305,383	\$ 123,135
<b>Total Revenues</b>	<b>\$ 489,847</b>	<b>\$ 674,454</b>	<b>\$ -</b>	<b>\$ 674,454</b>	<b>\$ 492,035</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 120,934	\$ 120,934	\$ -	\$ 120,934	\$ 119,294
Principal - 5/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
Interest - 5/1	\$ 120,934	\$ 120,934	\$ -	\$ 120,934	\$ 119,294
<b>Total Expenditures</b>	<b>\$ 366,869</b>	<b>\$ 366,869</b>	<b>\$ -</b>	<b>\$ 366,869</b>	<b>\$ 368,588</b>
<b>Other Financing Uses</b>					
Transfer Out	\$ -	\$ 184,450	\$ -	\$ 184,450	\$ -
<b>Total Other Financing Uses</b>	<b>\$ -</b>	<b>\$ 184,450</b>	<b>\$ -</b>	<b>\$ 184,450</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 122,978</b>	<b>\$ 123,135</b>	<b>\$ -</b>	<b>\$ 123,135</b>	<b>\$ 123,447</b>

Interest Expense 11/1/23	\$ 117,588
<b>Total</b>	<b>\$ 117,588</b>

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

**Villamar**  
**Community Development District**  
**Series 2020 Special Assessment Bonds**  
**Amortization Schedule**

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



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

Description	Proposed Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments	\$ 171,929	\$ -	\$ 171,929	\$ 171,929	\$ 174,400
Interest Income	\$ -	\$ 1	\$ -	\$ 1	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 171,930
<b>Total Revenues</b>	<b>\$ 171,929</b>	<b>\$ 1</b>	<b>\$ 171,929</b>	<b>\$ 171,930</b>	<b>\$ 346,330</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 71,929
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 56,497
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,426</b>
<b><u>Other Financing Sources</u></b>					
Bond Proceeds	\$ 87,200	\$ 87,200	\$ -	\$ 87,200	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 87,200</b>	<b>\$ 87,200</b>	<b>\$ -</b>	<b>\$ 87,200</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 259,129</b>	<b>\$ 87,201</b>	<b>\$ 171,929</b>	<b>\$ 259,130</b>	<b>\$ 117,904</b>

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

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

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

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

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

Description	Proposed Budget FY2022	Actual Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 249,825
Interest Income	\$ -	\$ 3	\$ -	\$ 3	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 104,844
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 354,669</b>
<b><u>Expenditures</u></b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 104,841
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 80,000
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 84,625
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 269,466</b>
<b><u>Other Financing Sources</u></b>					
Bond Proceeds	\$ 354,666	\$ 354,666	\$ -	\$ 354,666	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 354,666</b>	<b>\$ 354,666</b>	<b>\$ -</b>	<b>\$ 354,666</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 354,666</b>	<b>\$ 354,669</b>	<b>\$ -</b>	<b>\$ 354,669</b>	<b>\$ 85,203</b>

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

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

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

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

<b>Villamar CDD</b> <b>FY 23 Assessment Roll</b>
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PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262914000000031020	N00-05-35W 2530.51 FT TO SWLY				\$0.00				\$0.00
262914000000031050	S89-33-21W 1325.34 FT TO SW COR				\$0.00				\$0.00
262914000000043010	BEG NE COR OF SW1/4 OF SW1/4				\$0.00				\$0.00
262915000000022010	SE COR SE 1/4 N0-24-07W ALONG				\$0.00				\$0.00
262922000000011010	LESS THAT PT LYING WITHIN				\$0.00				\$0.00
262923000000013030	VILLAMAR PHASE 1 PB 176 PGS 50-				\$0.00				\$0.00
262923000000033010	COMM SE COR OF NE1/4 OF NE1/4				\$0.00				\$0.00
262923690584000010	LOT 1	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000020	LOT 2	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000030	LOT 3	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000040	LOT 4	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000050	LOT 5	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000060	LOT 6	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000070	LOT 7	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000080	LOT 8	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000090	LOT 9	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000100	LOT 10	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000110	LOT 11	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000120	LOT 12	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000130	LOT 13	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000140	LOT 14	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000150	LOT 15	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000160	LOT 16	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000170	LOT 17	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000180	LOT 18	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000190	LOT 19	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000200	LOT 20	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000210	LOT 21	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000220	LOT 22	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000230	LOT 23	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000240	LOT 24	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000250	LOT 25	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000260	LOT 26	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000270	LOT 27	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690584000280	LOT 28	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000290	LOT 29	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000300	LOT 30	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000310	LOT 31	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000320	LOT 32	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000330	LOT 33	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000340	LOT 34	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000350	LOT 35	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000360	LOT 36	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000370	LOT 37	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000380	LOT 38	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000390	LOT 39	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000400	LOT 40	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000410	LOT 41	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000420	LOT 42	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000430	LOT 43	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000440	LOT 44	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000450	LOT 45	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000460	LOT 46	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000470	LOT 47	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000480	LOT 48	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000490	LOT 49	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000500	LOT 50	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000510	LOT 51	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000520	LOT 52	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000530	LOT 53	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000540	LOT 54	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000550	LOT 55	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000560	LOT 56	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000570	LOT 57	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000580	LOT 58	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000590	LOT 59	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000600	LOT 60	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000610	LOT 61	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000620	LOT 62	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000630	LOT 63	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000640	LOT 64	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000650	LOT 65	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690584000660	LOT 66	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000670	LOT 67	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000680	LOT 68	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000690	LOT 69	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000700	LOT 70	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000710	LOT 71	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000720	LOT 72	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000730	LOT 73	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000740	LOT 74	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000750	LOT 75	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000760	LOT 76	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000770	LOT 77	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000780	LOT 78	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000790	LOT 79	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000800	LOT 80	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000810	LOT 81	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000820	LOT 82	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000830	LOT 83	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000840	LOT 84	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000850	LOT 85	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000860	LOT 86	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000870	LOT 87	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000880	LOT 88	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000890	LOT 89	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000900	LOT 90	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000910	LOT 91	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000920	LOT 92	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000930	LOT 93	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000940	LOT 94	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000950	LOT 95	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000960	LOT 96	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000970	LOT 97	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000980	LOT 98	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584000990	LOT 99	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001000	LOT 100	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001010	LOT 101	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001020	LOT 102	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001030	LOT 103	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690584001040	LOT 104	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001050	LOT 105	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001060	LOT 106	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001070	LOT 107	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001080	LOT 108	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001090	LOT 109	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001100	LOT 110	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001110	LOT 111	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001120	LOT 112	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001130	LOT 113	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001140	LOT 114	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001150	LOT 115	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001160	LOT 116	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001170	LOT 117	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001180	LOT 118	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001190	LOT 119	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001200	LOT 120	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001210	LOT 121	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001220	LOT 122	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001230	LOT 123	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001240	LOT 124	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001250	LOT 125	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001260	LOT 126	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001270	LOT 127	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001280	LOT 128	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001290	LOT 129	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001300	LOT 130	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001310	LOT 131	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001320	LOT 132	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001330	LOT 133	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001340	LOT 134	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001350	LOT 135	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001360	LOT 136	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001370	LOT 137	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001380	LOT 138	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001390	LOT 139	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001400	LOT 140	1	Phase 4	Phase 3	\$756.84			\$1,339.00	\$2,095.84
262923690584001410	TRACT A				\$0.00				\$0.00



PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690584001420	TRACT B				\$0.00				\$0.00
262923690584001430	TRACT C				\$0.00				\$0.00
262923690584001440	TRACT D (LIFT STATION)				\$0.00				\$0.00
262923690584001450	TRACT E				\$0.00				\$0.00
262923690584001460	TRACT F				\$0.00				\$0.00
262923690584001470	TRACT G				\$0.00				\$0.00
262923690584001480	ROADS LESS THAT PT LYING				\$0.00				\$0.00
262923690584001481	VILLAMAR PHASE 4 PB 190 PGS 16-				\$0.00				\$0.00
262923690584001482	PT OF SAN MARCO WAY DESC AS:				\$0.00				\$0.00
262923690585000010	LOT 1	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000020	LOT 2	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000030	LOT 3	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000040	LOT 4	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000050	LOT 5	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000060	LOT 6	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000070	LOT 7	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000080	LOT 8	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000090	LOT 9	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000100	LOT 10	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000110	LOT 11	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000120	LOT 12	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000130	LOT 13	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000140	LOT 14	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000150	LOT 15	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000160	LOT 16	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000170	LOT 17	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000180	LOT 18	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000190	LOT 19	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000200	LOT 20	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000210	LOT 21	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000220	LOT 22	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000230	LOT 23	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000240	LOT 24	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000250	LOT 25	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000260	LOT 26	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000270	LOT 27	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000280	LOT 28	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000290	LOT 29	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585000300	LOT 30	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000310	LOT 31	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000320	LOT 32	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000330	LOT 33	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000340	LOT 34	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000350	LOT 35	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000360	LOT 36	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000370	LOT 37	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000380	LOT 38	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000390	LOT 39	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000400	LOT 40	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000410	LOT 41	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000420	LOT 42	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000430	LOT 43	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000440	LOT 44	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000450	LOT 45	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000460	LOT 46	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000470	LOT 47	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000480	LOT 48	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000490	LOT 49	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000500	LOT 50	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000510	LOT 51	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000520	LOT 52	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000530	LOT 53	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000540	LOT 54	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000550	LOT 55	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000560	LOT 56	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000570	LOT 57	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000580	LOT 58	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000590	LOT 59	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000600	LOT 60	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000610	LOT 61	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000620	LOT 62	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000630	LOT 63	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000640	LOT 64	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000650	LOT 65	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000660	LOT 66	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000670	LOT 67	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585000680	LOT 68	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000690	LOT 69	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000700	LOT 70	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000710	LOT 71	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000720	LOT 72	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000730	LOT 73	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000740	LOT 74	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000750	LOT 75	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000760	LOT 76	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000770	LOT 77	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000780	LOT 78	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585000790	LOT 79	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000800	LOT 80	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000810	LOT 81	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000820	LOT 82	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000830	LOT 83	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000840	LOT 84	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000850	LOT 85	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000860	LOT 86	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000870	LOT 87	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000880	LOT 88	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000890	LOT 89	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000900	LOT 90	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000910	LOT 91	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000920	LOT 92	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000930	LOT 93	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000940	LOT 94	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000950	LOT 95	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000960	LOT 96	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000970	LOT 97	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000980	LOT 98	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585000990	LOT 99	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001000	LOT 100	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001010	LOT 101	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001020	LOT 102	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001030	LOT 103	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001040	LOT 104	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001050	LOT 105	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585001060	LOT 106	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001070	LOT 107	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001080	LOT 108	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001090	LOT 109	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001100	LOT 110	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001110	LOT 111	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001120	LOT 112	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001130	LOT 113	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001140	LOT 114	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001150	LOT 115	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001160	LOT 116	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001170	LOT 117	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001180	LOT 118	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001190	LOT 119	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001200	LOT 120	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001210	LOT 121	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001220	LOT 122	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001230	LOT 123	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001240	LOT 124	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001250	LOT 125	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001260	LOT 126	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001270	LOT 127	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001280	LOT 128	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001290	LOT 129	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001300	LOT 130	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001310	LOT 131	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001320	LOT 132	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001330	LOT 133	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001340	LOT 134	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001350	LOT 135	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001360	LOT 136	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001370	LOT 137	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001380	LOT 138	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001390	LOT 139	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001400	LOT 140	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001410	LOT 141	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001420	LOT 142	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001430	LOT 143	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585001440	LOT 144	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001450	LOT 145	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001460	LOT 146	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001470	LOT 147	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001480	LOT 148	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001490	LOT 149	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001500	LOT 150	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001510	LOT 151	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001520	LOT 152	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001530	LOT 153	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001540	LOT 154	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001550	LOT 155	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001560	LOT 156	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001570	LOT 157	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001580	LOT 158	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001590	LOT 159	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001600	LOT 160	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001610	LOT 161	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001620	LOT 162	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001630	LOT 163	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001640	LOT 164	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001650	LOT 165	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001660	LOT 166	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001670	LOT 167	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001680	LOT 168	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001690	LOT 169	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001700	LOT 170	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001710	LOT 171	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001720	LOT 172	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001730	LOT 173	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001740	LOT 174	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001750	LOT 175	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001760	LOT 176	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001770	LOT 177	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001780	LOT 178	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001790	LOT 179	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001800	LOT 180	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001810	LOT 181	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585001820	LOT 182	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001830	LOT 183	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001840	LOT 184	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001850	LOT 185	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001860	LOT 186	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001870	LOT 187	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001880	LOT 188	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001890	LOT 189	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001900	LOT 190	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001910	LOT 191	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001920	LOT 192	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001930	LOT 193	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001940	LOT 194	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001950	LOT 195	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001960	LOT 196	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001970	LOT 197	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001980	LOT 198	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585001990	LOT 199	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002000	LOT 200	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002010	LOT 201	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002020	LOT 202	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002030	LOT 203	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002040	LOT 204	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002050	LOT 205	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002060	LOT 206	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002070	LOT 207	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002080	LOT 208	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002090	LOT 209	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002100	LOT 210	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002110	LOT 211	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002120	LOT 212	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002130	LOT 213	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002140	LOT 214	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002150	LOT 215	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002160	LOT 216	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002170	LOT 217	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002180	LOT 218	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002190	LOT 219	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585002200	LOT 220	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002210	LOT 221	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002220	LOT 222	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002230	LOT 223	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002240	LOT 224	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002250	LOT 225	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002260	LOT 226	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002270	LOT 227	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002280	LOT 228	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002290	LOT 229	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002300	LOT 230	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002310	LOT 231	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002320	LOT 232	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002330	LOT 233	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002340	LOT 234	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002350	LOT 235	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002360	LOT 236	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002370	LOT 237	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002380	LOT 238	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002390	LOT 239	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002400	LOT 240	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002410	LOT 241	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002420	LOT 242	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002430	LOT 243	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002440	LOT 244	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002450	LOT 245	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002460	LOT 246	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002470	LOT 247	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002480	LOT 248	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002490	LOT 249	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002500	LOT 250	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002510	LOT 251	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002520	LOT 252	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002530	LOT 253	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002540	LOT 254	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002550	LOT 255	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002560	LOT 256	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002570	LOT 257	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690585002580	LOT 258	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002590	LOT 259	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002600	LOT 260	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002610	LOT 261	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002620	LOT 262	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002630	LOT 263	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002640	LOT 264	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002650	LOT 265	1	Phase 3	2020 AA	\$750.00		\$1,452.00		\$2,202.00
262923690585002660	LOT 266	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002670	LOT 267	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002680	LOT 268	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002690	LOT 269	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002700	LOT 270	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002710	LOT 271	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002720	LOT 272	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002730	LOT 273	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002740	LOT 274	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002750	LOT 275	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002760	LOT 276	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002770	LOT 277	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002780	LOT 278	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002790	LOT 279	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002800	LOT 280	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002810	LOT 281	1	Phase 3	2020 AA	\$756.84		\$1,452.00		\$2,208.84
262923690585002820	TRACTS A B D-1 D-2 E F G H & RDS				\$0.00				\$0.00
262923690585002830	TRACT C (LIFT STATION)				\$0.00				\$0.00
262923690586000010	LOT 1	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000020	LOT 2	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000030	LOT 3	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000040	LOT 4	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000050	LOT 5	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000060	LOT 6	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000070	LOT 7	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000080	LOT 8	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000090	LOT 9	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000100	LOT 10	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000110	LOT 11	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000120	LOT 12	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60



PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690586000130	LOT 13	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000140	LOT 14	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000150	LOT 15	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000160	LOT 16	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000170	LOT 17	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000180	LOT 18	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000190	LOT 19	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000200	LOT 20	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000210	LOT 21	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000220	LOT 22	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000230	LOT 23	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000240	LOT 24	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000250	LOT 25	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000260	LOT 26	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000270	LOT 27	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000280	LOT 28	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000290	LOT 29	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000300	LOT 30	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000310	LOT 31	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000320	LOT 32	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000330	LOT 33	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000340	LOT 34	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000350	LOT 35	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000360	LOT 36	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000370	LOT 37	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000380	LOT 38	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000390	LOT 39	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000400	LOT 40	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000410	LOT 41	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000420	LOT 42	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000430	LOT 43	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000440	LOT 44	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000450	LOT 45	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000460	LOT 46	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000470	LOT 47	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000480	LOT 48	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000490	LOT 49	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000500	LOT 50	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690586000510	LOT 51	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000520	LOT 52	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000530	LOT 53	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000540	LOT 54	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000550	LOT 55	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000560	LOT 56	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000570	LOT 57	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000580	LOT 58	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000590	LOT 59	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000600	LOT 60	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000610	LOT 61	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000620	LOT 62	1	Phase 2	Phase 1	\$750.00	\$1,303.76			\$2,053.76
262923690586000630	LOT 63	1	Phase 2	Phase 1	\$750.00	\$1,303.76			\$2,053.76
262923690586000640	LOT 64	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000650	LOT 65	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000660	LOT 66	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000670	LOT 67	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000680	LOT 68	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000690	LOT 69	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000700	LOT 70	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000710	LOT 71	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000720	LOT 72	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000730	LOT 73	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000740	LOT 74	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000750	LOT 75	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000760	LOT 76	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000770	LOT 77	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000780	LOT 78	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000790	LOT 79	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000800	LOT 80	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000810	LOT 81	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000820	LOT 82	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000830	LOT 83	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000840	LOT 84	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000850	LOT 85	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000860	LOT 86	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000870	LOT 87	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000880	LOT 88	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690586000890	LOT 89	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000900	LOT 90	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000910	LOT 91	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000920	LOT 92	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000930	LOT 93	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000940	LOT 94	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000950	LOT 95	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000960	LOT 96	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000970	LOT 97	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000980	LOT 98	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586000990	LOT 99	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001000	LOT 100	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001010	LOT 101	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001020	LOT 102	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001030	LOT 103	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001040	LOT 104	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001050	LOT 105	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001060	LOT 106	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001070	LOT 107	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001080	LOT 108	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001090	LOT 109	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001100	LOT 110	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001110	LOT 111	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001120	LOT 112	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001130	LOT 113	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001140	LOT 114	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001150	LOT 115	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001160	LOT 116	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001170	LOT 117	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001180	LOT 118	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001190	LOT 119	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001200	LOT 120	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001210	LOT 121	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001220	LOT 122	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001230	LOT 123	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001240	LOT 124	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001250	LOT 125	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001260	LOT 126	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690586001270	LOT 127	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001280	LOT 128	1	Phase 2	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690586001290	RDS				\$0.00				\$0.00
262923690586001300	TRACT B				\$0.00				\$0.00
262923690586001310	VILLAMAR PHASE 2 PB 177 PGS 9-				\$0.00				\$0.00
262923690586001320	TRACTS D & I				\$0.00				\$0.00
262923690586001330	TRACT H				\$0.00				\$0.00
262923690586001340	TRACT J				\$0.00				\$0.00
262923690586001350	TRACT K				\$0.00				\$0.00
262923690586001360	TRACT A				\$0.00				\$0.00
262923690586001370	TRACT C				\$0.00				\$0.00
262923690586001380	TRACT G				\$0.00				\$0.00
262923690587000010	LOT 1	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000020	LOT 2	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000030	LOT 3	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000040	LOT 4	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000050	LOT 5	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000060	LOT 6	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000070	LOT 7	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000080	LOT 8	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000090	LOT 9	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000100	LOT 10	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000110	LOT 11	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000120	LOT 12	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000130	LOT 13	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000140	LOT 14	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000150	LOT 15	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000160	LOT 16	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000170	LOT 17	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000180	LOT 18	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000190	LOT 19	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000200	LOT 20	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000210	LOT 21	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000220	LOT 22	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000230	LOT 23	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000240	LOT 24	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000250	LOT 25	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000260	LOT 26	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690587000270	LOT 27	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000280	LOT 28	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000290	LOT 29	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000300	LOT 30	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000310	LOT 31	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000320	LOT 32	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000330	LOT 33	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000340	LOT 34	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000350	LOT 35	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000360	LOT 36	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000370	LOT 37	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000380	LOT 38	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000390	LOT 39	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000400	LOT 40	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000410	LOT 41	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000420	LOT 42	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000430	LOT 43	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000440	LOT 44	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000450	LOT 45	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000460	LOT 46	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000470	LOT 47	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000480	LOT 48	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000490	LOT 49	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000500	LOT 50	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000510	LOT 51	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000520	LOT 52	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000530	LOT 53	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000540	LOT 54	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000550	LOT 55	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000560	LOT 56	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000570	LOT 57	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000580	LOT 58	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000590	LOT 59	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000600	LOT 60	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000610	LOT 61	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000620	LOT 62	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000630	LOT 63	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000640	LOT 64	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690587000650	LOT 65	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000660	LOT 66	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000670	LOT 67	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000680	LOT 68	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000690	LOT 69	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000700	LOT 70	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000710	LOT 71	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000720	LOT 72	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000730	LOT 73	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000740	LOT 74	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000750	LOT 75	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000760	LOT 76	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000770	LOT 77	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000780	LOT 78	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000790	LOT 79	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000800	LOT 80	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000810	LOT 81	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000820	LOT 82	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000830	LOT 83	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000840	LOT 84	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000850	LOT 85	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000860	LOT 86	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000870	LOT 87	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000880	LOT 88	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000890	LOT 89	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000900	LOT 90	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000910	LOT 91	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000920	LOT 92	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000930	LOT 93	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000940	LOT 94	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000950	LOT 95	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000960	LOT 96	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000970	LOT 97	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000980	LOT 98	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587000990	LOT 99	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001000	LOT 100	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001010	LOT 101	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001020	LOT 102	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690587001030	LOT 103	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001040	LOT 104	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001050	LOT 105	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001060	LOT 106	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001070	LOT 107	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001080	LOT 108	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001090	LOT 109	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001100	LOT 110	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001110	LOT 111	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001120	LOT 112	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001130	LOT 113	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001140	LOT 114	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001150	LOT 115	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001160	LOT 116	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001170	LOT 117	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001180	LOT 118	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001190	LOT 119	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001200	LOT 120	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001210	LOT 121	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001220	LOT 122	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001230	LOT 123	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001240	LOT 124	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001250	LOT 125	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001260	LOT 126	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001270	LOT 127	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001280	LOT 128	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001290	LOT 129	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001300	LOT 130	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001310	LOT 131	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001320	LOT 132	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001330	LOT 133	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001340	LOT 134	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001350	LOT 135	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001360	LOT 136	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001370	LOT 137	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001380	LOT 138	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001390	LOT 139	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001400	LOT 140	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690587001410	LOT 141	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001420	LOT 142	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001430	LOT 143	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001440	LOT 144	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001450	LOT 145	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001460	LOT 146	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001470	LOT 147	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001480	LOT 148	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001490	LOT 149	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001500	LOT 150	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690587001510	TRACT A				\$0.00				\$0.00
262923690587001520	TRACT B				\$0.00				\$0.00
262923690587001530	TRACT C				\$0.00				\$0.00
262923690587001541	THAT PART OF TRACT D LYING				\$0.00				\$0.00
262923690587001542	VILLAMAR PHASE 1 PB 176 PGS 50-				\$0.00				\$0.00
262923690587001550	TRACTS E & I				\$0.00				\$0.00
262923690587001560	TRACT F				\$0.00				\$0.00
262923690587001570	TRACT G				\$0.00				\$0.00
262923690587001590	RDS THAT PART LYING WITHIN E				\$0.00				\$0.00
262923690587001600	RDS THAT PART LYING WITHIN				\$0.00				\$0.00
262923690588001510	LOT 151	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001520	LOT 152	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001530	LOT 153	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001540	LOT 154	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001550	LOT 155	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001560	LOT 156	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001570	LOT 157	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001580	LOT 158	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001590	LOT 159	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001600	LOT 160	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001610	LOT 161	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001620	LOT 162	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001630	LOT 163	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001640	LOT 164	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001650	LOT 165	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001660	LOT 166	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001670	LOT 167	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001680	LOT 168	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60



PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690588001690	LOT 169	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001700	LOT 170	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001710	LOT 171	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001720	LOT 172	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001730	LOT 173	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001740	LOT 174	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001750	LOT 175	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001760	LOT 176	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001770	LOT 177	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001780	LOT 178	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001790	LOT 179	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001800	LOT 180	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001810	LOT 181	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001820	LOT 182	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001830	LOT 183	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001840	LOT 184	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001850	LOT 185	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001860	LOT 186	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001870	LOT 187	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001880	LOT 188	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001890	LOT 189	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001900	LOT 190	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001910	LOT 191	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001920	LOT 192	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001930	LOT 193	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001940	LOT 194	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001950	LOT 195	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001960	LOT 196	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001970	LOT 197	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001980	LOT 198	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588001990	LOT 199	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002000	LOT 200	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002010	LOT 201	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002020	LOT 202	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002030	LOT 203	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002040	LOT 204	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002050	LOT 205	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60
262923690588002060	LOT 206	1	Phase 1	Phase 1	\$756.84	\$1,303.76			\$2,060.60

PARCEL ID	PROP DSCR2	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
262923690588002070	RDS				\$0.00	\$0.00			\$0.00
Total Gross Assessments		755			\$571,051.68	\$435,455.84	\$408,012.00	\$187,460.00	\$1,601,979.52
Total Net Assessments					\$531,078.06	\$404,973.93	\$379,451.16	\$174,337.80	\$1,489,840.95

**Direct Billing**

Property	Owner	Units	Legal Phase	Phase/AA in Supplemental	FY 23 O&M	2019 Debt	2020 Debt	2022 Debt	Total Assessments
26-29-14-000000-031050	CUNNINGHAM INVESTORS LLC	242		6	\$35,859.56				\$35,859.56
26-29-14-000000-043010	VMAR DEV LLC	271		5	\$40,156.78				\$40,156.78
26-29-23-000000-033010	VMAR DEV LLC	200		4	\$35,546.00			\$268,600.00	\$304,146.00
Total Gross Direct Billing		713			\$111,562.34	\$0.00	\$0.00	\$268,600.00	\$380,162.34
Total Net Direct Billing					\$103,752.98	\$0.00	\$0.00	\$249,798.00	\$353,550.98
Total Gross Assessments					\$682,614.02	\$435,455.84	\$408,012.00	\$456,060.00	\$1,982,141.86
Total Net Assessments					\$634,831.04	\$404,973.93	\$379,451.16	\$424,135.80	\$1,843,391.93

## SECTION VI

## **RESOLUTION 2022-12**

**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 21<sup>st</sup> day of July 2022.

ATTEST:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

## SECTION VII

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 DISTRICT<sup>1</sup>**

**Board of Supervisors<sup>2</sup>**

**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

<sup>1</sup> 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.

<sup>2</sup> 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

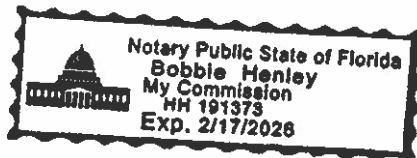
Joe D. Brady  
Witness  
JOE D. BRADY  
Print Name

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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**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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DISTRICT AS AMENDED**

**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 364.00 FEET TO THE NORTH ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF THE NORTH 364.00 FEET 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**  
**VILLAMAR CDD**  
**LEGAL DESCRIPTION OF**  
**DISTRICT AS AMENDED**

**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.

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**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.

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**EXHIBIT 4**  
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**DISTRICT AS AMENDED**

## SECTION VIII



## RESOLUTION 2022-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2019 PROJECT IS COMPLETE; DECLARING THE SERIES 2019 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the VillaMar Community Development District ("**District**") was established by Ordinance No. o-18-70, duly enacted by the City Commission of the City of Winter Haven, Florida ("**City**") on November 26, 2018, (the "**Ordinance**"), for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the "**Board**") of the District adopted Resolutions No. 2019-24 and 2019-37 on December 5, 2018, and April 10, 2019 respectively, authorizing the issuance of not to exceed \$22,500,000 in aggregate principal amount of its Special Assessment Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

**WHEREAS**, the District duly authorized and issued VillaMar Community Development District Special Assessment Bonds, Series 2019 (the "**Series 2019 Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

**WHEREAS**, the Series 2019 Bonds financed a portion of the District's master project infrastructure (the "**Series 2019 Project**"), as such is further identified and described in that certain *Engineer's Report For Capital Improvements*, dated January 3, 2019, as supplemented by that *Supplemental Engineer's Report Capital Improvements*, dated March 20, 2019, both of which are attached to this Resolution as **Composite Exhibit A** (together, the "**Engineer's Report**"); and

**WHEREAS**, the Engineer's Report estimates capital costs totaling \$8,955,000 for the Series 2019 Project (the "**Total Project Costs**"); and

**WHEREAS**, pursuant to the terms of the *Master Assessment Methodology for Villamar Community Development District* dated December 5, 2018, as supplemented by the *Supplemental Assessment Methodology for Phase 1*, dated June 12, 2019 (collectively, "**Assessment Methodology**"), attached to this Resolution as **Composite Exhibit B**, the estimated total costs of the Series 2019 Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized

interest, reserve funds, original issue discounts, and contingencies totaled approximately \$7,180,000; and

**WHEREAS**, on December 5, 2018 the Board adopted Resolution 2019-25, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, on February 6, 2019, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2019-32, as supplemented by Resolution 2019-39, adopted on June 20, 2019, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

**WHEREAS**, the Series 2019 Project specially benefits the developable acreage in the District as set forth in Resolution 2019-39 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2019 Project financed with the Series 2019 Bonds to the specially benefitted properties within the District as set forth in Resolution 2018-39 and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated June 1, 2019 (the “**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture dated June 1, 2019 (the “**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2019 Project dated July 11, 2022, (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2019 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2019 Project as described above, the Board desires to certify the Series 2019 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs incurred to complete the Series 2019 Project exceeded all amounts on deposit in the Series 2019 Acquisition and Construction Account within the Acquisition and Construction Fund. The remaining balance of *Zero Dollars and Eighty Nine Cents* (\$.89), in the Series 2019 Acquisition and Construction Account within the Acquisition and Construction Fund, shall be transferred to the Series 2019 General Redemption Subaccount of the Series 2019 Bond Redemption Fund in accordance with the Indenture.

**NOW, THEREFORE,** be it resolved by the Board of Supervisors of the VillaMar Community Development District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2018-39, as supplemented.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2019 PROJECT.** The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2019 Project complete and upon reliance thereon, certifies the Series 2019 Project complete in accordance with Resolution 2018-39 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2019 Project shall be the date of the Engineer's Certification.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-39, special assessments securing the Series 2019 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2019 Project. The remaining balance of the Series 2019 Acquisition and Construction Account, less any amount retained to complete the Series 2019 Project, within the Series 2019 Acquisition and Construction Fund, together with any interest earning therein, shall be transferred to the Series 2019 General Redemption Subaccount as provided in the Indenture. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2019 Bonds after the closing of the Series 2019 Acquisition and Construction Account within the Series 2019 Acquisition and Construction Fund. As provided in Resolution 2018-39, the assessments levied reflect the outstanding debt due on the Series 2019 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2018-39, the special assessments on parcels specially benefitted by the Series 2019 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2019 Bonds.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2018-39, which remains in full force and effect. This

Resolution and Resolution 2018-39 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 7. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 8. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

*[Remainder of page intentionally left blank]*

**APPROVED AND ADOPTED** this 21st day of July, 2022.

ATTEST:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

Comp. Exhibit A: *Engineer's Report for Capital Improvements*, dated January 3, 2019, as supplemented by that *Supplemental Engineer's Report Capital Improvements*, dated March 20, 2019

Comp. Exhibit B: *Master Assessment Methodology for VillaMar Community Development District* dated December 5, 2018, as supplemented by the *Supplemental Assessment Methodology for Phase 1*, dated June 12, 2019

Exhibit C: Engineer's Certification, dated July 11, 2022

Exhibit D: Amortization Schedule of the Series 2019 Bonds

## **COMPOSITE EXHIBIT A**

**VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

**ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**DENNIS WOOD ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**January 3, 2019**

**VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

**EXHIBIT 1- Location Map**

**EXHIBIT 2- Legal Description**

**EXHIBIT 3- District Boundary Map**

**EXHIBIT 4- Zoning Map**

**EXHIBIT 5- Future Land Use Map**

**EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map**

**EXHIBIT 7- Summary of Opinion of Probable Costs**

**EXHIBIT 8- Summary of Proposed District Facilities**

**EXHIBIT 9 – Proposed Site Plan**

**ENGINEER'S REPORT  
VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Villamar Community Development District (the "District") is west of CR 653 and south of Eloise Loop Road in Winter Haven (the "City"), Polk County, (the "County"), Florida. The District currently contains approximately 153.65 acres, and is expected to consist of 642 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City Ordinance No. 0-18-70 which was approved by the City Commission on November 26, 2018. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution, reclaim water, and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in the District. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The development will consist of 642 single family homes and associated infrastructure ("Development"). The Development is a planned residential community is located on the west of CR 653 and south of Eloise Loop /road in the City of Winter Haven and lies within Section 22 and 23, Township 29 South, Range 26 East, all within the City. The Development has received zoning approval by the City. The approved zoning is PD and the property has an underlying Future Land Use Designation of RL (Residential Low Density), RE (Residential Estate, and CON (Conservation). The development will be constructed in three (3) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure in Phases 1, 2, and 3. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water, reclaim water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Undergrounding of wires for installation of street lights within the public right of way will be funded by the District.

As a part of the recreational component of the CIP, a public park/amenity center will be constructed within the development and the location shall have easy access to the other portions of the District. The public park/amenity center will be accessed by the public roadways and sidewalks.

## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

### 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 Development. 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 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 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 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 side. 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 proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which 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 will be installed for the Development. The water service provider will be the City of Winter Haven Public Utilities. The water system will be a "looped" system. These facilities 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 will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines 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 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 will provide 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; Phase 2 in 2020-2022; Phase 3 in 2021-2023. Upon completion of each phase of these improvements, inspection/certifications 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 thru the District is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by TECO. Electric facilities will be owned and maintained by TECO after dedication, with TECO providing underground electrical service to the Development. The CDD presently intends to fund the cost of undergrounding of electric conduit for the installation of the street lighting along the internal roadways within the CDD. These lights will be owned, operated and maintained by TECO after dedication, with the District funding maintenance services.

### **Entry Feature**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development 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 development will be constructed or acquired by the CDD 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 CDD. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.



## **VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), Florida Department of Environmental Protection (FDEP), Polk County Health Department, and City construction plan approval. There may be a need for an Army Corps of Engineer (ACOE) jurisdictional wetlands within the Phase 3 CIP boundaries.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	November 2018
Construction Permits (City of Winter Haven)	November 2018
Polk County Health Department Water	November 2018
FDEP Sewer	November 2018
FDEP NOI	January 2019

### **PHASE 2**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	February 2019
Construction Permits (City of Winter Haven)	February 2019
Polk County Health Department Water	February 2019
FDEP Sewer	February 2019
FDEP NOI	February 2019

### PHASE 3

Permits / Approvals	Approval / Expected Date
Zoning Approval (City of Winter Haven)	Approved
Preliminary Plat (City of Winter Haven)	Not Required
SWFWMD ERP	July 2020
Construction Permits (City of Winter Haven)	July 2020
FDEP Water	July 2020
FDEP Sewer	July 2020
FDEP NOI	July 2020

### VII. RECOMMENDATION

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Winter Haven, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

### VIII. REPORT MODIFICATION

During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.

**Exhibit 8**  
**Villamar**  
**Community Development District**  
**Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	County	District Bonds	County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Winter Haven	District Bonds	City of Winter Haven
Street Lighting/Conduit	District	District	District Bonds	District
Roadway	District	District/City	District Bonds	District/City
Entry Feature & Signage	District	District	District Bonds	District
Parks & Recreation Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.

**VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

***SUPPLEMENTAL ENGINEER'S REPORT  
FOR CAPITAL IMPROVEMENTS***

PREPARED FOR:

BOARD OF

SUPERVISORS

VILLAMAR

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

**MARCH 20, 2019**

## COMMUNITY DEVELOPMENT DISTRICT

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#### LIST OF TABLES & EXHIBITS

EXHIBIT 7—SUMMARY OF PROBABLE COST

EXHIBIT 9 – MASTER SITE PLAN

EXHIBIT 10 – ASSESSMENT AREA 1 LEGAL DESCRIPTION

**VILLAMAR CDD  
SUPPLEMENTAL ENGINEER'S REPORT**

**I. PURPOSE**

The purpose of this report is to amend the Engineer's Report for the Villamar CDD. The Engineer's Report dated January 3, 2019 had the project being constructed in three phases. The number of lots in each phase has changed and the number of phases has changed to two phases instead of three phases. Included in this Supplemental Engineer's Report for Capital Improvements is an amendment to Exhibit 7 (Summary of Probable Cost) and Exhibit 9 (Master Site Plan).

**II. *EXHIBIT 7 (SUMMARY OF PROBABLE COST)***

The cost projections for the phases were adjusted to reflect two phases of construction.

**III. *EXHIBIT 9 (MASTER SITE PLAN)***

The overall layout was revised to show the construction of the Development in two phases.

**IV. *EXHIBIT 10 (ASSESSMENT AREA 1 LEGAL DESCRIPTION)***

A legal description has been provided for Assessment Area 1 (Phase 1 -334 Lots).

**Exhibit 7**  
**Villamar Community Development District**  
**Summary of Probable Cost**

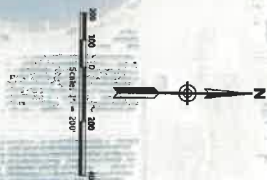
<b><u>Number of Lots</u></b>	<b><u>334</u></b>	<b><u>308</u></b>	<b><u>642</u></b>
<b><u>Infrastructure</u> <sup>(1)(9)</sup></b>	<b><u>Phase 1</u> <u>2019-2020</u></b>	<b><u>Phase 2</u> <u>2020-2022</u></b>	<b><u>Total</u></b>
Offsite Improvements <sup>(5)(6)</sup>	\$ 340,000	\$ 310,000	\$ 650,000
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 4,170,000	\$ 3,846,465	\$ 8,016,465
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6)(8)</sup>	\$ 2,000,000	\$ 1,887,160	\$ 3,887,160
Roadway <sup>(4)(5)(6)</sup>	\$ 1,500,000	\$ 1,364,000	\$ 2,864,000
Entry Feature & Signage <sup>(6)(7)</sup>	\$ 105,000	\$ 95,000	\$ 200,000
Parks and Recreation Facilities <sup>(1)(6)</sup>	\$ 420,000	\$ 380,000	\$ 800,000
Contingency	\$ 420,000	\$ 390,000	\$ 810,000
<b>TOTAL</b>	<b>\$ 8,955,000</b>	<b>\$ 8,272,625</b>	<b>\$ 17,227,625</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot both for initial pad construction and in conjunction with home construction, which will be provided by the home builder.
3. Includes Stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering of public roads.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2018 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Tampa Electric for the street light poles and lighting service. Only undergrounding of wires in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 642 lots.



## VILLAMAR CDD



LOT SUMMARY	
PHASE 1 (50' x 110') =	324 (TYP LOT)
(70' x 200') =	13 (LAKEFRONT)
TOTAL =	334
PHASE 2 (50' x 110') =	
(40' x 115') =	104
TOTAL =	204
TOTAL PHASE 1 & 2 =	308
TOTAL PHASE 1 & 2 = 642 LOTS	

UNIT VALUES WITHOUT UNIT TEST

DENNIS L. WOOD, P.E. #12646 (FL) DATE

VILLAMAR  
OVERALL SITE  
POLK COUNTY, FLORIDA

**Dennis  
Wood  
Engineering**

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## REVISIONS

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SHI 1

**EXHIBIT 9  
MASTER  
SITE PLAN**

**EXHIBIT 10**  
**VILLAMAR CDD**  
**ASSESSMENT AREA 1 (334 LOTS)**  
**LEGAL DESCRIPTION**

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

**BEGIN** AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND RUN THENCE S00°36'01"E ALONG THE EAST BOUNDARY THEREOF ALSO BEING THE WEST BOUNDARY OF CRESCENT VIEW SUBDIVISION AS RECORDED IN PLAT BOOK 142, PAGE 18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 630.40 FEET TO THE NORTH BOUNDARY OF SUNDANCE RANCH ESTATES AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID SUNDANCE RANCH ESTATES FOR THE NEXT THREE CALLS RUN S89°22'55"W, 604.89 FEET; THENCE S00°37'04"E, 269.91 FEET; THENCE S89°55'02"W, 685.14 FEET TO THE EASTERLY RIGHT OF WAY OF CHERRY BLOSSOM LANE; RUN THENCE N00°05'12"W ALONG SAID RIGHT OF WAY, 841.09 FEET; THENCE S89°23'59"W, 244.27 FEET; THENCE N00°36'01"W, 61.72 FEET TO THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°23'59"W ALONG SAID SOUTH BOUNDARY, 755.01 FEET; THENCE N00°36'01"W, 209.17 FEET; THENCE S89°23'59"W, 150.00 FEET; THENCE N00°36'01"W, 325.00 FEET; THENCE N89°23'59"E, 106.79 FEET; THENCE N00°36'01"W, 127.35 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N89°31'30"E ALONG SAID NORTH BOUNDARY, 1001.84 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; RUN THENCE N89°43'49"E ALONG THE NORTH BOUNDARY THEREOF, 333.78 FEET MORE OR LESS TO THE WATER'S EDGE OF CRYSTAL LAKE/LAKE CUNNINGHAM; RUN THENCE SOUTHEASTERLY ALONG SAID WATER'S EDGE TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; RUN THENCE S00°36'30"E ALONG SAID EAST BOUNDARY, 322.28 FEET MORE OR LESS TO THE **POINT OF BEGINNING**. SUBJECT TO RIGHT OF WAY FOR CUNNINGHAM ROAD AND CHERRY BLOSSOM LANE.

**AND TOGETHER WITH**

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

**COMMENCE** AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND RUN THENCE N89°40'31"W ALONG THE NORTH BOUNDARY THEREOF, 19.01 FEET TO THE WESTERN RIGHT OF WAY OF CHERRY BLOSSOM LANE; THENCE S00°05'12"E ALONG SAID RIGHT OF WAY, 61.01 FEET TO THE **POINT OF BEGINNING**; CONTINUE THENCE S00°05'12"E ALONG SAID RIGHT OF WAY, 617.39 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SUNDANCE RANCH ESTATES AS RECORDED IN PLAT BOOK 77, PAGE 28 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S89°54'40"W ALONG THE NORTH BOUNDARY OF SAID SUNDANCE RANCH ESTATES, AND ALONG THE NORTH BOUNDARY OF SUNDANCE RANCH ESTATES PHASE TWO AS RECORDED IN PLAT BOOK 80, PAGE 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 1515.07 FEET; THENCE N00°33'24"E, 105.76 FEET; THENCE S89°23'59"W, 63.26 FEET; THENCE N00°36'01"W, 350.21 FEET; THENCE S89°21'46"W, 105.87 FEET; THENCE N00°26'50"W, 216.14 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N89°43'36"E ALONG SAID

NORTH BOUNDARY, 385.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N00°35'24"W, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, 660.84 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N89°31'30"E ALONG THE NORTH BOUNDARY THEREOF, 321.10 FEET; THENCE S00°36'01"E, 127.35 FEET; THENCE S89°23'59"W, 106.79 FEET; THENCE S00°36'01"E, 325.00 FEET; THENCE N89°23'59"E, 150.00 FEET; THENCE S00°36'01"E, 209.17 FEET TO A POINT ON TH NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE N89°37'08"E, ALONG SAID NORTH BOUNDARY, 755.01 FEET; THENCE S00°36'01"E, 61.72 FEET; THENCE N89°23'59"E, 184.27 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING APPROXIMATELY 79.38 ACRES +/-.**

## **COMPOSITE EXHIBIT B**

**MASTER  
ASSESSMENT METHODOLOGY  
  
FOR  
  
VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: December 5, 2018**

**Prepared by**

**Governmental Management Services – Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Villamar Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Villamar Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The VillaMar Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$22,250,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report dated December 2018 prepared by Dennis Wood Engineering, LLC , as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 153.34 acres in the City of Winter Haven within Polk County, Florida. The development program for the District currently envisions approximately 642 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

### **1.3 Special Benefits and General Benefits**

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.



- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$17,227,625. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$22,250,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$22,250,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$22,250,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sides in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$17,227,625. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's Underwriter to total approximately \$22,250,000. Table 3 shows the breakdown of the Bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There are three product types within the planned development. The 50' single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities,

roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit

debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family - 40'	202	0.80	162
Single Family - 50'	428	1.00	428
Single Family - 70'	12	1.40	17
<b>Total Units</b>	<b>642</b>		<b>606</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT PLAN COST ESTIMATES MASTER ASSESSMENT METHODOLOGY	
Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$650,000
Stormwater Management	\$8,016,465
Utilities (Water, Sewer, & Street Lighting)	\$3,887,160
Roadway	\$2,864,000
Entry Feature	\$200,000
Parks and Amenities	\$800,000
Contingencies	\$810,000
	<b>\$17,227,625</b>

(1) A detailed description of these improvements is provided in the Engineer's Report dated December 2018.

TABLE 3
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 17,227,625
Debt Service Reserve	\$ 1,616,438
Capitalized Interest	\$ 2,670,000
Underwriters Discount	\$ 445,000
Cost of Issuance	\$ 220,000
Contingency	\$ 70,937
<b>Par Amount*</b>	<b>\$ 22,250,000</b>

Bond Assumptions:	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

**TABLE 4**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 40'	202	0.8	162	26.65%	\$ 4,591,003	\$22,728
Single Family - 50'	428	1.00	428	70.58%	\$ 12,159,340	\$28,410
Single Family - 70'	12	1.40	17	2.77%	\$ 477,282	\$39,774
<b>Totals</b>	<b>642</b>		<b>606</b>	<b>100.00%</b>	<b>\$ 17,227,625</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



TABLE 5 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY						
Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Single Family - 40'	202	\$	4,591,003	\$	5,929,420	\$29,354
Single Family - 50'	428	\$	12,159,340	\$	15,704,156	\$36,692
Single Family - 70'	12	\$	477,282	\$	616,425	\$51,369
Totals	642	\$	17,227,625	\$	22,250,000	

\* Unit mix is subject to change based on marketing and other factors

TABLE 6 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE MASTER ASSESSMENT METHODOLOGY										
Land Use	No. of Units *	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)		
Single Family - 40'	202	\$	5,929,420	\$29,354	\$	430,766	\$	2,133	\$	2,293
Single Family - 50'	428	\$	15,704,156	\$36,692	\$	1,140,890	\$	2,666	\$	2,866
Single Family - 70'	12	\$	616,425	\$51,369	\$	44,783	\$	3,732	\$	4,013
Totals	642	\$	22,250,000		\$	1,616,438				

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

TABLE 7  
VILLAMAR COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Paint Creek LLC	See Legal Description	153.65	\$144,810	\$ 22,250,000	\$ 1,616,438	\$ 1,738,105
Totals		153.65		\$	\$ 1,616,438	\$ 1,738,105

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$1,616,438

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

## VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

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 ½ 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 ½ 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.

CONTAINING 110.13 ACRES, MORE OR LESS.

### 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 ½ 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.

CONTAINING 3,641 SQUARE FEET, MORE OR LESS.

PAGE 1 OF 2

Dennis  
Wood  
Engineering



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CELL: (863) 662-0018

1925 BARTOW ROAD  
LAKELAND, FL 33801

DENNIS WOOD, PROFESSIONAL ENGINEER  
EMAIL: denniswoodengineering@gmail.com

EXHIBIT 2  
VILLAMAR CDD  
LEGAL DESCRIPTION

**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 ½ 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 ½ A DISTANCE OF 1321.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTH ½; 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.

CONTAINING 19.26 ACRES, MORE OR LESS.

**AND**

THE EAST 15.00 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.

CONTAINING 0.23 ACRES, MORE OR LESS.

**PARCEL 5 (262923-000000-013060)**

THE SOUTHERLY 30.00 FEET THEREOF FOR ROAD RIGHT OF WAY OF THE SOUTH ½ 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.

CONTAINING 1.79 ACRES, MORE OR LESS.

**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 AFOREMENTIONED 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.

CONTAINING 21.93 ACRES, MORE OR LESS.

CDD TOTAL ACREAGE 153.65 +/-

PAGE 2 OF 2

**Dennis**

**Wood**

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LAKELAND, FL 33801

DENNIS WOOD, PROFESSIONAL ENGINEER

EMAIL: denniswoodengineering@gmail.com

**EXHIBIT 2**  
**VILLAMAR CDD**  
**LEGAL DESCRIPTION**

**Composite Exhibit B**

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY FOR PHASE 1**

**FOR**

**VILLAMAR  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: June 12, 2019**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Villamar Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Villamar Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The VillaMar Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District has issued \$7,180,000 of tax exempt bonds (the "Bonds") for the purpose of financing certain infrastructure improvements within Phase 1 ("Capital Improvement Plan") within the District more specifically described in the Engineer's Report for Capital Improvements dated January 3, 2019 as amended and supplemented by the Supplemental Engineer's Report dated March 20, 2019 prepared and each by Wood & Associates Engineering, LLC (formerly known as Dennis Wood Engineering, LLC), as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Phase 1 Capital Improvements or Capital Improvement Plan ("Capital Improvements") that benefit property owners within Phase 1 of the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the Phase 1 of the District. This Assessment Report supplements previously approved Master Assessment Methodology, dated December 5, 2018. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase 1 Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments ("Special Assessments") on the benefited lands within Phase 1 of the District based on this Assessment Report, which includes Special Assessments securing repayment of the Bonds (the "Bond Special Assessments"). It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 153.65 acres in the City of Winter Haven within Polk County, Florida. The development program for the District currently envisions approximately 642 residential units. Phase 1 of the project is anticipated to have 334 units and is approximately 79.38 acres. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.



The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the Phase 1 of the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features within Phase 1. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

### **1.3 Special Benefits and General Benefits**

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within Phase 1 of the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of Phase 1 of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within Phase 1 of the District. Without these improvements, development of the property within Phase 1 of the District would be prohibited by law.

The general public and property owners outside of Phase 1 of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within Phase 1 of the District. Properties outside of Phase 1 of the District boundaries do not depend upon the District's Capital Improvements. The property owners within Phase 1 of the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Will Equal or Exceed the Costs Allocated**

The special benefits provided to the property owners within Phase 1 of the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within Phase 1 of the District will cost approximately \$8,955,000. The District's Underwriter has determined that the final financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be 7,180,000. The Developer will fund additional expenses needed to complete the Capital Improvement Plan. Without the Capital Improvement Plan, the property within Phase 1 of the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District has issued \$7,180,000 in Bonds to fund a portion of the District's Phase 1 Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay costs of issuance. It is the purpose of this Assessment Report to allocate the \$7,180,000 in debt to the properties within Phase 1 of the District benefiting from the Capital Improvement Plan. This report may be supplemented to reflect changes in development plan.

Table 1 identifies the land uses and lot sides in the development as identified by the Developer within Phase 1 of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development of Phase 1, which these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are

estimated to cost \$8,955,000. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the Capital Improvements and related costs was determined by the District's Underwriter to total \$7,180,000. Table 3 shows the breakdown of the Bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for Phase 1 of the District is completed. Until the platting process occurs, the Capital Improvements funded by Phase 1 District Bonds benefits all acres within Phase 1 of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Phase 1 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Phase 1 of the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of Phase 1 of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within Phase 1 of the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this report may be supplemented to reflect actual bond terms or change in development plan.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single family home has been set as the basic unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Phase 1 Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within Phase 1 of the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of Phase 1 of the District will have a lien for the payment of any Special Assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of Phase 1 of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

#### **4.0 Assessment Roll**

The District will initially distribute the Special Assessments across the property within Phase 1 of the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in Phase 1 of the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

Land Use	Total Assessable		ERUs per Unit (1)	Total ERUs
	Units			
Single Family	334		1.00	334
<b>Total Units</b>	<b>334</b>			<b>334</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

TABLE 2 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT PLAN COST ESTIMATES SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1	
Capital Improvement Plan Phase 1 ("CIP") (1)	Cost Estimate
Offsite Improvements	\$340,000
Stormwater Management	\$4,170,000
Utilities (Water, Sewer, & Street Lighting)	\$2,000,000
Roadway	\$1,500,000
Entry Feature & Signage	\$105,000
Parks and Recreation Facilities	\$420,000
Contingencies	\$420,000
	<b>\$8,955,000</b>

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report for Capital Improvements dated March 20, 2019.



**TABLE 3**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

<b>Description</b>	<b>Total</b>
Construction Funds	\$ 6,099,104
Issue Discount	\$ 7,203
Debt Service Reserve	\$ 450,869
Capitalized Interest	\$ 282,593
Underwriters Discount	\$ 143,600
Cost of Issuance	\$ 196,631
<b>Par Amount</b>	<b>\$ 7,180,000</b>

<b>Bond Assumptions:</b>	
Average Coupon Rate	4.77%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

**TABLE 4**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	334	1.00	334	100.00%	\$ 8,955,000	\$26,811
<b>Totals</b>	<b>334</b>		<b>334</b>		<b>\$ 8,955,000</b>	

\* Unit mix is subject to change based on marketing and other factors

**TABLE 5**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

Land Use	No. of Units *	Total Improvements		Allocation of Par	
		Costs Per Product	Type	Debt Per Product	Type
Single Family	334	\$ 8,955,000	\$	7,180,000	\$21,497
Totals	334	\$ 8,955,000	\$	7,180,000	

\* Unit mix is subject to change based on marketing and other factors

TABLE 6 VILLAMAR COMMUNITY DEVELOPMENT DISTRICT PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1							
Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	
Single Family	334	\$ 7,180,000	\$21,497	\$ 450,869	\$ 1,350	\$ 1,452	
Totals	334	\$ 7,180,000		\$ 450,869			

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

**TABLE 7**  
**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE 1**

Owner	Property ID #s*	Acres	Total Par Debt		Net Annual Debt		Gross Annual Debt	
			Allocation Per Acre	Total Par Debt Allocated	Assessment Allocation	Assessment Allocation (1)	Assessment Allocation (1)	Assessment Allocation (1)
Cassidy Properties, Inc.	26-29-23-000000-013060	1.79	\$90,451	\$161,907.28	\$ 10,166.99	\$ 10,777.01		
Highland Sumner, LLC	26-29-23-000000-031010	19.88	\$90,451	\$1,798,165.78	\$ 112,916.05	\$ 119,691.01		
Highland Cassidy, LLC	26-29-23-000000-013030	19.50	\$90,451	\$1,763,794.41	\$ 110,757.69	\$ 117,403.15		
Highland Cassidy, LLC	26-29-23-000000-014010	22.00	\$90,451	\$1,989,921.89	\$ 124,957.39	\$ 132,454.84		
Highland Cassidy, LLC	26-29-23-000000-032010**	16.21	\$90,451	\$1,466,210.63	\$ 92,070.88	\$ 97,595.13		
<b>Totals</b>		<b>79.38</b>		<b>\$7,180,000</b>	<b>\$ 450,869</b>	<b>\$ 477,921</b>		

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	4.77%
Maximum Annual Debt Service	\$450,869

- \* - See Metes and Bounds, attached as Exhibit A  
 \*\* - Entire Parcel is 60.93 acres, but it is split between Phase 1 and 2. This is portion in Phase 1.

**EXHIBIT C**

Engineer's Certification, dated July 11, 2022

[*ATTACH*]

**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE**  
**SERIES 2019 PROJECT**

July 11, 2022

VillaMar Community Development District  
c/o GMS-CFL, LLC  
219 East Livingston Street  
Orlando, Florida 32801

Re: Certification of Completion  
VillaMar Community Development District  
Special Assessment Bonds, Series 2019 (2019 Project)

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated June 1, 2019 (the "**Master Indenture**"), between the VillaMar Community Development District (the "**District**") and U.S. Bank National Association (the "**Trustee**") and is intended to evidence the completion of the Series 2019 Project, as that term is defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated June 1, 2019 (together with the Master Indenture, the "**Indenture**"), and as further described in that certain *Engineer's Report For Capital Improvements*, dated January 3, 2019, as supplemented by that *Supplemental Engineer's Report Capital Improvements*, dated March 20, 2019, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

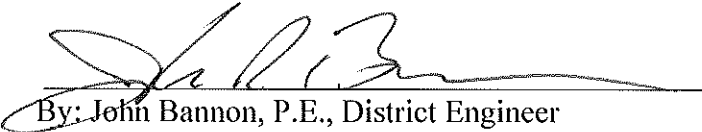
- I. The Series 2019 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2019 Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2019 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2019 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2019 Project was greater than the amount deposited in the Series 2019 Acquisition and Construction Account within the Acquisition and Construction Fund resulting in there being no excess proceeds from the Special

Assessment Bond, Series 2019 in the Series 2019 Acquisition and Construction Account within the Acquisition and Construction Fund.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate, or which may subsequently come into being.

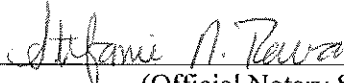
Dated: 7-11-22

Wood and Associates Engineering, LLC

  
By: John Bannon, P.E., District Engineer

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of July, 2022, by John Bannon, P.E., as the District Engineer for the VillaMar Community Development District Series 2019 Bonds.

  
(Official Notary Signature)  
Name: Stefanie N. Rowan  
Personally Known ☒  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



STEFANIE N. ROWAN  
Notary Public  
State of Florida  
Comm# HH234285  
Expires 3/8/2026



## **EXHIBIT D**

### Amortization Schedule of the Series 2019 Bonds

[*ATTACH*]

**Villamar**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

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

## SECTION IX

**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](http://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 18<sup>th</sup>, 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 5<sup>th</sup> 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.

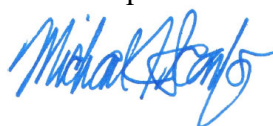
The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

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 XI



# 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](mailto: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](mailto: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](mailto: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 XII

## RESOLUTION 2022-14

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAMAR COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; 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*, being situated within the City of Winter Haven, Polk County, Florida; and

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

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 21st day of July 2022.

ATTEST:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES VILLAMAR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023**

The Board of Supervisors of the VillaMar Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 1<sup>st</sup> Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 11:00 a.m., unless otherwise indicated as follows:

**October 4, 2022**  
**November 1, 2022**  
**December 6, 2022**  
**January 3, 2023**  
**February 7, 2023**  
**March 7, 2023**  
**April 4, 2023**  
**May 2, 2023**  
**June 6, 2023**  
**July 4, 2023**  
**August 1, 2023**  
**September 5, 2023**

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

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

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

District Manager

## SECTION XIII

# **REBATE REPORT**

**\$7,180,000**

**VillaMar Community Development District**

**(City of Winter Haven, Florida)**

**Special Assessment Bonds, Series 2019**

**Dated: June 25, 2019**

**Delivered: June 25, 2019**

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**Rebate Report to the Computation Date**

**June 25, 2022**

**Reflecting Activity To**

**June 25, 2022**



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**AMTEC**



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# AMTEC

American Municipal Tax-Exempt Compliance

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[www.amteccorp.com](http://www.amteccorp.com)

July 18, 2022

VillaMar Community Development District  
c/o Ms. Katie Costa  
Directors of Operations – Accounting Division  
Governmental Management Services-CF, LLC  
6200 Lee Vista Boulevard  
Orlando, FL 32822

Re: \$7,180,000 VillaMar Community Development District (City of Winter Haven, Florida), Special Assessment Bonds, Series 2019

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the VillaMar Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of June 30, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 25, 2022 Computation Date  
Reflecting Activity from June 25, 2019 through June 25, 2022

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Account	1.693084%	29,605.37	(60,140.39)
Reserve Account	0.455422%	4,913.75	(49,670.79)
Interest Account	1.350534%	2,475.39	(6,960.75)
Cost of Issuance Account	1.901117%	4.90	(8.32)
<b>Totals</b>	<b>1.232389%</b>	<b>\$36,999.41</b>	<b>\$(116,780.25)</b>
<b>Bond Yield</b>	<b>4.747170%</b>		
Rebate Computation Credits			(5,628.65)
<b>Net Rebatable Arbitrage</b>			<b>\$(122,408.90)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from June 25, 2019, the date of the closing, to June 25, 2022, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of June 25, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between June 25, 2019 and June 25, 2022, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is June 25, 2022.

## **DEFINITIONS**

### **7. Computation Date**

June 25, 2022.

## **8. Computation Period**

The period beginning on June 25, 2019, the date of the closing, and ending on June 25, 2022, the Computation Date.

## **9. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **10. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **11. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **12. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **13. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **14. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Accounts</b>	<b>Account Number</b>
Revenue	276305000
Interest	276305001
Sinking	276305002
Reserve	276305003
Prepayment	276305004
Acquisition & Construction	276305005
Cost of Issuance	276305006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of June 25, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 25, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 25, 2022, is the Rebatable Arbitrage.

**\$7,180,000**  
**VillaMar Community Development District**  
**(City of Winter Haven, Florida)**  
**Special Assessment Bonds, Series 2019**  
**Delivered: June 25, 2019**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$7,180,000.00</b>
<b>Original Issue Discount</b>	<b>-7,202.40</b>
<b>Total</b>	<b>\$7,172,797.60</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Account</b>	<b>\$6,099,104.54</b>
<b>Reserve Account</b>	<b>450,868.75</b>
<b>Interest Account</b>	<b>282,593.13</b>
<b>Cost of Issuance Account</b>	<b>196,631.18</b>
<b>Underwriter's Discount</b>	<b>143,600.00</b>
<b>Total</b>	<b>\$7,172,797.60</b>

## PROOF OF ARBITRAGE YIELD

\$7,180,000  
 VillaMar Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value
		to 06/25/2019 @ 4.7471696708%
11/01/2019	116,361.88	114,466.71
05/01/2020	166,231.25	159,732.48
11/01/2020	166,231.25	156,028.99
05/01/2021	286,231.25	262,435.01
11/01/2021	163,981.25	146,862.53
05/01/2022	288,981.25	252,812.52
11/01/2022	161,637.50	138,128.44
05/01/2023	291,637.50	243,442.53
11/01/2023	159,200.00	129,810.03
05/01/2024	294,200.00	234,325.70
11/01/2024	156,668.75	121,891.02
05/01/2025	296,668.75	225,461.94
11/01/2025	153,868.75	114,225.73
05/01/2026	298,868.75	216,723.56
11/01/2026	150,968.75	106,936.20
05/01/2027	300,968.75	208,243.38
11/01/2027	147,968.75	100,007.34
05/01/2028	302,968.75	200,019.25
11/01/2028	144,868.75	93,424.50
05/01/2029	304,868.75	192,048.56
11/01/2029	141,668.75	87,173.46
05/01/2030	311,668.75	187,333.56
11/01/2030	137,737.50	80,869.84
05/01/2031	312,737.50	179,360.36
11/01/2031	133,690.63	74,896.16
05/01/2032	318,690.63	174,397.39
11/01/2032	129,412.50	69,176.57
05/01/2033	324,412.50	169,391.82
11/01/2033	124,903.13	63,705.99
05/01/2034	329,903.13	164,363.53
11/01/2034	120,162.50	58,479.02
05/01/2035	335,162.50	159,330.39
11/01/2035	115,190.63	53,489.98
05/01/2036	340,190.63	154,308.46
11/01/2036	109,987.50	48,732.96
05/01/2037	344,987.50	149,312.07
11/01/2037	104,553.13	44,201.88
05/01/2038	349,553.13	144,354.04
11/01/2038	98,887.50	39,890.48
05/01/2039	353,887.50	139,445.71
11/01/2039	92,990.63	35,792.43
05/01/2040	362,990.63	136,477.01
11/01/2040	86,409.38	31,734.90
05/01/2041	366,409.38	131,448.26
11/01/2041	79,584.38	27,888.70
05/01/2042	374,584.38	128,221.87
11/01/2042	72,393.75	24,206.14
05/01/2043	382,393.75	124,895.68
11/01/2043	64,837.50	20,685.93
05/01/2044	389,837.50	121,491.09
11/01/2044	56,915.63	17,326.24
05/01/2045	401,915.63	119,514.30
11/01/2045	48,506.25	14,089.47
05/01/2046	408,506.25	115,906.52
11/01/2046	39,731.25	11,011.68
05/01/2047	419,731.25	113,633.04
11/01/2047	30,468.75	8,057.50
05/01/2048	425,468.75	109,906.96



## PROOF OF ARBITRAGE YIELD

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value
		to 06/25/2019 @ 4.7471696708%
11/01/2048	20,840.63	5,258.72
05/01/2049	435,840.63	107,426.00
11/01/2049	10,725.00	2,582.21
05/01/2050	450,725.00	106,002.84
13,912,574.47		7,172,797.60

Proceeds Summary

Delivery date	06/25/2019
Par Value	7,180,000.00
Premium (Discount)	-7,202.40
Target for yield calculation	7,172,797.60

## BOND DEBT SERVICE

\$7,180,000

VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/25/2019					
11/01/2019			116,361.88	116,361.88	
05/01/2020			166,231.25	166,231.25	282,593.13
11/01/2020			166,231.25	166,231.25	
05/01/2021	120,000	3.750%	166,231.25	286,231.25	452,462.50
11/01/2021			163,981.25	163,981.25	
05/01/2022	125,000	3.750%	163,981.25	288,981.25	452,962.50
11/01/2022			161,637.50	161,637.50	
05/01/2023	130,000	3.750%	161,637.50	291,637.50	453,275.00
11/01/2023			159,200.00	159,200.00	
05/01/2024	135,000	3.750%	159,200.00	294,200.00	453,400.00
11/01/2024			156,668.75	156,668.75	
05/01/2025	140,000	4.000%	156,668.75	296,668.75	453,337.50
11/01/2025			153,868.75	153,868.75	
05/01/2026	145,000	4.000%	153,868.75	298,868.75	452,737.50
11/01/2026			150,968.75	150,968.75	
05/01/2027	150,000	4.000%	150,968.75	300,968.75	451,937.50
11/01/2027			147,968.75	147,968.75	
05/01/2028	155,000	4.000%	147,968.75	302,968.75	450,937.50
11/01/2028			144,868.75	144,868.75	
05/01/2029	160,000	4.000%	144,868.75	304,868.75	449,737.50
11/01/2029			141,668.75	141,668.75	
05/01/2030	170,000	4.625%	141,668.75	311,668.75	453,337.50
11/01/2030			137,737.50	137,737.50	
05/01/2031	175,000	4.625%	137,737.50	312,737.50	450,475.00
11/01/2031			133,690.63	133,690.63	
05/01/2032	185,000	4.625%	133,690.63	318,690.63	452,381.26
11/01/2032			129,412.50	129,412.50	
05/01/2033	195,000	4.625%	129,412.50	324,412.50	453,825.00
11/01/2033			124,903.13	124,903.13	
05/01/2034	205,000	4.625%	124,903.13	329,903.13	454,806.26
11/01/2034			120,162.50	120,162.50	
05/01/2035	215,000	4.625%	120,162.50	335,162.50	455,325.00
11/01/2035			115,190.63	115,190.63	
05/01/2036	225,000	4.625%	115,190.63	340,190.63	455,381.26
11/01/2036			109,987.50	109,987.50	
05/01/2037	235,000	4.625%	109,987.50	344,987.50	454,975.00
11/01/2037			104,553.13	104,553.13	
05/01/2038	245,000	4.625%	104,553.13	349,553.13	454,106.26
11/01/2038			98,887.50	98,887.50	
05/01/2039	255,000	4.625%	98,887.50	353,887.50	452,775.00
11/01/2039			92,990.63	92,990.63	
05/01/2040	270,000	4.875%	92,990.63	362,990.63	455,981.26
11/01/2040			86,409.38	86,409.38	
05/01/2041	280,000	4.875%	86,409.38	366,409.38	452,818.76
11/01/2041			79,584.38	79,584.38	
05/01/2042	295,000	4.875%	79,584.38	374,584.38	454,168.76
11/01/2042			72,393.75	72,393.75	
05/01/2043	310,000	4.875%	72,393.75	382,393.75	454,787.50
11/01/2043			64,837.50	64,837.50	
05/01/2044	325,000	4.875%	64,837.50	389,837.50	454,675.00
11/01/2044			56,915.63	56,915.63	
05/01/2045	345,000	4.875%	56,915.63	401,915.63	458,831.26
11/01/2045			48,506.25	48,506.25	
05/01/2046	360,000	4.875%	48,506.25	408,506.25	457,012.50
11/01/2046			39,731.25	39,731.25	
05/01/2047	380,000	4.875%	39,731.25	419,731.25	459,462.50
11/01/2047			30,468.75	30,468.75	
05/01/2048	395,000	4.875%	30,468.75	425,468.75	455,937.50

## BOND DEBT SERVICE

\$7,180,000

VillaMar Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			20,840.63	20,840.63	
05/01/2049	415,000	4.875%	20,840.63	435,840.63	456,681.26
11/01/2049			10,725.00	10,725.00	
05/01/2050	440,000	4.875%	10,725.00	450,725.00	461,450.00
	7,180,000		6,732,574.47	13,912,574.47	13,912,574.47

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-6,099,104.54	-7,020,912.25
06/28/19		300,231.75	345,473.14
06/28/19		15,000.00	17,260.32
06/28/19		1,536.00	1,767.46
06/28/19		110,256.78	126,871.18
06/28/19		322.50	371.10
06/28/19		9,596.32	11,042.37
06/28/19		8,500.81	9,781.78
07/10/19		8,574.48	9,851.13
07/10/19		127.20	146.14
07/31/19		6,000.00	6,875.40
07/31/19		312.50	358.09
07/31/19		702.50	804.99
07/31/19		228.29	261.60
07/31/19		26,840.00	30,755.94
07/31/19		69,933.00	80,136.18
07/31/19		326,184.22	373,774.30
08/07/19		1,662.50	1,903.32
08/07/19		137,451.77	157,362.27
08/07/19		210,118.45	240,555.05
08/07/19		39,175.00	44,849.67
08/07/19		65,637.20	75,145.04
08/07/19		3,202.98	3,666.95
08/07/19		17,613.00	20,164.32
08/14/19		341,499.20	390,610.38
09/16/19		101.50	115.61
09/16/19		144,499.87	164,592.62
09/16/19		31,774.00	36,192.18
09/16/19		17,338.32	19,749.22
09/16/19		3,000.00	3,417.15
09/16/19		82,035.31	93,442.35
09/16/19		195,789.93	223,014.58
09/16/19		8,505.00	9,687.62
09/16/19		135,209.95	154,010.94
09/16/19		72.50	82.58
09/16/19		6,000.00	6,834.30
09/18/19		115,033.00	130,994.23
09/18/19		6,755.52	7,692.87
09/18/19		37,895.76	43,153.93
09/18/19		4,880.88	5,558.12
09/18/19		170,838.43	194,542.85
09/18/19		178,325.74	203,069.05
10/16/19		250,805.54	284,565.37
10/16/19		3,000.00	3,403.82
10/16/19		533,208.35	604,981.18
10/16/19		28,962.31	32,860.80
10/16/19		10,876.03	12,340.00
10/16/19		10,845.00	12,304.80

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
10/16/19		3,000.00	3,403.82
10/18/19		791.64	897.97
10/24/19		11,171.56	12,662.11
10/24/19		81,911.19	92,840.05
10/28/19		8,444.96	9,566.73
10/28/19		5,684.60	6,439.70
10/28/19		250.00	283.21
10/28/19		3,000.00	3,398.50
10/28/19		20,561.44	23,292.67
11/07/19		439.00	496.73
11/07/19		513,149.55	580,631.09
11/07/19		235,971.54	267,002.89
11/07/19		127,341.76	144,087.79
11/07/19		882.00	997.99
11/07/19		22,150.00	25,062.83
11/07/19		3,000.00	3,394.51
11/07/19		55,232.03	62,495.30
11/07/19		6,496.25	7,350.54
11/21/19		7,303.24	8,248.59
11/21/19		3,000.00	3,388.33
11/25/19		54.11	61.08
12/06/19		306,823.20	345,862.23
12/06/19		293,674.11	331,040.10
12/09/19		718.20	809.26
12/09/19		38,205.43	43,049.71
12/09/19		3,000.00	3,380.39
12/19/19		3,000.00	3,375.98
12/30/19		6,562.02	7,373.85
12/30/19		1,503.00	1,688.95
12/30/19		161,849.03	181,872.34
01/03/20		1,876.49	2,107.82
01/03/20		1,857.29	2,086.25
01/03/20		13,200.00	14,827.25
01/03/20		3,000.00	3,369.83
01/03/20		187,723.45	210,865.38
01/03/20		216,924.46	243,666.20
01/14/20		7,650.00	8,580.76
02/03/20		13,905.52	15,558.80
02/03/20		6,177.18	6,911.61
02/03/20		4,300.80	4,812.14
02/03/20		3,424.45	3,831.60
02/03/20		3,000.00	3,356.68
02/03/20		1,710.00	1,913.31
02/03/20		1,200.00	1,342.67
02/03/20		10,600.00	11,860.27
02/10/20		2,267.46	2,534.73
02/13/20		-55,495.63	-62,012.83
02/13/20		-42.00	-46.93

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
02/13/20		-123.56	-138.07
02/19/20		-6,063.89	-6,770.71
02/25/20		104,994.98	117,141.86
02/25/20		-4,449.41	-4,964.16
04/20/20		-339,161.28	-375,696.27
04/27/20		214,056.24	236,898.50
04/27/20		125,105.04	138,455.18
05/21/20		-330,855.49	-365,018.08
05/28/20		219,726.39	242,193.26
05/28/20		11,758.40	12,960.69
05/28/20		671.12	739.74
05/28/20		81,655.89	90,005.15
05/28/20		1,089.86	1,201.30
05/28/20		7,447.50	8,209.00
05/28/20		9,000.00	9,920.24
05/28/20		63.00	69.44
05/28/20		4,962.50	5,469.91
05/29/20		3,852.50	4,245.86
06/05/20		-264,513.51	-291,293.97
06/11/20		112,031.29	123,277.37
06/11/20		2,152.75	2,368.85
06/11/20		13,025.32	14,332.85
06/11/20		4,863.82	5,352.07
06/11/20		593.53	653.11
06/11/20		91.60	100.80
06/11/20		5,839.48	6,425.67
06/11/20		3,817.50	4,200.71
06/11/20		2,402.50	2,643.67
06/11/20		500.00	550.19
06/11/20		400.00	440.15
06/11/20		3,000.00	3,301.15
06/11/20		3,281.50	3,610.91
06/11/20		116.00	127.64
06/11/20		27,575.00	30,343.07
06/11/20		48,932.86	53,844.91
06/11/20		15,952.50	17,553.87
06/12/20		1,803.31	1,984.07
07/06/20		1,332.57	1,461.57
07/06/20		1,032.50	1,132.45
07/06/20		6,720.00	7,370.52
08/13/20		-287,201.73	-313,488.72
08/13/20		-3,900.00	-4,256.96
08/18/20		287,201.73	313,284.51
08/20/20		-384,987.68	-419,841.63
08/20/20		-6,997.20	-7,630.68
08/21/20		348.50	380.00
08/21/20		229,500.38	250,245.04
08/21/20		7,384.00	8,051.44

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
08/21/20		6,997.20	7,629.68
08/21/20		156,387.78	170,523.76
08/21/20		487.50	531.57
09/15/20		-8,128.00	-8,835.02
09/16/20		8,128.00	8,833.87
09/16/20		2,631.50	2,860.03
10/09/20		835.48	905.32
11/18/20		43.50	46.90
12/21/20		126.00	135.26
05/17/21		263.92	277.97
-----			
06/25/22	TOTALS:	29,605.37	-60,140.39
-----			

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-60,140.39
COMP DATE:	06/25/22	NET INCOME:	29,605.37
BOND YIELD:	4.747170%	TAX INV YIELD:	1.693084%

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Reserve Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-450,868.75	-519,012.24
01/23/20		1,549.82	1,736.35
06/04/20		4,675.00	5,148.99
09/21/20		31,075.00	33,751.67
12/17/20		2,653.21	2,849.63
05/03/21		2,406.17	2,538.90
07/01/21		6.28	6.58
07/01/21		2,153.12	2,254.78
07/01/21		205,579.69	215,286.32
11/01/21		2,040.07	2,103.24
12/29/21		898.38	919.22
05/05/22		3.01	3.03
06/25/22	MMkt Bal	202,701.56	202,701.56
06/25/22	MMkt Acc	41.19	41.19
-----			
06/25/22	TOTALS:	4,913.75	-49,670.79
-----			

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-49,670.79
COMP DATE:	06/25/22	NET INCOME:	4,913.75
BOND YIELD:	4.747170%	TAX INV YIELD:	0.455422%



\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Interest Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-282,593.13	-325,303.75
11/01/19		116,361.88	131,767.00
12/03/19		-104.90	-118.29
05/01/20		166,231.26	183,874.17
08/03/20		-761.93	-832.75
08/03/20		3,342.20	3,652.86
09/30/20	deminimis	0.01	0.01
-----			
06/25/22	TOTALS:	2,475.39	-6,960.75
-----			

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-6,960.75
COMP DATE:	06/25/22	NET INCOME:	2,475.39
BOND YIELD:	4.747170%	TAX INV YIELD:	1.350534%

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/19	Beg Bal	-196,631.18	-226,349.66
06/25/19		5,000.00	5,755.69
06/25/19		30,000.00	34,534.15
06/25/19		45,000.00	51,801.22
06/25/19		48,000.00	55,254.63
06/25/19		43,500.00	50,074.51
06/25/19		18,156.18	20,900.27
06/26/19		1,500.00	1,726.48
07/09/19		5,375.00	6,176.09
12/03/19		104.90	118.29
-----			
06/25/22	TOTALS:	4.90	-8.32
-----			

ISSUE DATE:	06/25/19	REBATABLE ARBITRAGE:	-8.32
COMP DATE:	06/25/22	NET INCOME:	4.90
BOND YIELD:	4.747170%	TAX INV YIELD:	1.901117%

\$7,180,000  
VillaMar Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019  
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.747170%)
06/25/20		-1,760.00	-1,933.14
06/25/21		-1,780.00	-1,865.50
06/25/22		-1,830.00	-1,830.00
-----			
06/25/22	TOTALS:	-5,370.00	-5,628.65
-----			

ISSUE DATE: 06/25/19    REBATABLE ARBITRAGE: -5,628.65  
COMP DATE: 06/25/22  
BOND YIELD: 4.747170%

## SECTION XIV

## SECTION B

# SECTION 1

**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**

**STORMWATER NEEDS ANALYSIS**

**JUNE 2022**

Prepared by:



1925 Bartow Road  
Lakeland, FL 33801  
863-940-2040

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government: **Villamar Community Development District**

Name of stormwater utility, if applicable:

Contact Person

Name: **Jill Burns**

Position/Title: **District Manager**

Email Address: [jburns@gmscfl.com](mailto:jburns@gmscfl.com)

Phone Number: **407-841-5524 ext 115**

Indicate the Water Management District(s) in which your service area is located.

- ☐ Northwest Florida Water Management District (NFWFMD)
- ☐ Suwannee River Water Management District (SRWMD)
- ☐ St. Johns River Water Management District (SJRWMD)
- ☒ Southwest Florida Water Management District (SWFWMD)
- ☐ South Florida Water Management District (SFWMD)

Indicate the type of local government:

- ☐ Municipality
- ☐ County
- ☒ Independent Special District

## Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

## Part 1.1 Narrative Description:



Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Villamar Community Development District (CDD) will consist of a total of 1442 single family residential lots. The development is shall be constructed in six phases. There are currently 334 lots constructed with associated stormwater management system operated by the CDD. The stormwater management system is permitted with the Southwest Florida Water Management District under permit number 43030767. The CDD is responsible for planning, financing, improving, operating and maintaining the stormwater management system. The CDD professional engineering staff has established BMPs system. The budget for operation and maintenance is provided through an annual assessment. The CDD has established the annual assessment program in conjunction with the EOR and District Manager. The CDD is tasked with the review and assessment of the stormwater management system's current conditions. After assessments are completed, the EOR provides a report which identifies area and infrastructure needing attention on a priority basis schedule.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
					X	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
			X			Water quality improvement (TMDL Process/BMAPs/other)
					X	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
						maintain wetland buffers including buffer plantings and signage

#### Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:	
• Does your jurisdiction have a dedicated stormwater utility?	<b>No</b>
If no, do you have another funding mechanism?	<b>Yes</b>
If yes, please describe your funding mechanism.	
<b>CDD Annual Assessment</b>	
• Does your jurisdiction have a Stormwater Master Plan or Plans?	<b>Yes</b>
If Yes:	
How many years does the plan(s) cover?	<b>In Perpetuity</b>
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?	
<b>No</b>	
Please provide a link to the most recently adopted version of the document (if it is published online):	
<b>Not published online</b>	
• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?	<b>Yes</b>
If Yes, does it include 100% of your facilities?	<b>Yes</b>
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?	<b>N/A</b>
• Does your stormwater management program implement the following (answer Yes/No):	
A construction sediment and erosion control program for new construction (plans review and/or inspection)?	<b>Yes</b>
An illicit discharge inspection and elimination program?	<b>Yes</b>
A public education program?	<b>Yes</b>
A program to involve the public regarding stormwater issues?	<b>Yes</b>

A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	Yes
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i> )?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

**The CDD through the EOR is responsible for reviewing, implementing and inspecting all stormwater improvements within the CDD for erosion control compliance. Periodic inspections for illicit discharges. CDD follows F.S. 576 which prohibits phosphorus fertilizer from 6/1 to 9/30.**

### Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes

Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of
Estimated feet or miles of buried culvert:	6,693 +/- LF	
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	12,386 +/- LF	
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	8	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):	0	

Number of stormwater treatment wetland systems:	0	
---	---	--

Other:


Notes or Comments on any of the above:

--

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	
Rain gardens	No	
Green roofs	No	
Pervious pavement/pavers	No	
Littoral zone plantings	Yes	
Living shorelines	No	

Other Best Management Practices:


Please indicate which resources or documents you used when answering these questions (check all that apply).

Asset management system

X

GIS program

MS4 permit application	
Aerial photos	
Past or ongoing budget investments	X
Water quality projects	X
Other(s):	

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

**City of Winter Haven**

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

**N/A**

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.* ).

N/A

[Proceed to Part 5](#)

## Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

## Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.



**Routine Operation and Maintenance**

	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	15	25	28	31	34
Brief description of growth greater than 15% over any 5-year period:					
Additional project phases will be coming online over the next 5 year period.					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vacuor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source****5.2.1 Flood Protection**

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Villamar Phase 3	3,767				
Villamar Phase 4		925			
Villamar Phase 5		1,580			
Villamar Phase 6		3,175			

**5.2.2 Water Quality**

Project Name (or, if applicable, BMAP Project)	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to


### Part 5.3 Future Expansion with No Identified Funding Source - N/A

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

### Expansion Projects with No Identified Funding Source

#### 5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to

#### 5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project	LFY 2021-2022	2022-23 to	2027-28 to	2032-33 to	2037-38 to

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

Stormwater Master Plan	
Basin Studies or Engineering Reports	
Adopted BMAP	
Adopted Total Maximum Daily Load	
Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan	
Specify:	
Other(s):	

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change - N/A**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:

If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, *etc.* Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	10	10					

**Expansion**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	4,170	4,170					

**Resiliency**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0	0					

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures (in \$thousands)					
	Actual Expenditures	Amount Drawn	Amount Drawn	Amount Drawn	Amount Drawn	Contributions to	Balance of
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	0						

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	25	28	31	34
Expansion	5,680	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	5,705	28	31	34

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
<b>Total</b>	0	0	0	0
<b>Remaining Unfunded Needs</b>	0	0	0	0

# SECTION C



# Villa Mar CDD

## Field Management Report



July 21, 2022

Clayton Smith

Field Services Manager

GMS

# 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 direction from insurance adjuster.



# Complete

## Playground Shade

- 📅 Shade installation began on June 20<sup>th</sup> and has been completed.
- 📅 Monitoring area for turf and irrigation issues.





# Complete

## Landscape Review and General Maint

- Review site with landscaper.
- Plant replacements along Cunningham were completed.
- Sod gap at amenity meters by entrance sign was filled.



# Complete

## Landscape Review and General Maint

- ✚ Continuing to monitor ponds with vendor.
- ✚ Assessing Phase 4 and new landscaping elements, and working with landscaper to get on contract addendum.
- ✚ Replaced a couple of palms by amenity





# In Progress

## Plant Replacements

- Gathering proposal to replace missing cypress near entrance.



## Mailbox Lighting

- Assessed area for lighting.
- Street light was out and was reported.
- Assembling proposal for additional solar lights for consideration.



# In Progress

## Erosion

✚ Erosion area being assessed and working to coordinate a repair plan asap.



# Site Items

## Pond 2 Treatment Update

- 📅 Pond Treatments are continuing as approved and progress is being monitored as cattails slowly dissipate, with assistance of enzyme application to accelerate process.
- 📅 Scheduling approved removal of woody trees later this month.

July 2022



Sep 2021





# Site Items

## Pond 6 Treatment Update

- 📌 Pond Treatments are continuing as approved and progress is being monitored as cattails slowly dissipate, with assistance of enzyme application to accelerate process.
- 📌 Scheduling approved removal of woody trees later this month.

### Villamar Pond 6 Progress

September 2021



July 2022



# Site Items

## Construction

- Working to pursue repairs on MES in pond 2 .
- Kearney completed some street repairs with phase 4 work.
- Monitoring Sidewalks missing ADA truncated dome mats.
- Assessing some flooding complaints on Vittorio.



## 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 1

*Item will be  
provided under  
separate cover.*

## SECTION 2

*Item will be  
provided under  
separate cover.*

# SECTION D



# SECTION 1

# VillaMar

## Community Development District

### Summary of Checks

June 11, 2022 to July 12, 2022

Bank	Date	Check No.'s	Amount	
General Fund	6/15/22	333	\$	280.00
	6/20/22	334 - 335	\$	8,064.68
	6/22/22	336	\$	1,078.87
	6/30/22	337 - 339	\$	5,640.17
	7/6/22	340	\$	40.00
			\$	15,103.72
			\$	<b>15,103.72</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/30/22	00041	6/01/22 PI-A0082	202206 320-53800-47000	LAKE/POND MAINT - JUN 22	*	428.00	
				SOLITUDE LAKE MANAGEMENT SERVICES			428.00 000339
7/06/22	00043	6/22/22 48734561	202206 330-57200-48100	PEST CONTROL - JUNE 22	*	40.00	
				MASSEY SERVICES INC.			40.00 000340
TOTAL FOR BANK A						15,103.72	
TOTAL FOR REGISTER						15,103.72	

## SECTION 2

***VillaMar***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2022***



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**VillaMar**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 96,382	\$ -	\$ -	\$ 96,382
Capital Projects Account	\$ -	\$ -	\$ 119,613	\$ 119,613
<u><b>Investments:</b></u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 202,650	\$ -	\$ 202,650
Revenue	\$ -	\$ 149,168	\$ -	\$ 149,168
Prepayment	\$ -	\$ 1,278	\$ -	\$ 1,278
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020</u>				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 123,135	\$ -	\$ 123,135
Construction	\$ -	\$ -	\$ 184,450	\$ 184,450
<u>Series 2022 A3</u>				
Reserve	\$ -	\$ 87,200	\$ -	\$ 87,200
Revenue	\$ -	\$ 1	\$ -	\$ 1
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 8	\$ 8
<u>Series 2022 A4</u>				
Reserve	\$ -	\$ 249,825	\$ -	\$ 249,825
Revenue	\$ -	\$ 3	\$ -	\$ 3
Interest	\$ -	\$ 104,841	\$ -	\$ 104,841
Construction	\$ -	\$ -	\$ 3,790	\$ 3,790
Due from Developer	\$ 152	\$ -	\$ 136,233	\$ 136,385
Prepaid Expenses	\$ 1,079	\$ -	\$ -	\$ 1,079
<b>Total Assets</b>	<b>\$ 97,613</b>	<b>\$ 1,102,550</b>	<b>\$ 444,095</b>	<b>\$ 1,644,258</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,967	\$ -	\$ 118,648	\$ 123,616
<b>Total Liabilities</b>	<b>\$ 4,967</b>	<b>\$ -</b>	<b>\$ 118,648</b>	<b>\$ 123,616</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 1,079	\$ -	\$ -	\$ 1,079
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 353,096	\$ -	\$ 353,096
Debt Service - Series 2020	\$ -	\$ 307,585	\$ -	\$ 307,585
Debt Service - Series 2022 A3	\$ -	\$ 87,201	\$ -	\$ 87,201
Debt Service - Series 2022 A4	\$ -	\$ 354,669	\$ -	\$ 354,669
Capital Projects - Series 2019	\$ -	\$ -	\$ 966	\$ 966
Capital Projects - Series 2020	\$ -	\$ -	\$ 184,450	\$ 184,450
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ 136,240	\$ 136,240
Capital Projects - Series 2022 A4	\$ -	\$ -	\$ 3,790	\$ 3,790
Unassigned	\$ 91,566	\$ -	\$ -	\$ 91,566
<b>Total Fund Balances</b>	<b>\$ 92,645</b>	<b>\$ 1,102,550</b>	<b>\$ 325,447</b>	<b>\$ 1,520,642</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 97,613</b>	<b>\$ 1,102,550</b>	<b>\$ 444,095</b>	<b>\$ 1,644,258</b>



**VillaMar**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Revenues:</u></b>				
Assessments - Tax Roll	\$ 182,270	\$ 182,270	\$ 182,566	\$ 296
Assessments - Direct Bill	\$ 266,175	\$ 266,175	\$ 55,663	\$ (210,511)
Assessments - Lot Closings	\$ -	\$ -	\$ 97,684	\$ 97,684
Boundary Amendment Contributions	\$ -	\$ -	\$ 3,207	\$ 3,207
<b>Total Revenues</b>	<b>\$ 448,445</b>	<b>\$ 448,445</b>	<b>\$ 339,120</b>	<b>\$ (109,325)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,800	\$ 3,200
Engineering	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Attorney	\$ 30,000	\$ 20,000	\$ 16,336	\$ 3,664
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 4,667	\$ 4,267	\$ 400
Trustee Fees	\$ 10,500	\$ 10,500	\$ 6,829	\$ 3,671
Management Fees	\$ 36,050	\$ 24,033	\$ 24,033	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 250	\$ 167	\$ -	\$ 167
Postage & Delivery	\$ 850	\$ 567	\$ 348	\$ 219
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 667	\$ 369	\$ 298
Legal Advertising	\$ 10,000	\$ 6,667	\$ 2,970	\$ 3,697
Other Current Charges	\$ 1,500	\$ 1,000	\$ 307	\$ 693
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,302	\$ (3,302)
Office Supplies	\$ 500	\$ 333	\$ 50	\$ 283
Travel Per Diem	\$ 550	\$ 367	\$ -	\$ 367
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 140,725</b>	<b>\$ 97,258</b>	<b>\$ 76,806</b>	<b>\$ 20,453</b>

**VillaMar**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 7,900	\$ 7,900	\$ 7,981	\$ (81)
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 60,000	\$ 40,000	\$ 33,114	\$ 6,886
Landscape Replacement	\$ 7,500	\$ 5,000	\$ 2,096	\$ 2,904
Pond Maintenance	\$ 4,000	\$ 2,667	\$ 2,776	\$ (109)
Streetlights	\$ 60,000	\$ 40,000	\$ 44,591	\$ (4,591)
Electric	\$ 2,500	\$ 1,667	\$ 449	\$ 1,218
Water & Sewer	\$ 45,000	\$ 30,000	\$ 6,673	\$ 23,327
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ 2,360	\$ -
Irrigation Repairs	\$ 4,000	\$ 2,667	\$ 999	\$ 1,668
General Repairs & Maintenance	\$ 11,000	\$ 7,333	\$ 5,264	\$ 2,070
Contingency	\$ 2,500	\$ 1,667	\$ 562	\$ 1,104
<b>Subtotal Field Expenditures</b>	<b>\$ 221,900</b>	<b>\$ 151,260</b>	<b>\$ 116,865</b>	<b>\$ 34,395</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 18,000	\$ 12,000	\$ 9,568	\$ 2,432
Amenity - Water	\$ 5,000	\$ 5,000	\$ 13,394	\$ (8,394)
Playground & Furniture Lease	\$ 14,000	\$ 9,333	\$ 8,631	\$ 702
Internet	\$ 3,000	\$ 2,000	\$ 1,190	\$ 810
Pest Control	\$ 720	\$ 480	\$ 280	\$ 200
Janitorial Services	\$ 5,400	\$ 3,600	\$ 3,956	\$ (356)
Security Services	\$ 10,000	\$ 6,667	\$ 2,438	\$ 4,229
Pool Maintenance	\$ 16,200	\$ 10,800	\$ 10,950	\$ (150)
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 108	\$ 3,226
Contingency	\$ 2,500	\$ 1,667	\$ 400	\$ 1,267
<b>Subtotal Amenity Expenditures</b>	<b>\$ 84,820</b>	<b>\$ 58,213</b>	<b>\$ 54,247</b>	<b>\$ 3,966</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 306,720</b>	<b>\$ 209,473</b>	<b>\$ 171,112</b>	<b>\$ 38,361</b>
<b>Total Expenditures</b>	<b>\$ 447,445</b>	<b>\$ 306,732</b>	<b>\$ 247,918</b>	<b>\$ 58,814</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,000</b>		<b>\$ 91,203</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (1,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (1,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 91,203</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,443</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 92,645</b>	

**VillaMar**  
**Community Development District**  
**Debt Service Fund Series 2019 A1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 404,974	\$ 404,974	\$ 405,628	\$ 654
Interest	\$ -	\$ -	\$ 17	\$ 17
<b>Total Revenues</b>	<b>\$ 404,974</b>	<b>\$ 404,974</b>	<b>\$ 405,645</b>	<b>\$ 671</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 147,763	\$ 147,763	\$ 147,763	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Principal - 5/1	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest - 5/1	\$ 147,763	\$ 147,763	\$ 147,288	\$ 475
<b>Total Expenditures</b>	<b>\$ 405,525</b>	<b>\$ 405,525</b>	<b>\$ 425,050</b>	<b>\$ (19,525)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (551)</b>		<b>\$ (19,405)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 187,971</b>		<b>\$ 372,501</b>	
<b>Fund Balance - Ending</b>	<b>\$ 187,420</b>		<b>\$ 353,096</b>	

**VillaMar**  
**Community Development District**  
**Debt Service Fund Series 2020 A2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
<b><u>Revenues:</u></b>				
Assessments - Direct Bill	\$ 368,900	\$ 368,900	\$ 137,700	\$ (231,200)
Assessments - Lot Closings	\$ -	\$ -	\$ 231,350	\$ 231,350
Interest	\$ -	\$ -	\$ 21	\$ 21
<b>Total Revenues</b>	<b>\$ 368,900</b>	<b>\$ 368,900</b>	<b>\$ 369,071</b>	<b>\$ 171</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ 120,934	\$ 120,934	\$ 120,934	\$ -
Principal - 5/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Interest - 5/1	\$ 120,934	\$ 120,934	\$ 120,934	\$ -
<b>Total Expenditures</b>	<b>\$ 366,869</b>	<b>\$ 366,869</b>	<b>\$ 366,869</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,031</b>		<b>\$ 2,202</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ (184,450)	\$ (184,450)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (184,450)</b>	<b>\$ (184,450)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 2,031</b>		<b>\$ (182,248)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 120,947</b>		<b>\$ 489,833</b>	
<b>Fund Balance - Ending</b>	<b>\$ 122,978</b>		<b>\$ 307,585</b>	

**VillaMar**  
**Community Development District**  
**Debt Service Fund Series 2022 A3**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 1</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 87,200	\$ 87,200
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ 0
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,200</b>	<b>\$ 87,200</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 87,201</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 87,201</b>	

**VillaMar**  
**Community Development District**  
**Debt Service Fund Series 2022 A4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 3	\$ 3
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3</b>	<b>\$ 3</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 3</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 354,666	\$ 354,666
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 354,666</b>	<b>\$ 354,666</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 354,669</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 354,669</b>	

**VillaMar**  
**Community Development District**  
**Combined Capital Project Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	Total
<b>Revenues</b>					
Developer Advances	\$ -	\$ -	\$ 1,334,259	\$ -	\$ 1,334,259
Developer Contributions	\$ 2,014	\$ 1,061,466	\$ -	\$ 123,988	\$ 1,187,468
Interest	\$ 2	\$ 8	\$ 8	\$ 22	\$ 40
<b>Total Revenues</b>	<b>\$ 2,016</b>	<b>\$ 1,061,474</b>	<b>\$ 1,334,267</b>	<b>\$ 124,010</b>	<b>\$ 2,521,767</b>
<b>Expenditures:</b>					
Bank Fees	\$ 35	\$ -	\$ -	\$ -	\$ 35
Developer Advance Repayment	\$ -	\$ -	\$ 2,804,447	\$ -	\$ 2,804,447
Capital Outlay	\$ 2,014	\$ 1,074,947	\$ 1,100,266	\$ 3,850,957	\$ 6,028,184
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 155,642	\$ 203,449	\$ 359,091
<b>Total Expenditures</b>	<b>\$ 2,049</b>	<b>\$ 1,074,947</b>	<b>\$ 4,060,355</b>	<b>\$ 4,054,406</b>	<b>\$ 9,191,757</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33)</b>	<b>\$ (13,473)</b>	<b>\$ (2,726,088)</b>	<b>\$ (3,930,396)</b>	<b>\$ (6,669,990)</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ -	\$ -	\$ 2,952,800	\$ 3,940,334	\$ 6,893,134
Transfer In/(Out)	\$ -	\$ 184,450	\$ 6,148	\$ (6,148)	\$ 184,450
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 184,450</b>	<b>\$ 2,958,948</b>	<b>\$ 3,934,186</b>	<b>\$ 7,077,584</b>
<b>Net Change in Fund Balance</b>	<b>\$ (33)</b>	<b>\$ 170,977</b>	<b>\$ 232,860</b>	<b>\$ 3,790</b>	<b>\$ 407,594</b>
<b>Fund Balance - Beginning</b>	<b>\$ 999</b>	<b>\$ 13,473</b>	<b>\$ (96,620)</b>	<b>\$ -</b>	<b>\$ (82,148)</b>
<b>Fund Balance - Ending</b>	<b>\$ 966</b>	<b>\$ 184,450</b>	<b>\$ 136,240</b>	<b>\$ 3,790</b>	<b>\$ 325,447</b>

**VillaMar**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
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	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ 3,207
<b>Total Revenues</b>	<b>\$ 56,209</b>	<b>\$ 29,730</b>	<b>\$ 170,598</b>	<b>\$ 1,110</b>	<b>\$ 33,916</b>	<b>\$ 27,370</b>	<b>\$ 20,035</b>	<b>\$ 152</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,120</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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	\$ 1,349	\$ -	\$ -	\$ -	\$ -	\$ 16,336
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ 4,267
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,829
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ 24,033
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 7	\$ 113	\$ 48	\$ 52	\$ 11	\$ 39	\$ 32	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 348
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 72	\$ 6	\$ 1	\$ 6	\$ 277	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Legal Advertising	\$ 2,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,970
Other Current Charges	\$ 46	\$ 31	\$ 38	\$ 39	\$ 44	\$ 31	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ 307
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 399	\$ 741	\$ 76	\$ 1,991	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ 3,302
Office Supplies	\$ 3	\$ 17	\$ 13	\$ 3	\$ 3	\$ 4	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 50
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 21,789</b>	<b>\$ 7,625</b>	<b>\$ 6,004</b>	<b>\$ 10,957</b>	<b>\$ 8,872</b>	<b>\$ 6,782</b>	<b>\$ 9,406</b>	<b>\$ 5,372</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,806</b>



**VillaMar**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 7,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,981
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	10,000
Landscape Maintenance	\$ 3,630	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ -	\$ -	\$ -	\$ -	33,114
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,096	\$ -	\$ -	\$ -	\$ -	2,096
Pond Maintenance	\$ 266	\$ 266	\$ 266	\$ 266	\$ 428	\$ 428	\$ 428	\$ 428	\$ -	\$ -	\$ -	\$ -	2,776
Streetlights	\$ 3,800	\$ 3,800	\$ 3,800	\$ 4,915	\$ 7,074	\$ 7,057	\$ 7,057	\$ 7,087	\$ -	\$ -	\$ -	\$ -	44,591
Electric	\$ 55	\$ 56	\$ 60	\$ 32	\$ 66	\$ 57	\$ 62	\$ 62	\$ -	\$ -	\$ -	\$ -	449
Water & Sewer	\$ 504	\$ 360	\$ 680	\$ 1,431	\$ 1,256	\$ (382)	\$ 1,354	\$ 1,471	\$ -	\$ -	\$ -	\$ -	6,673
Sidewalk & Asphalt Maintenance	\$ -	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,360
Irrigation Repairs	\$ -	\$ -	\$ 540	\$ 388	\$ -	\$ -	\$ -	\$ 71	\$ -	\$ -	\$ -	\$ -	999
General Repairs & Maintenance	\$ 560	\$ 2,099	\$ -	\$ -	\$ 720	\$ 1,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,264
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ 229	\$ -	\$ -	\$ -	\$ -	562
<b>Subtotal Field Expenditures</b>	<b>\$ 18,046</b>	<b>\$ 14,402</b>	<b>\$ 10,808</b>	<b>\$ 12,494</b>	<b>\$ 15,006</b>	<b>\$ 14,841</b>	<b>\$ 14,363</b>	<b>\$ 16,905</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>116,865</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,346	\$ 1,292	\$ 1,281	\$ 1,400	\$ 1,028	\$ 1,007	\$ 1,016	\$ 1,198	\$ -	\$ -	\$ -	\$ -	9,568
Amenity - Water	\$ -	\$ -	\$ -	\$ 10,088	\$ 840	\$ 958	\$ 696	\$ 812	\$ -	\$ -	\$ -	\$ -	13,394
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ -	\$ -	\$ -	8,631
Internet	\$ 116	\$ 222	\$ 275	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ -	\$ -	\$ -	\$ -	1,190
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	280
Janitorial Services	\$ 525	\$ 600	\$ 450	\$ 450	\$ 450	\$ 450	\$ 481	\$ 550	\$ -	\$ -	\$ -	\$ -	3,956
Security Services	\$ -	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	2,438
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,500	\$ -	\$ -	\$ -	\$ -	10,950
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	3,333
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108
Contingency	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
<b>Subtotal Amenity Expenditures</b>	<b>\$ 4,872</b>	<b>\$ 5,239</b>	<b>\$ 4,891</b>	<b>\$ 15,339</b>	<b>\$ 5,320</b>	<b>\$ 5,484</b>	<b>\$ 7,392</b>	<b>\$ 5,710</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>54,247</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 22,918</b>	<b>\$ 19,641</b>	<b>\$ 15,699</b>	<b>\$ 27,833</b>	<b>\$ 20,326</b>	<b>\$ 20,326</b>	<b>\$ 21,754</b>	<b>\$ 22,615</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>171,112</b>
<b>Total Expenditures</b>	<b>\$ 44,707</b>	<b>\$ 27,265</b>	<b>\$ 21,704</b>	<b>\$ 38,789</b>	<b>\$ 29,197</b>	<b>\$ 27,107</b>	<b>\$ 31,161</b>	<b>\$ 27,987</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>247,918</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,502</b>	<b>\$ 2,465</b>	<b>\$ 148,894</b>	<b>\$ (37,679)</b>	<b>\$ 4,719</b>	<b>\$ 262</b>	<b>\$ (11,125)</b>	<b>\$ (27,835)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>91,203</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,502</b>	<b>\$ 2,465</b>	<b>\$ 148,894</b>	<b>\$ (37,679)</b>	<b>\$ 4,719</b>	<b>\$ 262</b>	<b>\$ (11,125)</b>	<b>\$ (27,835)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>91,203</b>

**VillaMar**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS AREA 1</b>		
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	\$202,650	
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)
LESS: PRINCIPAL PAYMENT - 5/1/22		(\$110,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,230,000</b>

<b>SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS AREA 2</b>		
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
LESS: PRINCIPAL PAYMENT - 5/1/22		(\$125,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,375,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 3</b>		
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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,040,000</b>

<b>SERIES 2022, SPECIAL ASSESSMENT REVENUE BONDS AREA 4</b>		
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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,295,000</b>

**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
<b>TOTAL</b>		<b>\$ 627,079.84</b>	<b>\$ (26,752.93)</b>	<b>\$ (12,132.83)</b>	<b>\$ -</b>	<b>\$ 588,194.08</b>	<b>\$ 182,566.17</b>	<b>\$ 405,627.91</b>	<b>\$ 588,194.08</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**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	*					
							<b>\$ 143,925.84</b>	<b>\$ -</b>	<b>\$ -</b>

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	*					
							<b>\$ 112,827.52</b>	<b>\$ -</b>	<b>\$ -</b>

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			
							<b>\$ 94,786.00</b>	<b>\$ 94,786.00</b>	<b>\$ 27,286.00</b>

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			
							<b>\$ 98,577.44</b>	<b>\$ 98,577.44</b>	<b>\$ 28,377.44</b>

Clayton Properties Group 2022-05							\$171,929.11	\$171,929.11	
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022A3 Debt Service				
	4/1/22		\$57,309.70						
	7/1/22		\$57,309.70						
	10/1/22		\$57,309.70						
							<b>\$ 171,929.10</b>	<b>\$ -</b>	<b>\$ -</b>

\*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**