

*VillaMar*  
*Community Development District*

*Meeting Agenda*

*September 22, 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

September 15, 2022

**Board of Supervisors  
VillaMar  
Community Development District**

Dear Board Members:

The rescheduled meeting of the Board of Supervisors of the **VillaMar Community Development District** will be held **Thursday, September 22, 2022, at 9:00 AM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/84374751140>

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

**Meeting ID:** 843 7475 1140

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. Approval of Minutes of the August 18, 2022 Board of Supervisors Meeting
4. Consideration of Assignment of Infrastructure and Impact Fee Credit Agreement (Thompson Nursery Road Extension Phase 1/Segment 3)
5. Consideration of Construction Funding Agreement (Thompson Nursery Road)
6. Discussion Regarding Street Parking Complaints
7. ***CLOSED SESSION of Board Discussion Regarding Security***
8. Consideration of Notice of RFP for Phase 6 Construction Services—**ADDED**
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Replacement Pool Lights from Resort Pools
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Ratification of Kearney CO #12
    - iv. Next Meeting Starts New Fiscal Year 2023 Schedule (1<sup>st</sup> Tuesday @ 11:00 AM)—  
Next Meeting: Tuesday, October 4, 2022
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

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

# 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, **August 18, 2022** at 10:13 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk  
Eric Lavoie

Chairman  
Vice Chairman  
Assistant Secretary

Also, present were:

Jill Burns  
Lauren Gentry  
Marshall Tindall  
Brian Walsh

District Manager, GMS  
KE Law Group  
GMS  
Appointed as Supervisor

*The following is a summary of the discussions and actions taken at the August 18, 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 stated that there were no members of the public present. There was one member of the public joining via Zoom. She asked if the member of the public joining had any comments on the agenda items. Hearing none,

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Swearing in of Appointed Supervisor Milton Andrade**

Ms. Burns stated that Milton Andrade was not in attendance. This item was tabled.

**B. Appointment to Fill the Vacant Board Seat #3**

Ms. Burns asked the Board if there was a nomination to fill vacant seat #3. Ms. Schwenk nominated Brian Walsh to fill the vacant seat.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Nominating Brian Walsh to the Board of Supervisors, was approved.
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**C. Administration of Oath to Newly Appointed Supervisors**

Ms. Burns administered the oath to the newly appointed Supervisor Brian Walsh.

**D. Consideration of Resolution 2022-09 Appointing Assistant Secretaries**

Ms. Burns stated that Rennie Heath was Chair, Brian Walsh was Vice Chair, Lauren Schwenk, Milton Andrade, and Eric Lavoie were Assistant Secretaries along with George Flint and Ms. Burns was Secretary.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2022-09 Appointing Supervisors as slated above, was approved.
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**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 21, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the July 21, 2022 Board of Supervisors meeting. She asked if there were any corrections, comments, or changes to the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Minutes of the July 21, 2022 Board of Supervisors Meeting, were approved.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Notice of RFP for  
Construction Services for Offsite  
Improvements and Phase 6 Construction**

This item was tabled until the next meeting, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021 Audit  
Report**

Ms. Burns stated that on page 32 of the agenda package was a report to management, which summarized the audit. She noted that there were no instances of non-compliance and that the District did not meet any of the conditions for financial emergency. She stated that this had been submitted to the state.

On MOTION by Mr. Heath, seconded by Mr. Walsh, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.
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**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing to report other than the Boundary Amendment that was pending and that they were waiting on those final cost estimates and hoping to get that filed before the end of the month.

**B. Engineer**

Ms. Burns stated that the District Engineer was not on the line today.

**C. Field Manager's Report**

Mr. Tindall reviewed the completed items which included monitoring facilities with contractors, regular playground inspection, and coordinating for the playground integrated shade install. He noted that he would verify the shade installation this week. He reviewed the completed landscape and general maintenance which included continuing to monitor the ponds with the vendor, assessing Phase 4 and the new landscaping elements as well as working with the landscaper to get a contract addendum, the missing cypress along Cunningham was replaced, and the split rail fence was installed in Phase 4 along the main road. He then discussed the in-progress items which included the mainline break that was repaired near the playground, but they were arranging to fill in the dirt. He stated that they were also scheduling the installation of the

solar lights that were approved and ordered. He stated that there was an erosion spot that they were hoping to get resolved. He noted that the area was being monitored while they work to assemble repair options. He discussed that the fence panels were removed to prevent damage from the sagging post.

**i. Consideration of Engineer's Proposal to Address Flooding Issues on Vittorio Drive**

Mr. Tindall stated that there was a flooding issue on Vittorio Drive and that they were assessing these issues with the engineer. He referred the Board to pages 73 through 77 of the agenda package, which outlined the areas.

**ii. Consideration of Lake Maintenance Contract Proposal with Solitude Lake Management for Phase 4**

Mr. Tindall presented the proposal which totaled \$9,855 annual. The budget is \$10,000. He further discussed the proposal with the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Lake Maintenance Contract Proposal with Solitude Lake Management for Phase 4, was approved.

**iii. Consideration of Landscape Proposal for Phase 4 from Prince & Sons *(to be provided under separate cover)***

Mr. Tindall presented this proposal to the Board which totaled \$84,900 for the landscape expansion of Phase 4 and the large pond in 5. He stated that landscaping costs had been going up with labor. Mr. Tindall further explained the proposal to the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Accepting the Landscape Proposal for Phase 4 from Prince & Sons, was approved.

**D. District Manager's Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register through August 5, 2022 which totaled \$52,513.78. She asked for any questions or comments. 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. There was no Board action for this item.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

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

**TENTH 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 IV

**ASSIGNMENT OF INFRASTRUCTURE AND IMPACT FEE CREDIT AGREEMENT**  
**THOMPSON NURSERY ROAD EXTENSION PHASE 1/SEGMENT 3**

This Assignment of Infrastructure and Impact Fee Credit Agreement Thompson Nursery Road Extension- Phase 1/Segment 3 (“Assignment Agreement”), is entered into by and between VMAR DEV, LLC, a Florida limited liability company (“Developer” or “Assignor”), and VillaMar Community Development District, a Florida local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes (“District” or “Assignee”).

**WITNESSETH:**

WHEREAS, on or about July 5, 2022, Developer and Polk County, Florida, a political subdivision of the State of Florida (“County”), entered in that certain Infrastructure and Impact Fee Credit Agreement Thompson Nursery Road Extension- Phase 1/Segment 3 (“Thompson Nursery Road Agreement”) attached hereto and incorporated herein by this reference; and

WHEREAS, pursuant to the Thompson Nursery Road Agreement, Developer agreed to undertake the design, engineering, permitting and construction of certain public Transportation Improvements, as defined therein; and

WHEREAS, the Developer has or will convey directly to the County all real property described as the Right of Way (“ROW”), as described in Exhibit A to the Thompson Nursery Road Agreement; and

WHEREAS, Developer has completed the design of the Transportation Improvements and has obtained bids for the construction of the Transportation Improvements; and

WHEREAS, the District was established for the purposes of, among other things, providing for the planning, funding, and construction of facilities and other basic infrastructure all as authorized by Chapter 190, Florida Statutes including Transportation Improvements; and

WHEREAS, the District is currently constructing similar public infrastructure improvements within and adjacent to the District similar to the Transportation Improvements; and

WHEREAS, the Developer has requested that the District accept assignment of the Thompson Nursery Road Agreement and complete the construction of the Transportation Improvements in order to take advantage of certain cost savings associated with the construction of the Transportation Improvements by the District; and

WHEREAS, the District Board of Supervisors, agrees to accept assignment of the Thompson Nursery Road Agreement and to comply with the terms and conditions thereof; and

WHEREAS, pursuant to Section 20 of the Thompson Nursery Road Agreement, the Developer is required to provide notice to the County of the assignment; and

WHEREAS, the District and Developer desire to provide such notice of the assignment of the Thompson Nursery Road Agreement to the County and to confirm that all Impact Fee Credits and Reimbursement Amounts remaining due and payable under the Thompson Nursery Road Agreement shall be paid directly to the District; and

WHEREAS, the Developer has entered into that certain Construction Funding Agreement dated September 15, 2022 ("Funding Agreement"), to fund all costs associated with the design, construction, and completion of the Transportation Improvements, including the payment of any bonds, warranties, or repairs arising therefrom.

Now therefore, in and for the good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, does hereby transfer, assign and convey unto Assignee, all of the rights, interests, benefits and privileges of Assignor under the Thompson Nursery Road Agreement, by and between Assignor and County, for the above-referenced Project. Further, Assignee does hereby assume all obligations of Assignor under the Contract arising or accruing after the date hereof. County hereby consents to the assignment of the Thompson Nursery Road Agreement and all of Developer's rights, interests, benefits, privileges, and obligations to Assignee.

Executed in multiple counterparts to be effective the \_\_\_\_ day of \_\_\_\_\_, 2022.

**VMAR DEV, LLC**, a Florida limited liability company

By: \_\_\_\_\_  
Printed Name: Adam Rhinehart  
Title: Manager

**VILLMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government

By: \_\_\_\_\_  
Printed Name: Warren K. "Rennie" Heath II  
Title: Chairperson, Board of Supervisors

**Acknowledged and consented to by:**

**BOARD OF COUNTY COMMISSIONERS  
OF POLK COUNTY, FLORIDA**, a Political  
subdivision of the State of Florida

\_\_\_\_\_  
By: Marth Santiago, Chairperson  
Its: Manager



## SECTION V

## **CONSTRUCTION FUNDING AGREEMENT (THOMPSON NURSERY ROAD)**

**THIS AGREEMENT** is made and entered into this 15th day of September 2022 by and between:

**VILLAMAR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk County, Florida, and whose mailing address is c/o Governmental Management Services CF, LLC 219 E Livingston Street, Orlando, Florida 32801 ("**District**"); and

**VMAR DEV, LLC**, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 346 E. Central Avenue, Winter Haven, Florida 33880 ("**Developer**").

### **RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the City Commission of the City of Winter Haven, Florida, and for the purposes of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the Developer is the owner and/or developer of certain parcels of land in the City of Winter Haven Florida, located within the boundaries of the District; and

**WHEREAS**, Polk County, a political subdivision of the State of Florida ("**County**"), and the Developer have entered into that certain *Infrastructure and Impact Fee Credit Agreement Thompson Nursery Road Extension-Phase 1/Segment 3*, dated July 5, 2022 ("**Thompson Nursery Road Agreement**"), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

**WHEREAS**, the District has agreed to accept assignment of the Thompson Nursery Road Agreement, pursuant to which the District has agreed to design and construct Phase 1, Segment 3 of the Thompson Nursery Road Extension and related improvements located within or adjacent to the District and necessary for development of District Lands (together, "**Project**"); and

**WHEREAS**, the District does not presently have, or anticipate that it will have, any funds available to undertake the Project; and

**WHEREAS**, in consideration of the District undertaking the Project, the Developer has agreed to provide all the necessary funds for the District to complete the Project, as well as guarantee the completion of the District's obligations under the Thompson Nursery Road Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **Funding.** In consideration of the District undertaking the Project, the Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the Project, and otherwise address any other financial obligations of the District under the Thompson Nursery Road Agreement. Developer will make such funds available on a monthly basis, and within fifteen (15) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District. Developer agrees and acknowledges that the funding provided by Developer is the sole source of funding for the Project and that the District shall not be obligated in any way to issue bonds or impose assessment upon the lands located within the District as a result of the construction of the Project

3. **Payment and Performance Bonds; Real Estate Interests; All Other Obligations.** Upon written request of the District, and at no cost to the District, the Developer shall provide to the District: (i) any performance bonds, maintenance bonds, warranty bonds, or other forms of security that may be required of the District under the Thompson Nursery Road Agreement, and (ii) any real estate interests required for the Project and/or pursuant to the Thompson Nursery Road Construction Agreement.

4. **CDD Responsible for Maintenance Obligations.** Notwithstanding anything to the contrary herein, nothing herein shall be construed as requiring the Developer to fund any of the District's obligations to operate and maintain the right-of-way and related improvements that are to be designed and constructed by the District pursuant to the Thompson Nursery Road Agreement. However, notwithstanding the above, at the District's request the Developer shall fund any work necessary to address defects in materials and workmanship during the warranty period established by Polk County or pursuant to the terms of any construction contract entered into by the District regarding the Project.

5. **Impact Fee Credits.** In consideration of the Developer providing funding to the District for the Project, the District shall immediately assign to Developer all Impact Fee credits or Impact Fee Increment Vouchers provided to the District by the County pursuant to the Thompson Nursery Road Agreement. The District shall not be obligated to sell or assign the Impact Fee Credits to Builders or other third parties, or be responsible in any way for the accounting, coordination, redemption, or use of the Impact Fee Credits.

6. **Cash Reimbursement.** The District agrees to pay to the Developer all Cash Reimbursements received by the District under the Thompson Nursery Road Agreement. The District and the Developer each recognize that the Cash Reimbursement may exceed the costs of the portion of the Project constructed by the District and that any Cash Reimbursement in excess of the cost of the Project shall be the property of the Developer as reimbursement for additional costs incurred by the Developer, including but not limited to such as costs of project management, land costs, or any other related cost incurred by the Developer as a result of the Project.

**Notwithstanding anything to the contrary, nothing herein shall be construed to mean that the District may or is in any way obligated to fund the Project from any current or future bond proceeds and that the sole source of payment to Developer under this Agreement shall be the Impact Fee Credits and the Cash Reimbursement pursuant to this Agreement or the Thompson Nursery Road Agreement.**

7. **Default.** A default by any party to this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **Enforcement of Agreement.** If either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement and the Thompson Nursery Road Agreement.

10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

11. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

12. **Notices.** All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties at the addresses first written above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

13. **Third Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. **Notwithstanding the above, the Parties acknowledge and understand that Polk County has a direct interest in the completion of the Project and by execution of this Agreement, Developer agrees that Polk County is a third-Party Beneficiary entitled to exercise all rights afforded the District under this Agreement and the Thompson Nursery Road Agreement as if a direct party thereto.**

14. **Assignment.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

15. **Controlling Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any legal proceedings shall be Polk County, Florida

16. **Effective Date.** The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

17. **Public Records.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are treated as such in accordance with Florida law.

[CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

Signed, sealed and delivered  
in the presence of:

**VILLAMAR COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government established pursuant  
to Chapter 190, Florida Statutes.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Warren K. Heath II  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Warren K. Heath II, as Chairperson of  
the Board of Supervisors for the VillaMar Community Development District.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

**VMAR DEV, LLC**  
a Florida limited liability company.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Adam Rhinehart  
Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Adam Rhinehart, as Manager of  
VMAR DEV, LLC.

\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

## SECTION VI



022010

Villamar CDD

Streets Areas Substantially Complete

Non CDD roads

Winter Haven

033010

PHASE  
5  
WIP

22

23

VILLAMAR  
PHASE FOUR

Wetland 691584

18

19

Wetland

16

Wetland

15

011420

13

14

7

VILLAMAR  
PHASE 2

690585

262923

12

Wetland

VILLAMAR  
PHASE 1

690585

8

6

5

4

3

2

002110

10

SUNDANCE RANCH  
ESTATES PHASE TWO

000140

000130

000120

SUNDANCE  
RANCH ESTATES

690590

000010

000030

000050

011010

013020

013030

CRESCENT VIEW  
690589

012040

Winter Haven

021010

## SECTION VII

*Closed Board  
Discussion*

## SECTION VIII

# VILLAMAR COMMUNITY DEVELOPMENT DISTRICT

## REQUEST FOR PROPOSALS

### CONSTRUCTION SERVICES FOR PHASE 6 PROJECT 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 Phase 6 District construction, including offsite improvements, stormwater management, utilities, roadway, entry features, and parks and amenities.

The Project Manual will be available beginning **Friday, September 30, 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, Monday, October 31, 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 Monday, October 17, 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 Monday October 17, 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 PHASE 6 MASTER INFRASTRUCTURE IMPROVEMENTS**  
**POLK COUNTY, FLORIDA**

**PERSONNEL** **(5 POINTS)**

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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)**

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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)**

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

**FINANCIAL CAPABILITY** **(10 POINTS)**

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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)**

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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)**

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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 IX



# SECTION C

# Villa Mar CDD

## Field Management Report



September 22, 2022

Clayton Smith

Field Services Manager

GMS

# Complete

## Amenity Review

- Monitoring facilities with contractors.
- Pool light issue was reviewed, and replacement estimate has been assembled.
- Playground integrated shade was installed.





# Complete

## Landscape Review and General Maint

- ✚ Working with landscaper to address the ponds in the very active growing season we are having.
- ✚ Monitoring new phases areas and getting new scope areas cleaned up.
- ✚ Pond vendor has started treatments on expanded scope areas.



# In Progress

## Erosion

- ✚ Erosion area was being monitored off of Emanuelle Dr.
- ✚ The area began deteriorating quickly, and emergency repairs have been made.





# Site Items

## Water Levels

- ✚ Monitoring water levels in ponds.
- ✚ Local area ground saturation levels are high.



# 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



# RESORT POOL SERVICES



14525 JOHNS LAKE POINT  
CLERMONT, FL 34711  
321-689-6210

Tuesday, September 20, 2022

## **VILLAMAR CDD – POOL LIGHT REPLACEMENTS**

### **Option A: Standard Bulbs**

Replace light gaskets and 6 pool lights with standard incandescent bulbs. Includes materials and labor

Cost \$1,500.00

### **Option B: LED Bulbs**

Replace light gaskets and 6 pool lights with standard incandescent bulbs. Includes materials and labor

Cost \$2,300.00

*Simon McDonnell*

Resort Pool Services

Director of Operations

# SECTION D

# SECTION 1

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

Summary of Checks

August 6, 2022 to September 2, 2022

Bank	Date	Check No.'s	Amount	
General Fund	8/18/22	354 - 366	\$	23,774.54
	8/24/22	367 - 371	\$	1,144.88
	8/31/22	372	\$	399.52
	9/1/22	373 - 374	\$	2,125.75
			\$	<b>27,444.69</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/18/22	00017	7/25/22 359244	202207 310-51300-32200	AUDIT/FIN STATEMENT FY21	*	3,580.00	
				BERGER,TOMB,ELAM, GAINES & FRANK			3,580.00 000354
8/18/22	00034	7/25/22 7797	202207 330-53800-48500	MTHLY CLEANING SVC-JUL 22	*	450.00	
		7/25/22 7797	202207 330-53800-48500	MTHLY TRASH MAIL COLLECT	*	100.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			550.00 000355
8/18/22	00048	8/04/22 GMS08025	202208 320-53800-34500	CDVI PROXIMITY CARD 25/PK	*	1,148.40	
				CURRENT DEMANDS ELECTRICAL &			1,148.40 000356
8/18/22	00047	7/21/22 EL072120	202207 310-51300-11000	SUPERVISOR FEE 07/21/22	*	200.00	
				ERIC LAVOIE			200.00 000357
8/18/22	00009	8/01/22 127	202208 310-51300-34000	MANAGEMENT FEES - AUG 22	*	3,004.17	
		8/01/22 127	202208 310-51300-35200	WEBSITE MANAGEMENT-AUG 22	*	100.00	
		8/01/22 127	202208 310-51300-35100	INFORMATION TECH - AUG 22	*	150.00	
		8/01/22 127	202208 310-51300-31300	DISSEMINATION SVCS-AUG 22	*	583.33	
		8/01/22 127	202208 330-57200-12000	AMENITY ACCESS - AUG 22	*	416.67	
		8/01/22 127	202208 310-51300-51000	OFFICE SUPPLIES	*	3.10	
		8/01/22 127	202208 310-51300-42000	POSTAGE	*	133.04	
		8/01/22 127	202208 310-51300-42500	COPIES	*	.15	
		8/01/22 128	202208 320-53800-12000	FIELD MANAGEMENT - AUG 22	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,640.46 000358
8/18/22	00039	7/06/22 3092	202206 310-51300-49100	BOUNDARY AMENDMENT#BA1-13	*	19.00	
				KE LAW GROUP, PLLC			19.00 000359
8/18/22	00008	7/21/22 LS072120	202207 310-51300-11000	SUPERVISOR FEE 07/21/22	*	200.00	
				LAUREN SCHWENK			200.00 000360

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/08/22	PAGE	2
*** CHECK DATES		08/06/2022 - 09/02/2022 ***		VILLAMAR CDD - GENERAL FUND										
BANK A VILLAMAR CDD														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	....CHECK.....				
		DATE	INVOICE	YRMO	DPT ACCT#	SUB	SUBCLASS			AMOUNT	AMOUNT	#		
8/18/22	00015	7/26/22	6468	202207	320-53800-46300			*		645.00				
			RPLCD ITALIAN CYPRESS 15G											
		8/01/22	6548	202208	320-53800-46200			*		4,212.08				
			LAWN MAINTENANCE - AUG 22											
		8/03/22	6561	202208	320-53800-47300			*		205.35				
			MAINLINE BREAK/REPLACE											
							PRINCE & SONS INC.				5,062.43	000361		
8/18/22	00045	8/01/22	16843	202208	330-53800-48100			*		1,500.00				
			POOL MAINTENANCE - AUG 22											
		8/08/22	16887	202208	330-53800-48100			*		450.00				
			2 NEW LIFE RINGS											
							RESORT POOL SERVICES DBA				1,950.00	000362		
8/18/22	00004	7/21/22	RH072120	202207	310-51300-11000			*		200.00				
			SUPERVISOR FEE 07/21/22											
							RENNIE HEATH				200.00	000363		
8/18/22	00041	8/01/22	PI-A0086	202208	320-53800-47000			*		428.00				
			LAKE/POND MAINT - AUG 22											
							SOLITUDE LAKE MANAGEMENT SERVICES				428.00	000364		
8/18/22	00019	7/25/22	6606285	202207	310-51300-32300			*		929.35				
			TRUSTEE FEES-SERIES 2019											
		7/25/22	6606285	202207	300-15500-10000			*		2,788.03				
			TRUSTEE FEES-SERIES 2019											
							US BANK				3,717.38	000365		
8/18/22	00027	8/17/22	08172022	202208	300-15500-10000			*		1,078.87				
			PLAYGRND/FUR LEASE-SEP 22											
							WHFS, LLC				1,078.87	000366		
8/24/22	00010	8/18/22	BW081820	202208	310-51300-11000			*		200.00				
			SUPERVISOR FEE 08/18/22											
							BRIAN WALSH				200.00	000367		
8/24/22	00047	8/18/22	EL081820	202208	310-51300-11000			*		200.00				
			SUPERVISOR FEE 08/18/22											
							ERIC LAVOIE				200.00	000368		
8/24/22	00038	7/31/22	00047701	202207	310-51300-48000			*		344.88				
			BUDGET MEETING 7/21											
							CA FLORIDA HOLDINGS, LLC				344.88	000369		
8/24/22	00008	8/18/22	LS081820	202208	310-51300-11000			*		200.00				
			SUPERVISOR FEE 08/18/22											
							LAUREN SCHWENK				200.00	000370		
-----														
VMCD VILLAMAR CDD MBYINGTON														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/24/22	00004	8/18/22 RH081820	202208 310-51300-11000	SUPERVISOR FEE 08/18/22	*	200.00	
				RENNIE HEATH			200.00 000371
8/31/22	00009	6/30/22 130	202206 330-53800-48300	RESTROOM DOOR REPLACEMENT	*	399.52	
				GOVERNMENTAL MANAGEMENT SERVICES			399.52 000372
9/01/22	00039	8/11/22 3671	202207 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	2,085.75	
				KE LAW GROUP, PLLC			2,085.75 000373
9/01/22	00043	8/22/22 49582219	202208 330-57200-48100	PEST CONTROL - AUG 22	*	40.00	
				MASSEY SERVICES INC.			40.00 000374
TOTAL FOR BANK A						27,444.69	
TOTAL FOR REGISTER						27,444.69	

## SECTION 2



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

***Unaudited Financial Reporting***  
***July 31, 2022***



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5	<u>Debt Service Fund Series 2020</u>
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8	<u>Combined Capital Project Funds</u>
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**VillaMar**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 30,616	\$ -	\$ -	\$ 30,616
Capital Projects Account	\$ -	\$ -	\$ 1,965	\$ 1,965
<u><b>Investments:</b></u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 202,765	\$ -	\$ 202,765
Revenue	\$ -	\$ 149,344	\$ -	\$ 149,344
Prepayment	\$ -	\$ 19,962	\$ -	\$ 19,962
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020</u>				
Reserve	\$ -	\$ 184,450	\$ -	\$ 184,450
Revenue	\$ -	\$ 123,390	\$ -	\$ 123,390
Construction	\$ -	\$ -	\$ 285,773	\$ 285,773
<u>Series 2022 A3</u>				
Reserve	\$ -	\$ 87,200	\$ -	\$ 87,200
Revenue	\$ -	\$ 73	\$ -	\$ 73
Interest	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ 8	\$ 8
<u>Series 2022 A4</u>				
Reserve	\$ -	\$ 249,825	\$ -	\$ 249,825
Revenue	\$ -	\$ 296	\$ -	\$ 296
Interest	\$ -	\$ 104,841	\$ -	\$ 104,841
Construction	\$ -	\$ -	\$ 130	\$ 130
Due from Developer	\$ 19	\$ -	\$ -	\$ 19
Prepaid Expenses	\$ 3,867	\$ -	\$ -	\$ 3,867
<b>Total Assets</b>	<b>\$ 34,502</b>	<b>\$ 1,122,146</b>	<b>\$ 287,877</b>	<b>\$ 1,444,525</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,456	\$ -	\$ 1,000	\$ 10,456
<b>Total Liabilities</b>	<b>\$ 9,456</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 10,456</b>
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ 3,867	\$ -	\$ -	\$ 3,867
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 372,071	\$ -	\$ 372,071
Debt Service - Series 2020	\$ -	\$ 307,840	\$ -	\$ 307,840
Debt Service - Series 2022 A3	\$ -	\$ 87,273	\$ -	\$ 87,273
Debt Service - Series 2022 A4	\$ -	\$ 354,962	\$ -	\$ 354,962
Capital Projects - Series 2019	\$ -	\$ -	\$ 966	\$ 966
Capital Projects - Series 2020	\$ -	\$ -	\$ 285,773	\$ 285,773
Capital Projects - Series 2022 A3	\$ -	\$ -	\$ 8	\$ 8
Capital Projects - Series 2022 A4	\$ -	\$ -	\$ 130	\$ 130
Unassigned	\$ 21,179	\$ -	\$ -	\$ 21,179
<b>Total Fund Balances</b>	<b>\$ 25,046</b>	<b>\$ 1,122,146</b>	<b>\$ 286,877</b>	<b>\$ 1,434,068</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 34,502</b>	<b>\$ 1,122,146</b>	<b>\$ 287,877</b>	<b>\$ 1,444,525</b>

**VillaMar**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending July 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	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	\$ -	\$ -	\$ 3,321	\$ 3,321
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 448,445</b>	<b>\$ 448,445</b>	<b>\$ 339,264</b>	<b>\$ (109,181)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ 5,400	\$ 4,600
Engineering	\$ 10,000	\$ 8,333	\$ 1,425	\$ 6,908
Attorney	\$ 30,000	\$ 25,000	\$ 19,018	\$ 5,982
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,580	\$ 1,420
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,350	\$ 900	\$ 900	\$ -
Dissemination	\$ 7,000	\$ 5,833	\$ 5,433	\$ 400
Trustee Fees	\$ 10,500	\$ 10,500	\$ 7,758	\$ 2,742
Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 250	\$ 208	\$ -	\$ 208
Postage & Delivery	\$ 850	\$ 708	\$ 395	\$ 313
Insurance	\$ 6,000	\$ 6,000	\$ 5,570	\$ 430
Printing & Binding	\$ 1,000	\$ 833	\$ 369	\$ 465
Legal Advertising	\$ 10,000	\$ 8,333	\$ 6,288	\$ 2,045
Other Current Charges	\$ 1,500	\$ 1,250	\$ 393	\$ 857
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,321	\$ (3,321)
Office Supplies	\$ 500	\$ 417	\$ 54	\$ 362
Travel Per Diem	\$ 550	\$ 458	\$ -	\$ 458
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 140,725</b>	<b>\$ 121,492</b>	<b>\$ 97,622</b>	<b>\$ 23,870</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	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	\$ 12,500	\$ 12,500	\$ -
Landscape Maintenance	\$ 60,000	\$ 50,000	\$ 41,538	\$ 8,462
Landscape Replacement	\$ 7,500	\$ 6,250	\$ 2,741	\$ 3,509
Pond Maintenance	\$ 4,000	\$ 3,333	\$ 3,632	\$ (299)
Streetlights	\$ 60,000	\$ 50,000	\$ 58,764	\$ (8,764)
Electric	\$ 2,500	\$ 2,083	\$ 585	\$ 1,498
Water & Sewer	\$ 45,000	\$ 37,500	\$ 11,007	\$ 26,493
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,360	\$ 2,360	\$ -
Irrigation Repairs	\$ 4,000	\$ 3,333	\$ 1,056	\$ 2,277
General Repairs & Maintenance	\$ 11,000	\$ 9,167	\$ 5,984	\$ 3,183
Contingency	\$ 2,500	\$ 2,083	\$ 2,426	\$ (342)
<b>Subtotal Field Expenditures</b>	<b>\$ 221,900</b>	<b>\$ 186,510</b>	<b>\$ 150,575</b>	<b>\$ 35,935</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 18,000	\$ 15,000	\$ 13,756	\$ 1,244
Amenity - Water	\$ 5,000	\$ 5,000	\$ 14,701	\$ (9,701)
Playground & Furniture Lease	\$ 14,000	\$ 11,667	\$ 10,789	\$ 878
Internet	\$ 3,000	\$ 2,500	\$ 1,461	\$ 1,039
Pest Control	\$ 720	\$ 600	\$ 360	\$ 240
Janitorial Services	\$ 5,400	\$ 4,500	\$ 5,056	\$ (556)
Security Services	\$ 10,000	\$ 8,333	\$ 5,732	\$ 2,602
Pool Maintenance	\$ 16,200	\$ 13,500	\$ 14,230	\$ (730)
Amenity Access Management	\$ 5,000	\$ 4,167	\$ 4,167	\$ (0)
Amenity Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ 108	\$ 4,059
Contingency	\$ 2,500	\$ 2,083	\$ 400	\$ 1,683
<b>Subtotal Amenity Expenditures</b>	<b>\$ 84,820</b>	<b>\$ 71,517</b>	<b>\$ 70,758</b>	<b>\$ 759</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 306,720</b>	<b>\$ 258,027</b>	<b>\$ 221,333</b>	<b>\$ 36,694</b>
<b>Total Expenditures</b>	<b>\$ 447,445</b>	<b>\$ 379,518</b>	<b>\$ 318,955</b>	<b>\$ 60,564</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,000</b>		<b>\$ 20,310</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>\$ 20,310</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 4,737</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 25,046</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 404,974	\$ 404,974	\$ 405,628	\$ 654
Assessments - Prepayments	\$ -	\$ -	\$ 18,683	\$ 18,683
Interest	\$ -	\$ -	\$ 309	\$ 309
<b>Total Revenues</b>	<b>\$ 404,974</b>	<b>\$ 404,974</b>	<b>\$ 424,620</b>	<b>\$ 19,646</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>\$ (430)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 187,971</b>		<b>\$ 372,501</b>	
<b>Fund Balance - Ending</b>	<b>\$ 187,420</b>		<b>\$ 372,071</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	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	\$ -	\$ -	\$ 276	\$ 276
<b>Total Revenues</b>	<b>\$ 368,900</b>	<b>\$ 368,900</b>	<b>\$ 369,326</b>	<b>\$ 426</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>\$ 2,457</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>\$ (181,993)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 120,947</b>		<b>\$ 489,833</b>	
<b>Fund Balance - Ending</b>	<b>\$ 122,978</b>		<b>\$ 307,840</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 73	\$ 73
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73</b>	<b>\$ 73</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>\$ 73</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 87,200	\$ 87,200
<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>\$ 87,273</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 87,273</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b><u>Revenues:</u></b>				
Interest	\$ -	\$ -	\$ 296	\$ 296
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 296</b>	<b>\$ 296</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>\$ 296</b>	
<b><u>Other Financing Sources/(Uses):</u></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>\$ 354,962</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 354,962</b>	

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

	Series	Series	Series	Series	
	2019 A1	2020 A2	2022 A3	2022 A4	Total
<b>Revenues</b>					
Developer Advances	\$ -	\$ -	\$ 1,057,651	\$ -	\$ 1,057,651
Developer Contributions	\$ 2,014	\$ 924,970	\$ 315,066	\$ 1,144,270	\$ 2,386,319
Interest	\$ 2	\$ 225	\$ 8	\$ 152	\$ 387
<b>Total Revenues</b>	<b>\$ 2,016</b>	<b>\$ 925,195</b>	<b>\$ 1,372,725</b>	<b>\$ 1,144,422</b>	<b>\$ 3,444,358</b>
<b>Expenditures:</b>					
Bank Fees	\$ 35	\$ -	\$ -	\$ -	\$ 35
Developer Advance Repayment	\$ -	\$ -	\$ 2,804,447	\$ -	\$ 2,804,447
Capital Outlay	\$ 2,014	\$ 837,345	\$ 1,274,957	\$ 4,875,029	\$ 6,989,345
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 155,642	\$ 203,449	\$ 359,091
<b>Total Expenditures</b>	<b>\$ 2,049</b>	<b>\$ 837,345</b>	<b>\$ 4,235,046</b>	<b>\$ 5,078,478</b>	<b>\$ 10,152,918</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (33)</b>	<b>\$ 87,850</b>	<b>\$ (2,862,320)</b>	<b>\$ (3,934,056)</b>	<b>\$ (6,708,560)</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>\$ 272,300</b>	<b>\$ 96,628</b>	<b>\$ 130</b>	<b>\$ 369,024</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>\$ 285,773</b>	<b>\$ 8</b>	<b>\$ 130</b>	<b>\$ 286,877</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	\$ 95	\$ 19	\$ -	\$ -	\$ 3,321
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 30
<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>\$ 95</b>	<b>\$ 49</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 339,264</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ 600	\$ 800	\$ 600	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 5,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425
Attorney	\$ 1,645	\$ 3,037	\$ 895	\$ 2,069	\$ 3,513	\$ 2,001	\$ 1,829	\$ 1,349	\$ 2,682	\$ -	\$ -	\$ -	\$ 19,018
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,580	\$ -	\$ -	\$ 3,580
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 900
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,433
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 929	\$ -	\$ -	\$ 7,758
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ 30,042
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 7	\$ 113	\$ 48	\$ 52	\$ 11	\$ 39	\$ 32	\$ 48	\$ 14	\$ 33	\$ -	\$ -	\$ 395
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ 4	\$ 72	\$ 6	\$ 1	\$ 6	\$ 277	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Legal Advertising	\$ 2,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ -	\$ 2,974	\$ 345	\$ -	\$ -	\$ 6,288
Other Current Charges	\$ 46	\$ 31	\$ 38	\$ 39	\$ 44	\$ 31	\$ 39	\$ 39	\$ 47	\$ 39	\$ -	\$ -	\$ 393
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ 399	\$ 741	\$ 76	\$ 1,991	\$ 95	\$ 19	\$ -	\$ -	\$ -	\$ 3,321
Office Supplies	\$ 3	\$ 17	\$ 13	\$ 3	\$ 3	\$ 4	\$ 3	\$ 3	\$ 1	\$ 3	\$ -	\$ -	\$ 54
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>\$ 8,207</b>	<b>\$ 9,406</b>	<b>\$ 5,372</b>	<b>\$ 9,574</b>	<b>\$ 9,817</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,622</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	\$ 1,250	\$ 1,250	\$ -	\$ -	12,500
Landscape Maintenance	\$ 3,630	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ 4,212	\$ -	\$ -	41,538
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,096	\$ -	\$ 645	\$ -	\$ -	2,741
Pond Maintenance	\$ 266	\$ 266	\$ 266	\$ 266	\$ 428	\$ 428	\$ 428	\$ 428	\$ 428	\$ 428	\$ -	\$ -	3,632
Streetlights	\$ 3,800	\$ 3,800	\$ 3,800	\$ 4,915	\$ 7,074	\$ 7,057	\$ 7,057	\$ 7,087	\$ 7,087	\$ 7,087	\$ -	\$ -	58,764
Electric	\$ 55	\$ 56	\$ 60	\$ 32	\$ 66	\$ 57	\$ 62	\$ 62	\$ 69	\$ 67	\$ -	\$ -	585
Water & Sewer	\$ 504	\$ 360	\$ 680	\$ 1,431	\$ 1,256	\$ (382)	\$ 1,354	\$ 1,471	\$ 1,781	\$ 2,553	\$ -	\$ -	11,007
Sidewalk & Asphalt Maintenance	\$ -	\$ 2,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,360
Irrigation Repairs	\$ -	\$ -	\$ 540	\$ 388	\$ -	\$ -	\$ -	\$ 71	\$ 58	\$ -	\$ -	\$ -	1,056
General Repairs & Maintenance	\$ 560	\$ 2,099	\$ -	\$ -	\$ 720	\$ 1,885	\$ 720	\$ -	\$ -	\$ -	\$ -	\$ -	5,984
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333	\$ -	\$ 229	\$ 1,044	\$ 819	\$ -	\$ -	2,426
<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>\$ 15,083</b>	<b>\$ 16,905</b>	<b>\$ 15,929</b>	<b>\$ 17,061</b>	<b>\$ -</b>	<b>\$ -</b>	<b>150,575</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,346	\$ 1,292	\$ 1,281	\$ 1,400	\$ 1,028	\$ 1,007	\$ 1,016	\$ 1,198	\$ 3,031	\$ 1,157	\$ -	\$ -	13,756
Amenity - Water	\$ -	\$ -	\$ -	\$ 10,088	\$ 840	\$ 958	\$ 696	\$ 812	\$ 688	\$ 619	\$ -	\$ -	14,701
Playground & Furniture Lease	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ 1,079	\$ -	\$ -	10,789
Internet	\$ 116	\$ 222	\$ 275	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 116	\$ 156	\$ -	\$ -	1,461
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	360
Janitorial Services	\$ 525	\$ 600	\$ 450	\$ 450	\$ 450	\$ 450	\$ 481	\$ 550	\$ 550	\$ 550	\$ -	\$ -	5,056
Security Services	\$ -	\$ 240	\$ -	\$ 3,294	\$ -	\$ -	\$ 2,198	\$ -	\$ -	\$ -	\$ -	\$ -	5,732
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,500	\$ 1,780	\$ 1,500	\$ -	\$ -	14,230
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	4,167
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>\$ 18,633</b>	<b>\$ 5,320</b>	<b>\$ 5,484</b>	<b>\$ 7,392</b>	<b>\$ 5,710</b>	<b>\$ 7,700</b>	<b>\$ 5,517</b>	<b>\$ -</b>	<b>\$ -</b>	<b>70,758</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 22,918</b>	<b>\$ 19,641</b>	<b>\$ 15,699</b>	<b>\$ 31,127</b>	<b>\$ 20,326</b>	<b>\$ 20,326</b>	<b>\$ 22,474</b>	<b>\$ 22,615</b>	<b>\$ 23,629</b>	<b>\$ 22,578</b>	<b>\$ -</b>	<b>\$ -</b>	<b>221,333</b>
<b>Total Expenditures</b>	<b>\$ 44,707</b>	<b>\$ 27,265</b>	<b>\$ 21,704</b>	<b>\$ 42,083</b>	<b>\$ 29,197</b>	<b>\$ 28,532</b>	<b>\$ 31,881</b>	<b>\$ 27,987</b>	<b>\$ 33,203</b>	<b>\$ 32,395</b>	<b>\$ -</b>	<b>\$ -</b>	<b>318,955</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,502</b>	<b>\$ 2,465</b>	<b>\$ 148,894</b>	<b>\$ (40,973)</b>	<b>\$ 4,719</b>	<b>\$ (1,163)</b>	<b>\$ (11,845)</b>	<b>\$ (27,835)</b>	<b>\$ (33,108)</b>	<b>\$ (32,346)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,310</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>\$ (40,973)</b>	<b>\$ 4,719</b>	<b>\$ (1,163)</b>	<b>\$ (11,845)</b>	<b>\$ (27,835)</b>	<b>\$ (33,108)</b>	<b>\$ (32,346)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>20,310</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	\$202,765	
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%
							2019 Debt		
Date	Distribution	Gross Amount	(Discount)/Penalty	Commissions	Interest	Net Receipts	O&M Portion	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>	<b>\$ -</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>\$0.00</b>	<b>\$0.00</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>	<b>\$ 67,500.00</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>	<b>\$ 70,200.00</b>		

\*Amounts to be collected at lot closings

## SECTION 3

**THE KEARNEY COMPANIES, LLC.**

9625 Wes Kearney Way, Riverview FL 33578

Office (813) 421-6601


Fax (813) 421-6701


*Underground Utilities**Site Development***PROJECT: VILLAMAR PHASE 5  
CHANGE ORDER NO. 12  
THE KEARNEY COMPANIES PROJECT NO. 0060-01**Date: 31-Aug-22


Conditions: The changes described herein shall be governed by the terms and conditions of the Contract, and shall not in any way alter the terms of the Contract, but shall hereafter be a part of the Contract.

INV. NO.	DESCRIPTION	Invoice Amount	Sales Tax	TOTAL COST
1962974	FERGUSON 8/4/2022	\$ 349.30		
1985321	FERGUSON 8/17/2022	\$ 8,114.68		
1985711	FERGUSON 8/17/2022	\$ 715.00		
1985711-1	FERGUSON 8/17/2022	\$ 1,376.00		
1985740	FERGUSON 8/17/2022	\$ 1,200.00		
1986053	FERGUSON 8/19/2022	\$ 1,611.16		
1986560	FERGUSON 8/23/2022	\$ 2,912.82		
1986801	FERGUSON 8/24/2022	\$ 1,164.43		
1986871	FERGUSON 8/24/2022	\$ 745.00		
	FERGSUON TOTAL:	\$ 18,188.39	\$ 865.42	\$ 19,053.81
22040	FLORIDA SOIL CEMENT CO. 8/19/2022	\$ 329.11		
	FSCC TOTAL:	\$ 329.11	\$ 16.46	\$ 345.57
<b>TOTAL</b>				<b>\$ (19,399.38)</b>

**REASON FOR CHANGE: DIRECT PURCHASE OF MATERIALS BY CDD****ACCEPTABLE TO:**

  
\_\_\_\_\_  
The Kearney Companies, LLC.

  
\_\_\_\_\_  
Engineer

  
\_\_\_\_\_  
Owner

DATE: 31-Aug-22DATE: 9-12-22DATE: 9-13-22